
Affordable Housing Committee

Meeting No.	8	Contact	Dela Ting, Acting Administrator
Meeting Date	Tuesday, January 20, 2009	Phone	416-397-7769
Start Time	9:30 AM	E-mail	dting@toronto.ca
Location	Committee Room 1, City Hall	Chair	Councillor Giorgio Mammoliti

Affordable Housing Committee		
Councillor Giorgio Mammoliti (Chair) Councillor Pam McConnell (Vice-Chair)	Councillor Adrian Heaps Councillor Howard Moscoe	Councillor Cesar Palacio Councillor Adam Vaughan

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Declarations of Interest under the Municipal Conflict of Interest Act.

Confirmation of Minutes – June 16, 2008

Speakers/Presentations - A complete list will be distributed at the meeting.

Communications/Reports

AH8.1	Information			Wards: All
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Appointments to the Affordable Housing Committee, January 1, 2009 to November 30, 2010 Term

Origin

(December 9, 2008) Letter from City Clerk

Summary

City Council appointed the following Members of Council to the Affordable Housing Committee for a term of office starting January 1, 2009 to November 30, 2010, and until their successors are appointed:

Councillor Giorgio Mammoliti, Mayor's designate

Councillor A. A. Heaps
 Councillor Pam McConnell
 Councillor Howard Moscoe
 Councillor Cesar Palacio
 Councillor Adam Vaughan

Background Information

Letter from City Clerk

<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18176.pdf>

AH8.2	ACTION			Wards: All
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Election of Chair**Summary**

Election of Chair

AH8.3	ACTION			Wards: All
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Election of Vice Chair**Summary**

Election of Vice Chair

AH8.4	ACTION			Wards: All
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Housing Opportunities Toronto Update: Setting Toronto's Affordable Housing Agenda for 2009

Origin

(December 19, 2008) Report from Deputy City Manager, Sue Corke

Recommendations

1. That the affordable housing priorities for 2009 include the finalization of Toronto's ten-year affordable housing action plan, securing the renewal of federal/provincial affordable housing programs, contributing to the development of Ontario's long-term affordable housing strategy and working with our partners to achieve new federal investments and a national housing strategy.

Summary

In 2008 the City of Toronto took a number of new steps to address the affordable housing needs of the people of Toronto. At the same time, the Affordable Housing Office co-ordinated public consultations on the development of the city's long term affordable housing plan, Housing Opportunities Toronto (HOT).

HOT is based on the principle that affordable housing is a powerful positive contributor to Toronto's economy, to its environmental efforts, to the goal of community. Creating and renewing affordable housing will offer significant job creation possibilities in 2009, which is particularly important in the current economic climate.

This report summarizes 2008 affordable housing developments among the three governments as well as the City's HOT consultations. It also sets out priority actions for 2009.

Financial Impact

There are no financial impacts from this report.

Background Information

Report from Deputy City Manager, Sue Corke

(<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18177.pdf>)

AH8.5	ACTION			Wards: 11, 14, 17, 18, 22, 27, 28, 29, 30, 35
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Completing Affordable Homes with Investments from the Canada-Ontario-Toronto Affordable Housing Program

Origin

(December 17, 2008) Report from Deputy City Manager, Sue Corke

Recommendations

The Deputy City Manager responsible for the Affordable Housing Office and the Chief Corporate Officer recommend that:

1. the Director, Affordable Housing Office, work with the Ministry of Municipal Affairs and Housing to complete AHP investments in Toronto prior to the expiry of the Program on March 31, 2010;
2. authority be granted to the Director, Affordable Housing Office, to re-allocate any residual AHP Rental and Supportive Component funding to previously approved TCHC developments at 60 Richmond Street East, West Don Lands McCord site, 501 Adelaide Street East and 88- 90 Carlton Street, subject to Provincial approval and on terms and conditions satisfactory to the Director, Affordable Housing Office;
3. authority be granted to the Director, Affordable Housing Office, to re-allocate any further residual AHP funding to either the rental and supportive component and/or the housing allowance component, subject to Provincial approval and on terms and conditions satisfactory to the Director, Affordable Housing Office;
4. authority be granted to exempt from municipal and school taxes all units of affordable housing located at TCHC projects at 60 Richmond Street East, 88-90 Carlton Street and 501 Adelaide Street East for a period of 25 years from the date of the first occupancy of the buildings;
5. authority be granted to exempt from municipal and education taxes the affordable housing units in the Regent Park Phase One Revitalization Plan Area ,being the units located at 1 Oak Street, 30 Regent Street, and 246-252 Sackville for a period of 25 years from the date of first occupancy of the buildings;
6. authority be granted to the Director, Affordable Housing Office to work with TCHC to reallocate previously approved TCHC Federal Housing Trust Funds – Delivering Opportunities for Ontario Renters Initiative (DOOR) funds to other TCHC initiatives to maximize available affordable housing opportunities for local residents;
7. the Director, Affordable Housing Office report to Affordable Housing Committee on details of any funding reallocations of previously approved projects; and
8. the Director, Affordable Housing Office be authorized and directed to enter into and execute, on behalf of the City, any municipal capital facility agreements, amending agreements or any other documents required, as a result of approval of any of the above recommendations by Council, in a form satisfactory to the City Solicitor.

Summary

This report provides a plan to ensure that all federal and provincial funding from the Canada-Ontario-Toronto Affordable Housing Program (AHP) is invested in Council- approved affordable housing initiatives prior to the expiry of the program on March 31, 2010.

City officials are working with Council-approved housing proponents, the Ministry of Municipal Affairs and Housing and Canada Mortgage and Housing Corporation to complete the investments in the rental and supportive, home ownership and housing allowance components of the AHP.

The completion of new rental and supportive developments by Toronto Community Housing Corporation, and other non-profit and private sector proponents will result in the construction of more than 2,000 rental homes and generate some 5,000 person years of employment. These investments contribute to the prosperity of Toronto and Council's goal of creating 1,000 new affordable homes annually.

The report notes that, given current economic uncertainties, some non-profit proponents may have difficulty obtaining mortgage financing and/or completing their development within currently approved budgets. In the event any further assistance is required, such requests will be evaluated on a case-by-case basis and reported to Council for consideration for any additional contingency funding from within existing capital funding sources.

The report also recommends that, in the event a proponent is not able to proceed with a development, their AHP funding be re-deployed to other Council-approved Toronto Community Housing AHP initiatives, including the revitalization of Regent Park. This strategy will help ensure that federal/provincial AHP funding allocated to the City will be fully invested in Toronto to the benefit of Torontonians.

Consistent with Council policy, the report recommends municipal and school property tax exemptions for all affordable units in six previously approved TCHC developments for twenty five years. This results in an increase of property tax exemption from \$5,894,355.00 to \$9,085,473.00 as per Appendix B given adjustments for changes in the number of units in projects and extending exemption for some projects from 15 to 25 years.

Financial Impact

AHP funding was previously allocated to 11 projects totalling \$71,221,000.00 as detailed in Appendix A. It is anticipated that some projects may not require the full allocation previously approved. This report recommends delegating authority to the Director, Affordable Housing Office to reallocate potential surplus AHP funding to help fund four approved TCHC affordable housing initiatives identified in Appendix A up to \$15.6 million.

Also, this report recommends authority be given to the Director of the Affordable Housing Office to work with TCHC to reallocate previously approved DOOR funds of up to \$9.1 million from the TCHC West Donlands – McCord project to other TCHC projects as may be required.

Reallocations of approved funding will be reported to the Affordable Housing Committee once completed.

Further, this report recommends changes to the property tax exemptions for municipal and school purposes for three Regent Park developments and two off-site Regent Park developments as detailed in Appendix B. The changes are to exempt all affordable units in the developments and to standardize the period of exemption at 25 years from 15 years as was

previously approved for some developments. These changes are detailed in Appendix B at an increase cost of \$3,191,118.00 to a total of \$9,085,473.00 in property tax exemptions for six projects.

Background Information

Report from Deputy City Manager, Sue Corke

(<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18178.pdf>)

AH8.6	ACTION			Ward: 11
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Facilitating Twenty New Habitat for Humanity Homes Through City Fees and Charges Relief at 1500 Weston Road

Origin

(December 17, 2008) Report from Deputy City Manager, Sue Corke

Recommendations

The Deputy City Manager responsible for the Affordable Housing Office and the Chief Corporate Officer recommend that:

1. In recognition of the development of 20 units of affordable ownership family housing at 1500 Weston Road by Habitat for Humanity Toronto, authority be granted to the Director of the Affordable Housing Office to provide a grant from the Capital Revolving Fund for Affordable Housing (CRF) to Habitat for Humanity Toronto, in the amount of \$258,266.00, to assist in the payment of the City's Development Charges and Planning and Building Permit Fees.
2. Authority be granted to the Director, Affordable Housing Office, to enter into and execute any agreements deemed necessary, on terms and conditions satisfactory to the Director, Affordable Housing Office and in a form satisfactory to the City Solicitor.

Summary

This report seeks approval to provide a \$258,266.00 grant from the Capital Revolving Fund for Affordable Housing to Habitat for Humanity Toronto Inc. (Habitat) to off-set the City's development related fees and charges for the construction of 20 new affordable townhomes for lower-income families at 1500 Weston Road. This grant will reduce the purchase price of each home by an average of \$12,913.00.

Habitat is an international non-profit, non-denominational Christian organization dedicated to helping lower-income families currently living in substandard housing benefit from affordable home ownership. Habitat Toronto has just celebrated 20th anniversary and has built over 90 homes in the City, with many more planned and under construction.

The City has a history of supporting Habitat's affordable housing building program in Toronto by waiving or reimbursing Development Charges and Planning and Building Permit Fees, and also providing surplus parcels of City lands for Habitat developments. This initiative

demonstrates the City of Toronto’s continued commitment to work with community based organizations to facilitate the construction of affordable housing and contributes to Council’s goal of supporting the creation of 1,000 new affordable homes annually.

Financial Impact

The following chart illustrates the City fees and charges to be covered by the proposed grant:

City Fees and Charges	Amounts
Site plan approval	\$7,258.65
Condominium approval (projected to 2010)	\$19,734.00
Building permit fees	\$32,453.35
Development charges	\$198,820.00
Total Grant Funding:	\$258,266.00

Funding for this grant will come from the Capital Revolving Fund (CRF) for Affordable Housing. After paying this grant the CRF will have \$3,807,500.00 remaining.

Funding the payment of fees and charges through the Capital Revolving Fund is consistent with the purpose of the Capital Revolving Fund, as this initiative provides funding for the development of affordable housing to non-profit organizations.

The grant amount will be included in the 2009 Operating Budget for Shelter, Support and Housing Administration.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Background Information

Report from Deputy City Manager, Sue Corke

<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18179.pdf>

AH8.7	ACTION			Ward: 9
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Sale of a Portion of the Closed Magellan Drive to Habitat for Humanity Toronto Inc.

Origin

(December 17, 2008) Report from Deputy City Manager, Sue Corke and the Chief Corporate Officer, Bruce Bowes

Recommendations

The Deputy City Manager responsible for the Affordable Housing Office and the Chief Corporate Officer recommend that:

1. The Offer to Purchase from Habitat for Humanity Toronto Inc. (“Habitat”) to purchase

a portion of closed Magellan Drive shown on Plan 3621, also designated as Parts 1 and 4 on Plan 64R-10559, and shown as Parts 1 - 4 on Sketch No. PS-2007-283 (the “Sketch”), subject to an existing easement over Parts 2 and 4 on the Sketch in favour of Bell Canada (the “Property”), in the amount of \$380,000.00 less a forgivable Vendor Take Back Mortgage in the amount of \$360,000.00, be accepted substantially on the terms and conditions outlined in Appendix “A” to this report.

2. Each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer to Purchase on behalf of the City.
3. The City Solicitor be authorized to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable.
4. Authority be granted for the City to make or provide its consent as owner to any regulatory applications by Habitat and to grant licences for a term of up to six months, renewable for up to three months, for the purposes of entering onto the Property to carry out pre-development activities and that the Director of Real Estate Services, or his designate be authorized to execute the applications, consents and licences.

Summary

This report seeks approval for the sale of City-owned land adjoining 57 Giltspur Drive, being a portion of closed Magellan Drive, to Habitat for Humanity Toronto Inc. for its affordable housing building program in Toronto.

Financial Impact

This report recommends the sale of the Property to Habitat for \$380,000.00. Habitat expects to construct 2 affordable housing units on the Property, and will pay the City \$10,000.00 per affordable housing unit constructed. The balance of the sale price of \$360,000.00, will be secured by a vendor take back mortgage (“VTB”) granted to the City in order to assist Habitat in building of affordable housing. Once the units have been built and ready for transfer to families chosen by Habitat, consistent with its guidelines, the City will forgive the mortgage.

Actual proceeds from this sale of \$20,000.00 will be directed to the Land Acquisition Reserve Fund in accordance with the City policy governing land transactions.

The Acting Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Background Information

Report from Deputy City Manager, Sue Corke and the Chief Corporate Officer, Bruce Bowes (<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18181.pdf>)

Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18182.pdf>)

Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18183.pdf>)

AH8.8	ACTION			Ward: 12
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Sale of Land Adjoining 47 Touchstone Drive to Habitat for Humanity Toronto Inc.

Origin

(December 17, 2008) Report from Deputy City Manager, Sue Corke and the Chief Corporate Officer, Bruce Bowes

Recommendations

The Deputy City Manager responsible for the Affordable Housing Office and the Chief Corporate Officer recommend that:

1. The Offer to Purchase from Habitat for Humanity Toronto Inc. (“Habitat”) to purchase a parcel of land adjoining 47 Touchstone Drive being part of Block 268 on Plan 66M-2340 and shown as Part 1 on Sketch No. PS-2008-161 (the “Sketch”), subject to existing easements over a portion of Part 1 on the Sketch in favour of Toronto Hydro and Enbridge Consumers Gas (the “Property”), in the amount of \$230,000.00 less a forgivable Vendor Take Back Mortgage in the amount of \$210,000.00, be accepted substantially on the terms and conditions outlined in Appendix “A” to this report.
2. Authority be granted to rescind the surplus land declaration of a strip of land shown as Part 2 on the Sketch (“Part 2”) as it is required for municipal purposes.
3. Authority be granted to jurisdictionally transfer Part 2 to the Toronto Transit Commission for inclusion as part of the walkway, shown as Part 3 on the Sketch.
4. Each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer to Purchase on behalf of the City.
5. The City Solicitor be authorized to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable.
6. Authority be granted for the City to make or provide its consent as owner to any regulatory applications by Habitat and to grant licences for a term of up to six months, renewable for up to three months, for the purposes of entering onto the Property to carry out pre-development activities and that the Director of Real Estate Services, or his designate be authorized to execute the applications, consents and licences.

Summary

This report seeks approval for the sale of City-owned land adjoining 47 Touchstone Drive to Habitat for Humanity Toronto Inc. for its affordable housing building program in Toronto.

Financial Impact

This report recommends the sale of the Property to Habitat for \$230,000.00. Habitat expects to construct 2 affordable housing units on the Property, and will pay the City \$10,000.00 per affordable housing unit constructed. The balance of the sale price of \$210,000.00, will be secured by a vendor take back mortgage (“VTB”) granted to the City in order to assist Habitat in building of affordable housing. Once the units have been built and ready for transfer to families chosen by Habitat, consistent with its guidelines, the City will forgive the mortgage.

Actual proceeds from this sale of \$20,000.00 will be directed to the Land Acquisition Reserve Fund in accordance with the City policy governing land transactions.

The Acting Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Background Information

Report from Deputy City Manager, Sue Corke and the Chief Corporate Officer, Bruce Bowes (<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18184.pdf>)

Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18185.pdf>)

Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18186.pdf>)

AH8.9	ACTION			Ward: 36
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Sale of Land at the Northeast Corner of Birchmount Road and Highview Avenue to Habitat for Humanity Toronto Inc.

Origin

(December 17, 2008) Report from Deputy City Manager, Sue Corke and the Chief Corporate Officer, Bruce Bowes

Recommendations

The Deputy City Manager responsible for the Affordable Housing Office and the Chief Corporate Officer recommend that:

1. The Offer to Purchase from Habitat for Humanity Toronto Inc. (“Habitat”) to purchase the City-owned land located at the northeast corner of Birchmount Road and Highview Avenue, being Lots 451 to 454 inclusive on Plan 1964, Part Block A on Plan 2194 and Part Lot 30 on Concession B, also shown as Parts 1, 2, 5 and 6 on Sketch No. PS-2008-052, subject to the retention of an easement over Parts 2 and 6 on the sketch for watermain purposes (the “Property”), in the amount of \$1,073,000.00 less a forgivable Vendor Take Back Mortgage in the amount of \$973,000.00, be accepted substantially on the terms and conditions outlined in Appendix “A” to this report.
2. Each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer to Purchase on behalf of the City.

3. The City Solicitor be authorized to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable.
4. Authority be granted for the City to make or provide its consent as owner to any regulatory applications by Habitat and to grant licences for a term of up to six months, renewable for up to three months, for the purposes of entering onto the Property to carry out pre-development activities and that the Director of Real Estate Services, or his designate be authorized to execute the applications, consents and licences.

Summary

This report seeks approval for the sale of City owned land at the northeast corner of Birchmount Road and Highview Avenue, to Habitat for Humanity Toronto Inc. for its affordable housing building program in Toronto.

Financial Impact

This report recommends the sale of the Property to Habitat for \$1,073,000.00. Habitat expects to construct 10 affordable housing units on the Property, and will pay the City \$10,000.00 per affordable housing unit constructed. The balance of the sale price of \$973,000.00, will be secured by a vendor take back mortgage (“VTB”) granted to the City in order to assist Habitat in building of affordable housing. Once the units have been built and ready for transfer to families chosen by Habitat, consistent with its guidelines, the City will forgive the mortgage.

Actual proceeds from this sale of \$100,000.00 will be directed to the Land Acquisition Reserve Fund in accordance with the City policy governing land transactions.

In the event the number of housing units built is greater than 10, Habitat will deliver to the City, by certified cheque or bank draft, an amount equal to Ten Thousand Dollars (\$10,000.00) multiplied by the number of housing units over 10 that have been built on the Property, prior to the Habitat requesting the final discharge of the VTB.

The Acting Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Background Information

Report from Deputy City Manager, Sue Corke and the Chief Corporate Officer, Bruce Bowes (<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18187.pdf>)

Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18188.pdf>)

Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-18190.pdf>)