
Affordable Housing Committee

Meeting No. 9
Meeting Date Wednesday, May 20, 2009
Start Time 9:30 AM
Location Committee Room 1, City Hall

Contact Dela Ting, Acting Administrator
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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 – January 20, 2009**

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

Communications/Reports

AH9.1	ACTION			Ward: All
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Housing Opportunities Toronto: An Affordable Housing Action Plan 2010 – 2020

Origin

(May 6, 2009) Report from Deputy City Manager, Sue Corke

Recommendations

The Deputy City Manager responsible for the Affordable Housing Office recommends:

1. City Council endorse "Housing Opportunities Toronto: An Affordable Housing Action Plan 2010 - 2020" as the plan to address Toronto's affordable housing challenges over the next ten years, including the 67 proposed actions as provided in Attachment 1 to this report;
2. A ten-year implementation plan arising from the 67 proposed actions be developed as part of the 2010 Budget process and that any City investment be subject to Council approval and the annual capital and operating budget processes;
3. the Deputy City Manager forward "Housing Opportunities Toronto: An Affordable Housing Action Plan 2010 – 2020" to the Ontario Ministry of Municipal Affairs and Housing as Toronto's contribution to the creation of a provincial long- term housing strategy; and
4. the Deputy City Manager forward "Housing Opportunities Toronto: An Affordable Housing Action Plan 2010 – 2020" to the Minister of Human Resources and Skills Development, other Ontario municipalities, the Federation of Canadian Municipalities, the Canadian Housing and Renewal Association and the Association of Municipalities of Ontario, to inform local housing strategies and advocacy efforts, including influencing provincial and federal action on affordable housing.

Summary

Under the stewardship of Councillor Giorgio Mammoliti, Chair of the Affordable Housing Committee, a comprehensive consultation began in 2007 to engage the public and stakeholders in discussions about Toronto's affordable housing challenges and opportunities.

This report presents the outcome of those consultations, "Housing Opportunities Toronto: An Affordable Housing Action Plan 2010 – 2020," for Council consideration and approval. The

HOT Action Plan is the City's plan to address Toronto's affordable housing challenges over the next ten years. It sets out eight strategic themes and 67 actions to assist 258,000 households and guide housing investments by all governments through 2020.

The HOT Action Plan will be submitted to the Province of Ontario as the City's contribution to the creation of a long-term provincial affordable housing strategy.

Financial Impact

There are no budgetary impacts resulting from the recommendations of this report.

Funding for the full range of affordable housing, homeless and income supports programs is divided among municipal, provincial and federal governments. The Housing Opportunities Toronto (HOT) Action Plan builds on these funding relationships.

At the same time, the HOT Action Plan calls on the federal and provincial governments to maintain existing investments, provide new investments and reduce the City's burden of paying costs more appropriately funded by the federal and provincial governments.

Consequently, the estimated cost of \$484 million annually to fund the ten-year Action Plan will require active participation and investments from the federal and provincial governments.

While the HOT Action Plan proposes a continuation of existing City financial support for affordable housing, there will be a need for Council consideration of some recommendations throughout the 2010-2020 timeframe. Recommendations with potential financial implications have been identified and are subject to Council approval as part of the City's annual capital and operating budget processes.

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 and Attachment 1
(<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-21129.pdf>)
Attachment 2 - An Affordable Housing Action Plan 2010 - 2020
(<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-21130.pdf>)

1a Housing Opportunities Toronto Action Plan 2010-2020

Origin

(May 12, 2009) Letter from Councillor Giorgio Mammoliti, Chair, Affordable Housing Committee (Ward 7 York West)

Summary

Presenting the Housing Opportunities Toronto Action Plan 2010-2020 and its accompanying staff report to Members of City Council.

Background Information

Letter from Councillor Giorgio Mammoliti, Ward 7 York West
<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-21134.pdf>

AH9.2	ACTION			Ward: 14, 20, 28, 29
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Contributing to the Economic Recovery – Construction of Three Hundred and Sixty-Two New Affordable Rental Homes

Origin

(May 6, 2009) Report from Deputy City Manager, Sue Corke

Recommendations

The Deputy City Manager responsible for the Affordable Housing Office recommends that:

1. City Council approve the following two new affordable housing projects (the “Projects”) to be funded through the Affordable Housing Program and managed by TCHC
 - (a) Toronto Community Housing Corporation’s West Don Lands project on Blocks 23 (the McCord site);
 - (b) Toronto Community Housing Corporation’s Railway Lands project on Block 32 and 36;
2. City Council approve additional funding for the following two previously approved affordable housing projects to be funded through the Affordable Housing Program
 - (a) Parkdale United Church Foundation Incorporated at 1355 King Street West; and
 - (b) Woodgreen Community Housing Inc. at 270 Donlands Avenue
3. City Council grant authority to exempt from taxation for municipal and school purposes and waive fees and charges for any affordable units in the TCHC housing projects;
4. City Council authorize the Director, Affordable Housing Office to negotiate municipal housing facility agreements with TCHC;
5. Authority be granted to designate the TCHC housing projects listed in Recommendation No.1 as social housing allowing all or part of the projects relief from normal parking standards; and
6. The Director, Affordable Housing Office be authorized and directed to enter into and execute, on behalf of the City, any municipal housing facility agreements, any security or financing documents or agreements, and any other documents or agreements required to facilitate the completion of the funding from the Province and required by the housing provider to obtain and maintain its other sources of funding and to approve any changes to the projects that the Director deems to be in the best interest of the City or

the Project and on terms and conditions satisfactory to the Director, Affordable Housing Office and in a form approved by the City Solicitor.

Summary

This report supports the development of new affordable housing through new federal/provincial economic recovery investment opportunities. Specifically it seeks approval of four non-profit affordable housing developments for funding under the new federal/provincial Affordable Housing Program (“AHP”). The four developments, totalling 362 units, are intended to start construction within the next 12 months and assist in the economic recovery.

The recommended developments have been the subject of previous reports to Council and are already endorsed as affordable housing priorities. The four developments include additional affordable rental housing at Toronto Community Housing Corporation’s (TCHC) developments at the McCord site in the West Don Lands and the Railway Lands as well as the Parkdale United Church Foundation (PUCF) development at 1355 King Street West and the Woodgreen Community Housing development at 270 Donlands. The report recommends property tax exemptions as well as development charges and fee and permit waivers for the two TCHC developments. Property tax exemptions, development charges and fee and permit waivers have previously been approved by Council for the PUCF and Woodgreen developments.

Approval of these developments will provide some 905 person years of employment and upon completion provide housing for up to 900 Toronto residents. The McCord development will provide accommodation for seniors. Overall these investments will contribute to the prosperity of Toronto and Council’s goal of creating 1,000 new affordable homes annually.

Financial Impact

This report seeks approval from the Ministry of Municipal Affairs and Housing to fund two new and two projects previously approved by Council through the Affordable Housing Program (AHP). If approved, the federal/provincial AHP funding for the four projects will amount to \$40,560,000.

It is also recommended that, when approved, the two TCHC projects be granted exemption from property taxes for municipal and school purposes for 25 years or the term of the agreement and the waivers of development charges and planning fees as outlined below to a total of \$5,884,396.

Project Address	NPV of Property Tax Exemption	Waived Fees and Charges	AHP Requested Funding
New Projects			
West Don Lands Block 23, 127 units	\$1,080,194	\$1,060,577	\$16,510,000
Railway Lands Block 32 East, 370 units	\$2,240,445	\$1,503,180	\$18,000,000
Previously approved projects			
1355 King Street W 11 units	Previously approved	Previously approved	\$ 1,650,000
270 Donlands Avenue, 44 units	Previously approved	Previously approved	\$ 4,400,000
TOTAL NEW REQUEST	\$3,320,639	\$2,563,757	\$40,560,000

Background Information

Report from Deputy City Manager, Sue Corke

(<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-21116.pdf>)

2a Economic Stimulus Funding

Origin

(May 11, 2009) Letter from Executive Committee

Summary

Requesting Affordable Housing Committee to submit its recommendations directly to Council at its May 25 and 26, 2009 meeting, on the new projects proposed under the first phase of the Federal/Provincial new affordable housing stimulus program, including the completion of any projects under the existing Affordable Housing Program.

Background Information

Letter from Executive Committee

(<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-21135.pdf>)

Attachment 1 - Motion from Executive Committee May 4, 2009

(<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-21137.pdf>)

AH9.3	ACTION			Ward: 14, 17, 18
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Finalizing Construction Costs for 239 Affordable Rental Homes

Origin

(May 6, 2009) Report from Deputy City Manager, Sue Corke

Recommendations

The Deputy City Manager responsible for the Affordable Housing Office recommends that:

1. authority be granted to provide capital funding of \$150,624 from the Development Charges Reserve Fund and \$1,389,376 from the Capital Revolving Fund to Parkdale Activity - Recreation Centre (Toronto), as a grant by way of forgivable loan, to be used to complete construction of the affordable housing project at 194 Dowling Avenue;
2. authority be granted to provide capital funding of \$97,475 from the Development Charges Reserve Fund and \$577,525 from the Capital Revolving Reserve Fund to St. Clair West Affordable Housing (Ossington) Group Incorporated, as a grant by way of forgivable loan, to be used to complete construction of the affordable housing project at 1120 Ossington Avenue;
3. authority be granted to provide capital funding of \$497,242 from the Development Charges Reserve Fund and \$1,002,758 from the Capital Revolving Reserve Fund to St. Clare's Multifaith Housing Society, as a grant by way of forgivable loan, to be used to complete construction of the affordable housing project at 48 Abell Avenue (now know by the new municipal address of 180 Sudbury Street);
4. authority be granted to assign nine City rent supplements to St. Clair West Affordable Housing (Ossington) Group Incorporated;
5. authority be granted for the City to enter into an amendment of the Contribution Agreements with Parkdale Activity - Recreation Centre (Toronto), St. Clair West Affordable Housing (Ossington) Group Incorporated, and St. Clare's Multifaith Housing Society to include the increased funding, on terms and conditions satisfactory to the Director and in a form approved by the City Solicitor;
6. the Director of the Affordable Housing Office be authorized and directed, on behalf of the City, to execute the amending agreements and any other documentation to give effect to these recommendations.

Summary

At its meeting on February 23-25, 2009, Council was informed that a number of approved affordable housing developments might require additional financial assistance once their tender prices were known. Three such developments have recently completed construction tendering processes and have confirmed their final construction pricing.

The tender processes now provide cost certainty to start and complete the developments. These

developments are recognized as city capital projects and are eligible for development charge funding. This report recommends funding of \$745,341 from the Development Charges Reserve Fund – Shelters/Housing (XR2107), and \$2,969,659 from the Capital Revolving Reserve Fund (XR1058), to assist the respective proponents in proceeding with construction.

The construction of these three developments will create approximately 600 person years of employment and upon completion provide housing for up to 374 Toronto residents.

The affordable housing developments are:

- Parkdale Activity-Recreation Centre – 194 Dowling Avenue: 29 homes
- St. Clair West Affordable Housing Group – 1120 Ossington Avenue: 20 homes
- St. Clare's Multifaith Housing Society – 48 Abell Avenue (now known by new address of 180 Sudbury Street): 190 homes

Financial Impact

The three affordable housing developments that are the subject of this report, and are outlined in the Appendix, were identified in the 2008 Development Charge Background Study and Addendum, and are eligible for development charge funding.

This report recommends the allocation of \$745,341 from the Development Charges Reserve Fund – Shelters/ Housing (XR2107) through grants to the Parkdale Activity - Recreation Centre (Toronto), St. Clair West Affordable Housing (Ossington) Group Incorporated, and St. Clare's Multifaith Housing Society for the development of affordable housing. After these draws, the uncommitted balance in the Development Charges Reserve Fund – Shelters/Housing will be \$5,077,716.

This report recommends the allocation of \$2,969,659 from the Capital Revolving Reserve Fund through grants by way of forgivable loans to the Parkdale Activity - Recreation Centre (Toronto), St. Clair West Affordable Housing (Ossington) Group Incorporated, and St. Clair Multifaith Housing Society for the development of affordable housing. After these draws, the uncommitted balance in the Capital Revolving Reserve Fund will be \$1,630,341.

The 2009 Operating Budget for Shelter, Support and Housing Administration will be adjusted to accommodate the draws for these housing projects.

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-21115.pdf>

3a Economic Stimulus Funding

Origin

(May 11, 2009) Letter from Executive Committee

Summary

Requesting Affordable Housing Committee to submit its recommendations directly to Council at its May 25 and 26, 2009 meeting, on the new projects proposed under the first phase of the Federal/Provincial new affordable housing stimulus program, including the completion of any projects under the existing Affordable Housing Program.

Background Information

Letter from Executive Committee

(<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-21136.pdf>)

Attachment 1 - Motion from Executive Committee May 4, 2009

(<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-21138.pdf>)

AH9.4	Information			Ward: 9, 11, 12, 32, 36, 43
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City Contributions to Habitat for Humanity, 2007-2009

Origin

(May 6, 2009) Report from Deputy City Manager, Sue Corke

Summary

At the City Council meeting on February 24, 2009, the Director of the Affordable Housing Office was directed to report to the next meeting of the Affordable Housing Committee with a report on the City's contributions to Habitat for Humanity's affordable housing developments in Toronto over the past two years. This report satisfies that request.

Financial Impact

This report has no financial impact.

Background Information

Report from Deputy City Manager, Sue Corke

(<http://www.toronto.ca/legdocs/mmis/2009/ah/bgrd/backgroundfile-21114.pdf>)