

## **Extension to Re-Convey 444 Logan Avenue to the City**

**Date:** June 5, 2018  
**To:** Executive Committee  
**From:** Director, Affordable Housing Office  
**Wards:** Ward 30 Toronto-Danforth

### **SUMMARY**

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WoodGreen Community Services has provided community, employment and housing services to residents of Toronto's east end for more than 75 years. WoodGreen Community Services is an umbrella organization that includes WoodGreen Community Housing Incorporated (WoodGreen).

This report recommends a one year extension for WoodGreen to re-convey the social housing building at 444 Logan Avenue to the City. The extension will allow WoodGreen and the City more time to negotiate the terms and conditions for WoodGreen's continued use and occupation of the property.

WoodGreen Community Centre Towers Incorporated (now WoodGreen Community Housing Incorporated) and Metropolitan Toronto entered into an agreement in October 1965 for the development and operation of 160 social housing units for low-income seniors at 444 Logan Avenue, on land conveyed to it by the City. Under this agreement, WoodGreen was to re-convey the property to the City on July 1, 2017. On March 28 and 29, 2017, City Council extended the reconveyance to July 1, 2018.

A Local Agency Housing Agreement between the City and WoodGreen was signed on May 15, 2018, which provides a framework to coordinate and support three WoodGreen housing initiatives: the residential redevelopment of 1117-1119 Gerrard Street East; the social housing at 835-841 Queen Street East, and; the social housing for seniors at 444 Logan Avenue. Specifically, the Local Agency Housing Agreement allows the City and Woodgreen to renegotiate the terms of the reconveyance of 444 Logan Avenue to ensure the property's continued operation as affordable housing, and to ensure no loss of affordable rental housing in the City.

## **RECOMMENDATIONS**

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The Director, Affordable Housing Office recommends that:

1. City Council authorize an extension of the date by which WoodGreen Community Housing Incorporated, or its successor, is obligated to re-convey 444 Logan Avenue to the City to July 1, 2019, to allow time for the City to negotiate the terms of the continued operation of this social housing project and to report back to City Council on the results of those negotiations and a recommended course of action.

## **FINANCIAL IMPACT**

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There are no financial impacts from this report.

## **EQUITY IMPACT STATEMENT**

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Lack of access to safe, secure, affordable housing in complete communities is a barrier to lower-income Toronto residents. The recommendation contained in this report addresses this by working with the non-profit sector to maintain existing social housing units at 444 Logan Avenue.

Providing affordable housing serves equity-seeking groups such as lower-income residents, women, seniors, persons with disabilities, Aboriginal people, individuals with mental health issues and other vulnerable populations.

## **DECISION HISTORY**

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City Council at its meeting of March 28 and 29, 2017 adopted TE22.9 which included a supplementary report entitled A Local Agency Housing Agreement with WoodGreen Community Services and the City of Toronto. Through this report, Council authorized an extension of the date that WoodGreen Community Housing is obligated to re-convey 444 Logan Avenue to July 1, 2018 to the City to allow time for the City to renegotiate the terms of the continued operations of this social housing project with WoodGreen Community Housing. The report can be found at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE22.9>

On October 22, 1965, Metropolitan Toronto and WoodGreen Community Centre Towers Incorporated (now WoodGreen Community Housing Incorporated) entered into an agreement to facilitate the development and operation of 160 units of social housing for low-income seniors at 444 Logan Avenue. This agreement provided that WoodGreen Community Services would re-convey the property to the City upon maturation of its mortgage and the end of its operating agreement on July 1, 2017.

## COMMENTS

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WoodGreen Community Services has been operating in Toronto's east end for more than 75 years and provides a range of services including affordable and supportive housing, childcare, training and employment services. It provides more than 800 homes in 10 locations for low-income people, including seniors and persons with disabilities.

The City is negotiating with WoodGreen Community Services, the umbrella organization for the group of corporations which WoodGreen Community Housing Incorporated (WoodGreen) operates under. The negotiations involve three housing initiatives; redevelopment of 1117-1119 Gerrard Street East, social housing at 835-841 Queen Street East and the expiry of its operating agreement with the City for 160 units of social housing for seniors at 444 Logan Avenue.

WoodGreen operates social housing at 444 Logan Avenue and the building is home to 160 low-income seniors. It has been in operation for almost 50 years and assists the City in providing much needed affordable seniors housing. The City and WoodGreen have expressed an interest in continuing to provide affordable housing at this site. On July 1, 2018, WoodGreen will reach the extension date approved by City Council at its meeting of March 28 and 29, 2017 and would be obligated to re-convey the property at 444 Logan Avenue to the City.

Staff require more time to consult with WoodGreen and other City divisions. This report therefore recommends that City Council authorize an extension to the operating agreement for 444 Logan Avenue to allow more time to negotiate a renewal of the agreement.

## CONTACT

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## SIGNATURE

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