



### **Authorizing the Transfer of 123 Coxwell Avenue to WoodGreen Community Housing Inc.**

**Date:** June 26, 2020

**To:** Planning and Housing Committee

**From:** General Manager, Shelter, Support and Housing Administration

**Wards:** Ward 19 - Beaches East York

#### **SUMMARY**

---

The City of Toronto and Accommodation, Information and Support ("AIS"), a non-profit housing organization, entered into a social housing agreement in 1994 for the development and operation of 13 dwelling units at 123 Coxwell Avenue. The agreement is governed under section 453.1 of the City of Toronto Act, 2006 and its predecessor City of Toronto Act, 1988, both of which require that any transfer of the property requires the consent of the Toronto City Council.

AIS concluded a voluntary integration with another affordable housing organization, WoodGreen Community Housing Inc. ("WoodGreen"), on April 1, 2020, which includes the transfer of all assets. WoodGreen has assumed all agreements necessary to facilitate the integration, with the exception of the social housing agreement for 123 Coxwell Avenue. Under the terms of the social housing agreement with the City, the transfer of these units from AIS to WoodGreen requires City Council approval.

Accordingly, this report recommends City Council consent to the transfer of the social housing units at 123 Coxwell Avenue from AIS to WoodGreen, and for WoodGreen to assume the obligations of AIS under the social housing agreement, as part of the voluntary integration of the two affordable housing organizations.

## **RECOMMENDATIONS**

---

The General Manager, Shelter, Support and Housing Administration, recommends that:

1. City Council consent to the transfer of 123 Coxwell Avenue, from Accommodation, Information, and Support to WoodGreen Community Housing Inc. provided WoodGreen Community Housing Inc. assumes the obligations of Accommodation, Information, and Support under the social housing agreement with the City by way of an assignment and assumption agreement; and
2. City Council authorize the General Manager, Shelter, Support and Housing Administration, to execute and deliver such agreements, notices and consents required to accomplish the foregoing recommendation on terms and conditions satisfactory to the General Manager and in a form satisfactory to the City Solicitor.

## **FINANCIAL IMPACT**

---

There is no financial impact resulting from the adoption of the recommendations in this report.

## **EQUITY IMPACT**

---

Social and affordable housing is accessed by low-income individuals and families who face a variety of complex and intersecting challenges. This includes people from a range of equity-seeking groups, such as seniors, people experiencing homelessness, persons with disabilities, youth, and people who identify as LGBTQ2S+.

## **DECISION HISTORY**

---

The City of Toronto may enter into agreements with non-profit corporations and non-profit housing co-operatives regarding the provision of a social housing program under section 453.1 of the City of Toronto Act, 2006. The City must provide consent under these agreements for a social housing provider to convey the interest in any units.

In February 1992, the Committee of Adjustment granted certain minor variances to allow for the development of 123 Coxwell Ave. Under the City of Toronto Act, 1988, Council was authorized to grant these minor variances if the owner agreed to provide a social housing program. City Council, at its meeting held on November 16 and 17, 1992, resolved that the development, in the opinion of Council, was designed to provide housing accommodation primarily for persons with low to moderate incomes and adopted the recommendation that a social housing agreement be entered into.

On March 30, 1994, the City of Toronto entered into a social housing agreement with Accommodation, Information, and Support ("AIS") for the development of a 13 dwelling unit building at 123 Coxwell Avenue under the former City of Toronto Act, 1988 which contained the equivalent to Section 453.1 of the City of Toronto Act, 2006.

## **COMMENTS**

---

WoodGreen Community Services (and its associated organization WoodGreen Community Housing, collectively referred to in this report as "WoodGreen") is a social service agency that provides a range of services and supports, including affordable housing, to multiple vulnerable client populations. WoodGreen currently owns and operates nine social housing buildings, with 482 units in receipt of an RGI subsidy under the City's administration.

AIS provides safe and affordable permanent supportive housing to high-needs clients with mental health issues, who have experienced homelessness. AIS owns a total of 64 subsidized, supportive housing units in four apartment buildings in central and east Toronto. It supports a direct tenant population of 65 individuals, as well as 53 non-tenant clients residing in multiple private landlord buildings and third-party social housing (15 units with Wigwamen in the former Pan-Am Athletes Village). AIS' operations include five commercial tenancies that contribute to its overall revenue.

AIS receives ongoing funding from the provincial government for supportive housing from the Ontario Ministry of Health and Long-Term Care and Ontario Health (formerly the Toronto Central Local Health Integration Network). The supportive housing managed by AIS is administered by the Ministry of Health and Long-Term Care and is not within the City's social housing portfolio.

In July 2018, AIS' Board of Directors elected to pursue integration with WoodGreen following a competitive partner-selection process. The purpose of the integration is to better serve the interests of its clients and expand the supports available to them by improving the mobility of clients across a continuum of personalized supports and within a single portfolio of affordable housing.

AIS' supportive housing strategy offers a strong fit with WoodGreen's goals on homelessness prevention and housing stability services to higher-needs tenants. The integration will help diversify WoodGreen's housing portfolio in the supportive housing sector and provide deeper connections with the health-funded sector that is already a key partner to other services within its organization. Further, integration will provide an opportunity to improve the quality of clients' living conditions in both organizations due to financial and administrative efficiencies that will allow reinvestment into the housing portfolio.

WoodGreen and AIS entered into a memorandum of understanding dated November 21, 2019 in which they agreed to integrate their operations by way of an asset transfer transaction. On April 1, 2020, AIS transferred substantially all of its assets and liabilities to WoodGreen. The organizations agreed to delay the transfer of 123 Coxwell Avenue

until such time as consent from City Council was obtained to complete the transfer, as required.

Under the City of Toronto Act, a social housing program means a program or project that, in the opinion of the City, is designed to provide housing accommodation primarily for persons with low to moderate incomes, at a charge not exceeding the amount required to finance, operate and maintain such accommodation without profit. Under the City of Toronto Act, section 453.1(6), and the social housing agreement for 123 Coxwell Avenue, City Council must consent to AIS conveying the interest in 13 units in the building to WoodGreen. This report recommends City Council consent to the transfer subject to WoodGreen assuming all the obligations of AIS under the social housing agreement with the City, including the maintenance of a minimum of 13 social housing units at the site, to be rented to low and moderate income households.

Following the transfer, SSHA will assume oversight of the social housing agreement as part of the City's overall oversight of WoodGreen's existing housing and support service programs. This will include regular monitoring to ensure 13 units of affordable housing continue to be provided. The affordable rents for the project are set at 80% of Canada Mortgage and Housing Corporation's city-wide Average Market Rent (AMR). Tenant rents are based on rent-geared-to-income (RGI). Approximately 90% of the tenants receive income support from the Ontario Disability Support Program (ODSP) and are charged the maximum shelter allowance for RGI households in receipt of ODSP. All of the tenancy agreements signed by AIS clients will be transferred to WoodGreen.

The Province, through Ontario Health, will continue to fund and provide oversight of the support services offered onsite at 123 Coxwell Avenue. WoodGreen will continue to house new tenants using the Toronto Mental Health and Addictions Access Point waiting list for supportive housing (the Access Point). There are no charges to the tenants for support services.

There is urgency in obtaining the required consent for transfer as, following the integration on April 1, 2020, WoodGreen became responsible for providing healthcare services to the tenants at 123 Coxwell Avenue, while households' leases remain with AIS. This is administratively challenging for both organizations.

Upon City Council consent to the transfer, the General Manager, Shelter, Support and Housing Administration will execute all agreements and consents required for AIS and WoodGreen to complete their integration, ultimately increasing the organizations' combined financial weight and strengthening their capacity to add more affordable social housing through leveraging their consolidated assets.

### **Authority for Approval**

The apartment building located at 123 Coxwell Avenue has operated as a social housing site under section 453.1 of the City of Toronto Act, 2006 (formerly section 2 of the City of Toronto Act, 1988), under the terms of a social housing agreement with the City. Under the terms of this agreement and section 453.1(6), City Council must provide consent for AIS to convey the units to WoodGreen in order to convey the property and for the organizations to finalize the integration.

## **CONTACT**

---

Doug Rollins, Director, Housing Stability Services, Shelter, Support and Housing Administration, 416-392-0054, [Doug.Rollins@toronto.ca](mailto:Doug.Rollins@toronto.ca)

## **SIGNATURE**

---

Mary-Anne Bédard, General Manager  
Shelter, Support and Housing Administration