

Extension to Reconvey Social Housing at 444 Logan Avenue to the City

Date: June 26, 2020

To: Planning and Housing Committee

From: Executive Director, Housing Secretariat

Wards: Ward 14 - Toronto-Danforth

SUMMARY

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 WoodGreen by the City. Under this agreement, WoodGreen Community Housing Incorporated ("WoodGreen") was originally required to reconvey the property to the City on July 1, 2017. On March 28, 2017, City Council approved an extension of the reconveyance to July 1, 2018, and on June 26, 2018, the reconveyance was further extended to July 1, 2020.

The extension of the reconveyance was also tied to a Local Agency Housing Agreement being signed between the City of Toronto and WoodGreen. This Local Agency Housing Agreement, signed on May 15, 2018, provides a framework for the coordination of three WoodGreen housing initiatives including the re-development of 1117-1119 Gerrard Street East, the social housing property at 835-841 Queen Street East, and 444 Logan Avenue which is operated as social housing for seniors. The Local Agency Housing Agreement allows the City and WoodGreen to renegotiate the terms of the reconveyance of 444 Logan Avenue, while considering all three properties together, to ensure no loss of affordable rental and social housing in the city.

This report recommends a further two year extension for WoodGreen to reconvey the social housing building at 444 Logan Avenue to the City. This extension will permit WoodGreen's continued operation of the property as social housing for seniors while both WoodGreen and the City continue to negotiate the terms and conditions of the future reconveyance.

RECOMMENDATIONS

The Executive Director, Housing Secretariat recommends that:

1. City Council authorize an extension of the date by which WoodGreen Community Housing Incorporated, or its successor, is obligated to reconvey 444 Logan Avenue to the City to July 1, 2022, to allow time for the City to negotiate the terms of the continued operation of this social housing project.
2. City Council direct staff to report back on the results of the negotiations with WoodGreen Community Housing Incorporated and a recommended course of action by no later than March, 2022.

FINANCIAL IMPACT

This report requests City Council authority to extend the reconveyance of the property located 444 Logan Avenue for a further 2 years from July 2, 2020 to July 1, 2022.

WoodGreen entered into an agreement with the City 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. WoodGreen is obligated to reconvey the property back to City at the end of the operating agreement.

Extension of the reconveyance obligation will enable the continued use of the property as social housing while necessary due diligence to support the re-negotiation of the operating agreement between the City and WoodGreen continue.

There are no financial implications resulting from the recommendations included within this report. The existing Local Agency Housing Agreement between the City and WoodGreen will remain in force until a new agreement is reached. Staff will report back on the results of the negotiations, a recommended course of action and any associated financial impacts for Council consideration no later than March, 2022.

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

EQUITY IMPACT STATEMENT

The HousingTO 2020-2030 Action Plan envisions a city in which all residents have equal opportunity to develop to their full potential. The HousingTO 2020-2030 Action Plan is also centred on a human rights based approach to housing. This human rights based approach recognizes that housing is essential to the inherent dignity and well-being of a person and to building inclusive, healthy, sustainable and liveable communities.

The continued use of the 444 Logan Avenue property as social housing for seniors will preserve existing deeply affordable housing for low-income and vulnerable individuals, as well as those from equity-seeking groups including Indigenous, Black and people of colour. It will also ensure continued access to safe, healthy and adequate homes.

Access to good quality, safe, affordable housing is an important determinant of health and also improves the social and economic status of an individual. Good quality, affordable housing is also the cornerstone of vibrant, healthy neighbourhoods and supports the environmental and economic health of the city, region and country as a whole.

DECISION HISTORY

City Council at its meeting of June 26, 2018 adopted EX35.22 and authorized an extension of the date by which WoodGreen Community Housing Incorporated, or its successor, is obligated to reconvey 444 Logan Avenue to the City to July 1, 2020, 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.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EX35.22>

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 reconvey 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.

<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 reconvey the property to the City upon maturation of its mortgage and the end of its operating agreement on July 1, 2017.

COMMENTS

WoodGreen has been operating in Toronto's east end for more than 80 years and provides a range of services including social, affordable and supportive housing, childcare, training and employment services. It provides more than 800 homes in 11 locations for over 1,000 low-and-moderate-income individuals, including seniors, persons with disabilities, single mothers, and other vulnerable and marginalized individuals.

WoodGreen 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 originally required to reconvey the property to the City on July 1, 2017. On March 28, 2017, City Council approved an extension of the reconveyance to July 1, 2018, and on June 26, 2018, the reconveyance was further extended to June 30, 2020.

On July 1, 2020, WoodGreen was to have reconveyed 444 Logan Avenue to the City. Both the City and WoodGreen have expressed an interest in continuing to provide social housing at this site while due diligence work relating to the future re-conveyance continues.

Staff are recommending that Council approve a further extension of the obligation to reconvey 444 Logan Avenue to July 1, 2022, as further work needs to be done to negotiate an agreement for the continued operation of social housing at the site. Concurrently, WoodGreen will continue to advance work on the other properties that are part of the Local Agency Housing Agreement, in order to protect the social and affordable housing in the city. Specifically, the re-development of 1117-1119 Gerrard Street East, which will create 36 new affordable units for seniors, will continue with occupancy anticipated in early 2021, and pre-development work with respect to the future re-development of 835-841 Queen Street East will be advanced.

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SIGNATURE

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