



**AFFORDABLE HOUSING COMMITTEE
DECISION DOCUMENT
MEETING 1**

Date of Meeting: Wednesday, October 12, 2005 **Enquiry:** Yvonne Davies
Time: 9:30 a.m. **Committee Administrator**
Location: Committee Room 2 **416-392-7039**
City Hall **ydavies@toronto.ca**
100 Queen Street West
Toronto, Ontario

The Decision Document is for preliminary reference purposes only. Please refer to the Committee's transmittal letters to Standing Committees or to the minutes for the official record.

How to Read the Decision Document:

- *recommendations of the Committee to City Council are in bold type after the item heading;*
- *action taken by the Committee on its own authority does not require Council's approval – it is reported to Council for information, and is listed in the decision document in bold type under the heading "Action taken by the Committee"; and*
- *Declarations of Interest, if any, appear at the end of an item.*

Communications/Reports:

1. Election of Chair and Vice Chair.

The Affordable Housing Committee:

- (1) elected Councillor Giorgio Mammoliti as Chair; and**
- (2) elected Councilor Pam McConnell as Vice-Chair.**

2. Appointment of Members and Meeting Schedule for the Affordable Housing Committee

The Affordable Housing Committee received Clause 2, Report 4 of the Striking Committee.

For information, consolidated Clause 2 in Striking Committee Report 4, as adopted by City Council on September 28, 29 and 30, 2005. In adopting the Clause, Council:

- (1) appointed the following Members to the Affordable Housing Committee for a term of office expiring November 30, 2006 and until successors are appointed:
 - (a) J. Mihevc, who is the Mayor's designate; and
 - (b) S. Carroll
P. Fletcher
N. Kelly
P. McConnell
G. Mammoliti
C. Palacio;
- (2) adopted the staff recommendations in the Recommendations Section of the report (September 12, 2005) from the City Clerk regarding the Affordable Housing Committee Schedule of Meetings.

3. Affordable Housing Committee – Terms of Reference

The Affordable Housing Committee received Clause 2, Report 7 of the Policy and Finance Committee.

For information, consolidated Clause 2 in Policy and Finance Committee Report 7, headed "Implementation of an Affordable Housing Committee of Council", as adopted by City Council on July 29, 20, 21 and 26, 2005.

4. Participation by the City of Toronto in the Affordable Housing Program

The Affordable Housing Committee recommended to the Policy and Finance Committee that Council adopt the staff recommendations in the Recommendations Section of the report dated September 29, 2005, from the Deputy City Manager, subject to:

- (A) amending Recommendation 1 by adding the words:**

"with an approximate worth of \$78 million capital for Toronto" after the words "Housing Program", so that Recommendation (1) now reads:

- "(1) Council communicate to the provincial government by October 31, 2005, its intention to participate in the Canada-Ontario Affordable**

Housing Program, with an approximate worth of \$78 million capital for Toronto, announced on August 31, 2005;”

(B) amending Recommendation 5 to read:

“(5) Noting that the Affordable Housing Program Request for Proposals to be issued in 2006 will be for both the public and private sectors, “Strong Start” affordable housing projects be selected on an accelerated basis according to the following criteria:

- (a) the housing development has been previously supported or identified by Council for affordable housing;**
- (b) that for the “Strong Start” October 31, 2005, deadline the housing development be located on a publicly-owned site, or a site that will be publicly owned by March 31, 2006, and for future Requests for Proposals, the selection criteria be determined by Council and is in the municipal interest;**
- (c) the housing development will be permanently affordable and serve low and moderate income families and individuals, including those who qualify for rent-geared-to-income assistance; and**
- (d) that independent of parts (a), (b) and (c) above, all projects previously submitted to the City under its affordable housing Request for Proposals in the past three years, that meet the Ministry of Municipal Affairs and Housing criteria for the “Strong Start” program, be reviewed and recommended to the Ministry by October 31, 2005;”;**

(C) amending Recommendation 8 to read:

“(8) the General Manager of Shelter, Support and Housing Administration, with Toronto Community Housing Corporation, identify opportunities to redeploy existing commercial rent supplements to rental and supportive homes created under affordable housing programs, including Let’s Build Projects where rent geared-to-income (RGI) and supportive units were proposed and that staff report these findings to the Affordable Housing Committee by February 2006.

The Committee further recommended that:

- (1) as part of the wave one Request For Proposal process, consideration be given to the two projects at 2 Gladstone Avenue, 276 Parliament Street and 423-**

427 Dundas Street East; and, further, that the City Manager and other interested staff meet with the applicants on this purchase; and

- (2) wave one would be a broad-based Request for Proposals process open to all and that previous applicants be encouraged to submit an application.**

Action taken by the Committee:

The Committee requested the Affordable Housing Office to:

- (1) report to the next Affordable Housing Committee meeting on any and all applications before the City for affordable, supportive or RGI units to be developed on privately-owned land, including those applications:
 - (a) not yet through the site-plan approval process;**
 - (b) that may have completed the planning process but have not been issued funding for supportive or RGI units referred to in their site plan approval reports;**
 - (c) that may have completed the building process, but have not been issued funding for supportive or RGI units referred to in their site plan approval or RGI units referred to in their site plan approval reports;****
- (2) review and report back to the Affordable Housing Committee on the proposal for “improving the planning process” to assess the impact on the development of affordable housing and that such report be scheduled as a deputation item;**
- (3) report back to the Affordable Housing Committee on impediments to the City in meeting Council’s social housing targets:
 - (i) those outside of our control; and**
 - (ii) those within our control;****
- (4) include a communications staff member on the Affordable Housing program team;**
- (5) design and report back on a high level major campaign for affordable housing, both for funding and for community acceptance of affordable units, such report to be reviewed by the Chair and Vice Chair and circulated to committee members and the Mayor’s office for input prior to the next Affordable Housing Committee meeting; and**

(6) report back to the Affordable Housing Committee on a ‘City of Toronto’ definition for ‘affordable housing’.

Report (September 29, 2005) from Deputy City Manager, Sue Corke, seeking authorization from Council to participate in the full range of opportunities in the Canada-Ontario Affordable Housing Program.

Recommendations:

It is recommended that:

- (1) Council communicate to the provincial government by October 31, 2005, its intention to participate in the Canada-Ontario Affordable Housing Program announced on August 31, 2005;
- (2) Council direct the Deputy City Manager responsible for the Affordable Housing Office to continue the city’s efforts to secure from the federal and provincial governments greater municipal flexibility and program enhancements to improve the effectiveness of the affordable housing program;
- (3) Council urge the federal and provincial governments to provide new long term and sustainable operating funding for housing allowance and rent supplement initiatives;
- (4) Council select and submit to the province potential affordable housing projects by October 31, 2005 in order to qualify for a share of the \$24 million in funding under the “Strong Start” initiative;
- (5) “Strong Start” affordable housing projects be selected on an accelerated basis according to the following criteria:
 - (a) the housing development has been previously supported or identified by Council for affordable housing;
 - (b) the housing development is located on a publicly-owned site and is in the municipal interest; and
 - (c) the housing development will be permanently affordable and serve low and moderate income families and individuals, including those who qualify for rent-geared-to-income assistance;
- (6) Council authorize the General Manager Shelter, Support and Housing Administration to enter into the necessary agreements with the provincial government to secure Toronto’s allocation of 1,800 housing allowances;

- (7) Toronto Community Housing Corporation be requested to act as the city's delivery agent for the Housing Allowance initiative and the city enter into the necessary agreements with TCHC. The agreements will bind Toronto Community Housing Corporation to deliver the housing allowance program as directed by all applicable federal, provincial and city guidelines;
 - (8) the General Manager of Shelter, Support and Housing Administration, with Toronto Community Housing Corporation, identify opportunities to direct existing commercial rent supplement funds to support the delivery of new affordable housing, and report the results of this review to the February 2006 meeting of the Affordable Housing Committee;
 - (9) the Affordable Housing Office conduct workshops and public education sessions to assist housing stakeholders in understanding the new program and encourage their participation in this initiative; and
 - (10) the appropriate city officials be authorized and take the necessary action to give effect thereto.
- 4(a)** Communication (October 12, 2005) from Harry Klaczkowski.
- 4(b)** Communication (October 12, 2005) from Ann Fitzpatrick, Community Worker, Housing Action Now.
- 4(c)** Communication (undated) from Mike O’Gorman, President, Circle of Life Homes Inc.

5. Priorities for Toronto’s Share of the Unallocated Additional \$1.6 Billion Federal Funding for Affordable Housing.

The Affordable Housing Committee recommended to Policy and Finance Committee that Council:

- (1) adopt the staff recommendations in the Recommendations Section of the report (September 29, 2005) from the Deputy City Manager, Sue Corke, subject to:**
 - (a) amending Recommendation (3) (b) to provide that the Affordable Housing Office consult the aboriginal community in the development of aboriginal housing initiatives;**
 - (b) amending Recommendation (3) by adding the following section (e):**

“cooperative housing be given high consideration”;

- (2) **request the Federal Minister of Labour and Housing to include the funding and development of new cooperative housing as a component of the Federal \$1.6 billion affordable housing initiative and that the City actively advocate and negotiate with them around this; and**
- (3) **request the Federal Government to prioritize aboriginal housing and that a program be established to implement such priority.**

Action taken by the Committee:

The Affordable Housing Committee requested the Affordable Housing Office to develop and make available to the Committee criteria for site selection.

Report (September 29, 2005) from Deputy City Manager, Sue Corke, seeking Council direction and advise the federal and provincial governments of Toronto's priorities and anticipated share of the unallocated additional \$1.6 billion of federal funding for affordable housing approved in the 2005 federal budget.

Recommendations:

It is recommended that:

- (1) Council urge the federal government to fulfill, on an urgent basis, the commitment to provide throughout the country \$1.6 billion in additional funding for affordable housing as outlined in the 2005 federal budget;
- (2) Council urge that the federal and provincial governments co-operate in making funding available to Toronto on an expedited basis using a funding model similar to the Supporting Communities Partnership Initiative (SCIP);
- (3) Council affirm the priorities for the expenditure of additional federal funding for housing to be:
 - (a) creation of new affordable homes in city building initiatives such as the Railway Lands and the West Don Lands;
 - (b) creation of new affordable homes through urban aboriginal housing initiatives;
 - (c) support for the creation of new and replacement homes in the redevelopment of Regent Park and other social housing neighbourhoods; and
 - (d) support for the repair of existing federally sponsored social housing; and

- (4) Council direct the Deputy City Manager responsible for the Affordable Housing Office to develop a submission to the federal and provincial governments setting out Toronto's request for funding to address the priorities outlined in recommendation two.

6. Affordable Housing Program, Wychwood Green/Arts Barns Project (Ward 21, St. Paul's)

The Affordable Housing Committee recommends to Policy and Finance Committee that Council adopt the staff recommendations in the Recommendations Section of the report dated October 5, 2005, from the General Manager, Shelter, Support and Housing Administration, subject to adding the following new Recommendation (6) and renumbering the remaining recommendation accordingly:

- “(6) Council reaffirm the existing policy that applicants for this particular project be considered in priority sequence from the Social Housing Connection waiting list; and”**

Report (October 5, 2005) from the General Manager, Shelter, Support and Housing Administration, recommending 26 units of affordable rental housing as a “Strong Start” component of the Canada-Ontario Affordable Housing Program.

Recommendations:

It is recommended that:

- (1) Council approve the 26 live/work residential units to be developed by Toronto Artscape Inc. as a part of the Wychwood Green/Arts Barn redevelopment as a project to be recommended for funding under the Canada-Ontario Affordable Housing Program, Strong Start component and authorize up to \$1,820,000 in federal and provincial funding for the residential component;
- (2) the Deputy City Manager responsible for the Affordable Housing Office be authorized and directed to submit any required documentation to the Province of Ontario for the administration of the Affordable Housing Program and the Strong Start component of this in regards to the Wychwood Green/Arts Barns project;
- (3) the Deputy City Manager responsible for the Affordable Housing Office be authorized and directed to continue working with Toronto Artscape Inc. to produce a financially viable proposal for the proposed affordable housing as part of the Wychwood Green/Arts Barn project and to identify what City or other financial contributions or exemptions are required;

- (4) the Deputy City Manager responsible for the Affordable Housing Office report back to the Affordable Housing Committee once all financial details are finalized and other required financial contributions or exemptions identified;
- (5) references to “Artscape” or “Toronto Artscape Inc” in any Council authority, agreement or funding regarding the housing component of the Wychwood Green/Arts Barn project be deemed to include “Artscape Non-Profit Homes Inc.”; and
- (6) the appropriate City officials be authorized and directed to take the necessary action to give effect to the foregoing.

7. Funding for and Purchase of 110 Edward Street for Affordable and Supportive Housing Purposes (Ward 27)

The Affordable Housing Committee recommended to the Policy and Finance Committee that Council adopt the staff recommendations in the Recommendations Section of the report (October 5, 2005) from the General Manager, Shelter, Support and Housing Administration and Chief Corporate Officer.

Action taken by the Committee:

The Affordable Housing Committee requested the Deputy City Manager to report on a detailed relocation plan for this site.

Report (October 5, 2005) from the General Manager, Shelter, Support and Housing Administration, and the Chief Corporate Officer seeking authority to purchase 110 Edward Street for the development of affordable and supportive housing and to authorize the allocation of funding to the project.

Recommendations:

It is recommended that:

Funding:

- (1) Council approve an affordable and supportive mixed use housing development up to approximately 300 units to be developed at 110 Edward Street as a project to be recommended for funding under the Canada-Ontario Affordable Housing Program and authorize up to \$21,000,000 in federal and provincial funding towards the development of the project with \$8,000,000 of this coming from the Strong Start component;

- (2) the Deputy City Manager responsible for the Affordable Housing Office be authorized and directed to submit any required documentation to the Province of Ontario for the administration of the Affordable Housing Program and the Strong Start component of this in regards to 110 Edward Street;
- (3) Council approve a loan of up to \$5,500,000 from the Capital Revolving Fund to be allocated towards the cost of developing affordable housing at 110 Edward Street on terms and conditions as approved by the Deputy City Manager responsible for the Affordable Housing Office;
- (4) Council approve up to \$1,000,000 Supporting Communities Partnership Initiative (SCPI) Transitional Housing monies to be allocated towards the cost of developing supportive housing for people at risk of homelessness at 110 Edward Street;
- (5) Council approve up to \$500,000 in Mayor's Homeless Initiative Reserve Fund monies to be allocated towards the cost of developing supportive housing for people at risk of homelessness at 110 Edward Street on terms and conditions as approved by the Deputy City Manager responsible for the Affordable Housing Office;
- (6) should City Council reconsider Clause 44 in Report 7 of the Policy and Finance Committee, recommendations 1 through 5 be accepted in place of the funding recommendations regarding 110 Edward Street contained in Report No. 7 Clause No. 44 of the Policy and Finance Committee approved by Council at its meeting of July 19, 20, 21 and 26, 2005 to enable enhanced funding to be allocated;

Exemptions:

- (7) authority be granted for exempting the affordable and supportive housing development at 110 Edward Street from taxation for municipal and school purposes for the term of the lease from the City;
- (8) authority be granted for exempting the affordable and supportive housing development at 110 Edward Street from development charges and applicable planning fees;
- (9) authority be granted to designate the affordable and supportive housing development at 110 Edward Street as a social housing project designed to provide housing for persons with low to moderate incomes pursuant to the City of Toronto Act, 1988(No. 2), thereby qualifying all or part of the project as alternative housing for the purposes of the City of Toronto Zoning By-law No. 438-86 and allowing all or part of the project relief from normal parking standards;

Purchase:

- (10) the Offer to Sell from the Rotary-Laughlen Centre, for the sale of 110 Edward Street to the City in the amount of \$8,000,000 plus land transfer tax, be accepted on the terms outlined in Appendix A attached to this report;
- (11) the Director of Real Estate Services be authorized and directed on behalf of the City to execute and accept the Offer to Sell set out herein;
- (12) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the closing or other deadline dates to earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable;
- (13) Council approve the acquisition and development of 110 Edward Street by the City as a mixed use housing development for the purposes of securing affordable and supportive housing through a long term lease to one or more proponents;
- (14) recommendations (10) through (13) be subject to the Ministry of Municipal Affairs and Housing approving 110 Edward Street as an affordable housing project under the Canada-Ontario Affordable Housing Program for \$21,000,000 in federal and provincial funding including a Strong Start component of \$8,000,000.

Proposal Call(s):

- (15) authority be granted for the issuance of one or more proposal calls which may include but not be limited to a Pre-qualification Process and Request For Proposals to be able to select proponent(s) to lease, develop, manage and provide support services to all or a part of 110 Edward Street;
- (16) authority be granted to retain a Fairness Consultant to review and provide advice on the selection process(es) arising out of Recommendation 14 and that the costs be assumed by the Mayor's Homeless Initiative Reserve Fund monies recommended in Recommendation 5 of this report;
- (17) authority be granted to the Deputy City Manager responsible for the Affordable Housing Office to provide up to \$200,000 in pre-development funding to proponents selected by a proposal call(s) process to prepare submissions in response to proposal call(s) for affordable and supportive housing development at 110 Edward Street, with a maximum of \$25,000 per proponent, to be granted by the Deputy City Manager in her sole discretion. The funds to be taken from the Mayor's Homeless Initiative Reserve Fund monies recommended in Recommendation 5 of this report;

Project Updates:

- (18) the Affordable Housing Committee be updated every six months on the development of the affordable and supportive housing project at 110 Edward Street commencing in April 2006;
- (19) this report be referred to the Policy and Finance Committee for consideration; and
- (20) the appropriate City officials be authorized and directed to take the necessary action to give effect to the foregoing, including the introduction in Council of any necessary Bills to give effect thereto.

8. Improving the Planning Process – All Wards

Action taken by the Committee:

The Affordable Housing Committee requested the Chief Planner and Executive Director, City Planning, in consultation with Access, Equity and Human Resources staff, to include in his forthcoming report to the Planning and Transportation Committee for its meeting on November 7, 2005, equity and human rights considerations that come into play in specific planning applications.

Communication (October 6, 2005) from the Planning and Transportation Committee advising that the Committee, on October 6, 2005, among other things, forwarded a copy of the report (September 29, 2005) from the Planning and Transportation Sub-Committee to Review the City's Planning Process, as amended, to the Affordable Housing Committee for information.

- 8(a)** Communication (October 12, 2005) from Paul Dowling, Project Manager, Home Coming Community Choice Coalition.