

# Report on Sale of 22 Single Family Houses

Item 7  
April 6, 2011

**BOARD OF DIRECTORS**

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**To:** Board of Directors  
**From:** Chief Development Officer  
**Date:** March 25, 2011  
Revised on April 5, 2011

**Report:** TCHC:2011-06R

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## **PURPOSE:**

To seek the Board's approval for the sale of 22 single family houses.

## **RECOMMENDATIONS:**

That the Managing Director, subject to honouring all documented commitments made to tenants at the 22 single family houses:

- a) approve the sale of 22 single family houses on the open market;
- b) seek approval of Toronto City Council to sell the 22 houses;
- c) seek the consent of the City of Toronto in its role as Service Manager that the seven units required to be replaced are replaced as rent supplements;
- d) approve the engagement of a real estate professional to assist with the sale of the houses;
- e) net proceeds of the sale to be invested in the asset improvement of existing sustainable housing stock; and
- f) authorize the CEO or delegate of the Corporation to take the necessary action to give effect to the above recommendations.

## **REASONS FOR RECOMMENDATIONS:**

The Building & Investment Committee recommended the sale of the 22 houses to the Board at its meeting on February 14, 2011.

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## Decision History

At the request of the Board, staff explored the sale of 47 houses, identified as having high capital repair costs in the December 2008 report, to social agencies for continued social purpose use. Initially only one agency, Wigwamen, expressed interest in the sale of 20 of the 47 houses. That sale has been completed. Toronto City Council approved the sale and agreed that Toronto Community Housing did not have to replace the 20 units since the units would continue to be used as rent-geared-to income units.

Following Council's approval in May, 2010 to sell the 20 houses to Wigwamen, the City of Toronto, in its role as Service Manager, indicated that they would prefer Toronto Community Housing to dispose of the remaining 27 houses in a similar manner so that the houses were used for social purposes. The Board requested staff to seek interested agencies in June 2010.

A Request for Expressions of Interest was issued to over 400 agencies and housing providers near the end of May, 2010. Ten non-profit social agencies responded to the Request for Expressions of Interest and together expressed interest in 22 of the 27 houses; however, none offered to pay close to market value. As no agency was interested in five of the houses, the Board and Council agreed to the sale of those five houses on the open market with no requirement for replacement. We received Ministerial consent for the sale of these houses from the Ministry of Municipal Affairs and Housing in February 2011.

## Agencies that Expressed Interest in the 22 Houses

The Request for Expression of Interest asked agencies to provide information showing the following and this information would provide the criteria for assessing the expressions of interest.

1. their financial capacity and stability necessary for the purchase, repair and maintenance of the houses;
2. their demonstrated experience to sustain social purpose housing; and
3. their proposed use and operation of the houses.

Five of the 10 organizations provided all of the required information. Four of the others did not provide a recent credit rating report and one organization did not provide a credit rating report or audited statements.

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All organizations were reviewed against the criteria. These organizations all appear to have financial capacity although one is quite weak. As well two agencies have limited housing management experience. They also have limited experience managing capital repairs. Three organizations would divide the houses into smaller units for individuals. Two would use them for families. Based on this review any of the five organizations appear to be able to manage these houses. However, none of the interested agencies were able to pay anywhere close to the market value for the houses. Therefore, staff concluded that the houses should be sold on the open market.

Given that no agency is able to pay market for the properties, staff are recommending listing the houses on the market for sale. This recommendation is based on the financial benefit to Toronto Community Housing if the houses are sold. The majority of these units are market rental (76%) and not rent-geared-to-income (24%). As a result, the cost of replacement is much lower with Toronto Community Housing benefiting from net sales revenue. Even with a physical replacement of the rent-geared-to-income units, the net proceeds would still be substantial. The sale of the 22 houses has a very clear financial benefit to Toronto Community Housing that will be applied to capital repairs for existing multi-residential buildings.

The net profits from the sale on the market would be about \$13,404,800 if the rent-geared-to-income units are required to be replaced or \$15,764,400 if there is no replacement requirement. These profits should be invested in existing capital repairs.

<b>Net Profits based on sale of 22 houses and replacing 7</b>	Total
Sales Proceeds (based on review of sales and assessment)	\$ 16,770,600
Sales commissions, spruce up	\$ 1,006,200
Net Proceeds (sales commissions, spruce up)	<b>\$ 15,764,400</b>
Net Area Square feet (for 7 units)	8,050
Gross Buildable Area (for 7 units)	9,499
Hard Costs for 7 units (demolition, construction incl. construction management) \$/sq ft	\$ 1,966,300
Soft Costs (planning, design, non-exempt fees, relocation)	\$ 393,300
Total Replacement Costs	<b>\$ 2,359,600</b>
Net Profits	<b>\$ 13,404,800</b>

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The sale of units would also have an impact on cash flow with a reduction of \$121,000.

<b>Cash Flow Change if 22 houses sold</b>	
Forgone actual rent (based on potential rent revenue)	\$ -396,900
Capital repair savings per year (based on 10 year projection)	\$ 215,000
Operating costs foregone	\$ 28,550
Utility savings achieved	\$ 32,000
Net cash flow after sale	\$ -121,350

### Next Steps

1. If the Board approves this sale, a request will be made to the City, in its role as Service Manager, for permission to sell the 22 houses. If Council approves the sale, the City will then request consent from the Ministry of Municipal Affairs and Housing. Once Council has approved the sale, staff will work with the current tenants to relocate them.
2. Sale will occur over the six months after approvals and as quickly as tenant relocations and market conditions permit. We will retain a market advisor to advise on cosmetic actions that may bring a higher price, the probable market price and to manage the sale process.

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## IMPLICATIONS AND RISKS:

### Current Status

Address	Vacant	Ward	Ministerial Consent
789 Crawford St.	Y	19	
2 Wineva Upper	Y	32	
3 Hubbard upper	Y	32	
4 Wineva lower	Y	32	
5 Hubbard lower	Y	32	
5 Hubbard upper	Y	32	
6 Wineva lower	Y	32	
6 Wineva upper	Y	32	
7 Hubbard lower	Y	32	
7 Hubbard upper	Y	32	
227 Crawford St.		19	
229 Crawford St.		19	
237 Crawford St.		19	
761 Crawford St.		19	
2 Wineva Lower		32	
3 Hubbard lower		32	
4 Wineva upper		32	
9 Hubbard lower		32	
9 Hubbard upper		32	
406 Davisville Ave.	Y	22	Y
13 Trefann St.	Y	28	Y
15 Milverton Blvd.	Y	29	Y
185 Logan Ave.	Y	30	Y
161 Indian Grove		14	Y
96 Marchmount Rd		21	Y
19 Geneva Ave.		28	Y
10 Ellerbeck		29	Y
6 Ellerbeck St.		29	Y
8 Ellerbeck		29	Y

### ***Tenant Implications***

Fifteen of the 22 houses (29 units) are occupied and relocating the existing residents will require care and attention to ensure we are able to transfer the tenants. The majority of the tenants in the 15 units are paying market rent. Market tenants cannot be compelled to relocate; however, if the purchaser is purchasing the house as a dwelling unit for itself or family member, the tenancy can be terminated.

Staff are informing all current tenants and ward councilors of the recommended sale and providing them with an opportunity to depute on the item at the Board meeting.

## **Consents**

Some of the remaining 22 houses (29 units) were acquired through provincial or federal housing programs and some were acquired outside of these programs. The ones not acquired through housing programs only require the City of Toronto's consent for sale. There are 12 of these. The remaining 10 houses require consent from the Minister of Municipal Affairs and Housing.

## **Unit Replacement under the Social Housing Reform Act and Operating Agreement**

Of the 22 houses (29 units), only seven are rent-geared-to-income units. If they are sold and not retained for social housing purposes we would be required to replace them either through building or purchasing units. However, with the recent approval for the sale of 5 houses, the City of Toronto was willing to allow for the replacement of units through the return of equivalent rental subsidies and a conversion to commercial rent supplements.

## **Communications**

Providing a steady stream of information to affected tenants is crucial to ensuring openness, transparency and accountability throughout the sale and tenant relocation processes. Putting the customer (tenants) first in order to understand and fulfill their needs and expectations as far as possible will be critical for the successful implementation of the sale and relocation plans.

Communication will consist of a six-pronged approach:

### **1) Tenants in houses identified for sale**

The goal is to inform and engage tenants who live in housing units recommended for sale.

### **2) Toronto Community Housing Staff**

Frontline staff of Operating Units where the "for sale" houses are located are usually the first contacts for tenants and their primary source for information. These staff will be informed of the sale and relocation processes and given speaking notes to ensure Toronto Community Housing speak with one consistent voice.

### **3) Community Agencies**

Tenants look to community agencies for information, advice and support. We will develop a plan to share relevant information about the sale and relocation processes with key community agencies so that they have the facts to assist them in their role as supporters and advisers during this time of transition.

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## *4) Elected officials*

Councillors in whose wards these houses are located will be informed about the sale and relocation processes so that they can discuss this matter with their constituents where required.

## *5) Media*

The media has taken an active interest in Toronto Community Housing's sale and replacement strategy for the single-family houses. We will need to keep media informed about our communication and engagement plans. Being proactive in sharing facts is perhaps the best way to minimize confusion about our plans and help generate positive news story.

## **Potential Additional Sales**

Staff are reviewing the single family houses portfolio and will be coming back to the Board with a strategy on the opportunities that may exist elsewhere in the houses portfolio. During the 1960's and 1970's, when many of the scattered houses were acquired by governments, Toronto was in an earlier stage of growth. At the time, these houses were seen as important components in the portfolios of municipalities, Metro Toronto, and the province, to help maintain mixed-income neighbourhoods and broad housing affordability. Conditions have changed in the intervening 40 or 50 years of urban growth. In the context of current intensification policies, and a demand for affordable housing that far outstrips the City's ability to respond, alternatives should be examined.

The scattered houses are comparatively more challenging and expensive to operate and keep in repair, and require more staff attention per unit overall, than the multi-unit buildings. In light of budget constraints, and the growing capital repair needs in the balance of the multi-unit housing portfolio, operational efficiencies are a pressing concern. Proceeds from this group of houses will help sustain the existing units in the current portfolio. As noted earlier, other important considerations relate to RGI and affordable tenant relocations; the outstanding mortgage balance, if any; and provincial consents and any conditions attached to the houses that were transferred to Toronto Community Housing.

## **IMPLICATIONS AND RISKS:**

We have learned that the 1999 Canada – Ontario agreement on social housing may require Toronto Community Housing to share the proceeds of the sale with Canada

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Mortgage and Housing Corporation (CMHC). We are working with the City and MMAH to determine which houses are affected and what portion of the proceeds would be required to go to CMHC. This may reduce the net proceeds and affect the sales strategy.

*“Bronwyn Krog”*

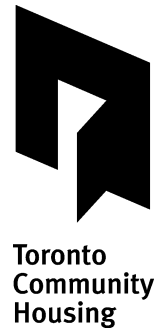
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Bronwyn Krog  
Chief Development Officer

**Staff Contact:** Hugh Lawson..... 416-981-4216  
Director, Strategic Planning & Research  
hugh.lawson@torontohousing.ca



Toronto Community Housing  
Strategic Procurement  
931 Yonge Street, 6<sup>th</sup> Floor  
Toronto, Ontario M4W 2H2  
Tel. Number: 416-981-4100  
Fax Number: 416-981-4111



April 28, 2010

Toronto Community Housing invites sealed bids for:

**Request For Expressions of Interest (“RFEOI”) – EOI 01/10**

**FOR SOCIAL HOUSING PROVIDERS OR COMMUNITY AGENCIES**  
**FOR ACQUISITION OF UP TO 27 SINGLE FAMILY HOUSES**

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Attached is a copy of the Expression of Interest No. EOI 01/10.

Proponents are required to submit one (1) original and four (4) copies of the written responses to the offices of Toronto Community Housing, 931 Yonge Street, Main Floor, Toronto, Ontario M4W 2H2 to the attention of the Manager of Strategic Procurement **no later than 11:00:00 am, Monday, May 31, 2010.**

All questions relating to this EOI must be submitted in writing by email to:

[michelle.haney-kileeg@housingconnections.ca](mailto:michelle.haney-kileeg@housingconnections.ca) ; and  
[m.mwarigha@torontohousing.ca](mailto:m.mwarigha@torontohousing.ca)

no later than **May 25, 2010, 4:00:00 pm, Local Time.** Clarifications/answers will be issued as an Addendum by E-mail to all Candidates. An open information session has been scheduled for May 20, 2010 from 11:00-1:30 at 931 Yonge Street, Main Floor, Conference Room, Toronto.

Please ensure that all responses are clearly marked: **“EOI 01/10 – For Social Housing Providers or Community Agencies for Acquisition Of Up To 27 Single Family Houses** and are enclosed in an envelope using the pre-printed address label included with this EOI.

Toronto Community Housing will not be responsible for accepting couriered submissions which are not delivered to the exact location indicated, by the time and date specified, in accordance with the instructions in this EOI. Toronto Community Housing will not be responsible for any late deliveries.

Yours truly,

Ruth M. Allder  
Senior Purchasing Agent (Acting)  
Strategic Procurement

To view Toronto Community Housing business opportunities, tenders/quotations/proposals, please visit Toronto Community Housing’s website [www.torontohousing.ca](http://www.torontohousing.ca)

Please firmly affix this address label to your own envelope containing your submission.

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## **TORONTO COMMUNITY HOUSING**



**Reference No.: EOI 01/10  
FOR SOCIAL HOUSING PROVIDERS OR COMMUNITY  
AGENCIES FOR ACQUISITION OF UP TO 27 SINGLE  
FAMILY HOUSES**

**To: Manager of Strategic Procurement  
Toronto Community Housing  
931 Yonge Street, Main Floor Reception  
Toronto, Ontario M4W 2H2**

**Closing date: Monday, May 31, 2010, 11:00:00 A.M., Local Time**

**BID SUBMISSION  
DOCUMENTS ENCLOSED**

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### **Note:**

Strategic Procurement can not be held responsible for documents submitted in envelopes that are not labelled in accordance with the above instructions.



## **REQUEST FOR EXPRESSIONS OF INTEREST (“RFEOI”)**

**EOI 01/10**

**For Social Housing Providers or Community Agencies**

**For**

**Acquisition of up to 27 Single Family Houses**

**April 28, 2010**

### **A. EXPRESSION OF INTEREST**

Social housing providers and community agencies that deliver housing to low-income or vulnerable populations are invited to submit an Expression of Interest (“EOI”) for acquisition of up to twenty-seven (27) single family houses from Toronto Community Housing’s portfolio.

### **B. BACKGROUND AND PURPOSE**

Toronto Community Housing is Canada’s largest landlord and the 2<sup>nd</sup> largest provider of social housing in North America. It is home to approximately 164,000 low and moderate-income tenants in 58,500 households, including seniors, families, singles, refugees, recent immigrants to Canada and people with special needs.

The organization’s portfolio currently contains over 360 high-rise and low-rise apartment buildings, 89 townhouse developments and over 750 single family houses.

Toronto Community Housing identified 27 single-family houses to be sold as part of its *Housing Works* strategy, with a first opportunity to purchase to be given to community-based agencies for the purpose of carrying out their housing with supports objectives. Preference is given to agencies delivering housing and support services to low-income or vulnerable populations in Toronto, as well as having the financial means to purchase, repair and maintain the housing in good condition for the intended purpose. See *Appendix 1* for individual house profiles.

### **C. SCOPE OF CALL**

**This RFEOI shall not be interpreted as a request for formal offers.** It will be used to select a short list of Candidates with whom Toronto Community Housing may enter into negotiations for the transfer of ownership and rental supplement (if existing) of one or more of the above single family houses.

The properties will be subject to restrictions that ensure they are used for the intended purpose. The basic terms of the transfer of the properties may include some or all of the following:

- Purchase price to be determined. For example, may be equivalent to the cost of paying out any mortgages to which the property is subject
- Properties to be sold on an “as is, where is” basis; Toronto Community Housing is under no obligation to provide repairs or funding for repairs of the properties
- Properties to be used continuously as housing for low-income or vulnerable tenants
- No re-sale of the property within 25 years
- Transfer to be conditional upon Toronto Community Housing and the successful Candidate obtaining the various legislative, municipal and corporate consents (including consent of the Minister of Municipal Affairs and Housing and the City of Toronto, if necessary) required to:
  - transfer the property
  - transfer existing rent supplement (if applicable) and
  - reduce Toronto Community Housing’s service level accordingly.

<b>Address</b>	<b>Ward Name</b>
161 Indian Grove	Ward 14 - Parkdale-High Park
227 Crawford St.	Ward 19 - Trinity-Spadina
229 Crawford St.	Ward 19 - Trinity-Spadina
237 Crawford St.	Ward 19 - Trinity-Spadina
761 Crawford St.	Ward 19 - Trinity-Spadina
789 Crawford St.	Ward 19 - Trinity-Spadina
96 Marchmount Rd	Ward 21 - St. Paul's
406 Davisville Ave.	Ward 22 - St. Paul's
19 Geneva Ave.	Ward 28 - Toronto Centre-Rosedale
13 Trefann St.	Ward 28 - Toronto Centre-Rosedale
6 Ellerbeck St.	Ward 29 - Toronto-Danforth
8 Ellerbeck St.	Ward 29 - Toronto-Danforth
10 Ellerbeck St.	Ward 29 - Toronto-Danforth
15 Milverton Blvd.	Ward 29 - Toronto-Danforth
185 Logan Ave.	Ward 30 - Toronto-Danforth
3 Hubbard Blvd.	Ward 32 - Beaches East York
5 Hubbard Blvd.	Ward 32 - Beaches East York
7 Hubbard Blvd.	Ward 32 - Beaches East York
9 Hubbard Blvd.	Ward 32 - Beaches East York
77 Leuty Ave.	Ward 32 - Beaches East York
44 Maclean Ave.	Ward 32 - Beaches East York
5 Scarborough Rd	Ward 32 - Beaches East York
140 Waverley Road	Ward 32 - Beaches East York
2 Wineva Ave.	Ward 32 - Beaches East York
4 Wineva Ave.	Ward 32 - Beaches East York
6 Wineva Ave.	Ward 32 - Beaches East York
2575 Kingston Rd.	Ward 36 - Scarborough Southwest

#### **D. SUBMISSION REQUIREMENTS**

Successful Candidates must set out, in no more than ten (10) pages:

##### **1. Financial Capacity and Standing**

- i) demonstrate the financial capability and stability necessary to purchase, repair and maintain the single family house(s) in good condition; and
- ii) demonstrate the financial capability and stability necessary to operate and deliver social purpose housing within the single family house(s).

To satisfy these requirements, Candidates must supply the following information at a minimum:

- a) a description of the financial and business resources available to support the purchase, operation, repair and maintenance of the single family house(s), including details of any funding commitments or grants
- b) a description of the financial and business resources available to carry out support services, staffing and programming costs, including details of any funding commitments or grants
- c) audited financial statements for the last two years
- d) most recent credit rating report

## **2. Demonstrated Experience**

Demonstrate the business vision and experience to sustain social purpose housing for Torontonians

To satisfy these requirements, Candidates must supply the following information at a minimum:

- a) Brief profile of the Candidate's mandate,
- b) Description of past experience in delivering housing to low-income or vulnerable populations, to include agency / housing provider qualifications, expertise and past achievements

## **3. Proposed Use and Operation**

Candidates are to identify which of the 27 properties they are interested in purchasing, describe their proposed plans for use of each one (e.g. target client group, programs to be offered on-site, etc.), and proposed business plan for purchasing, maintaining and operating the properties.

Candidates are required to submit (1) original and (4) copies of their Expression of Interest in a sealed envelope to the following address:

Toronto Community Housing  
931 Yonge Street, Main Floor  
Toronto, Ontario  
M4W 2H2

Marked to the attention of the Manager of Strategic Procurement by 11:00 a.m. local time on May 27 2010. The cover of each submission must be clearly marked:

**Expression of Interest, EOI 01/10  
For Social Housing Providers or Community Agencies  
For Acquisition of up to 27 Single Family Houses**

The name of the Candidate must also be clearly marked on the cover of the sealed envelope.

Adjustments to EOIs by telephone, facsimile, letter or e-mail will not be considered. Should a Candidate wish to alter an EOI, it must be withdrawn by letter and a new EOI submitted. The new EOI must be received prior to the closing date and time set out in the Expression of Interest schedule.

Toronto Community Housing will correspond with one member of the Candidate's staff, who shall be designated as the Candidate's representative. The staff member so designated will have full authority to act on behalf of the Candidate on all matters.

## **E. QUESTIONS**

Candidates will be able to seek clarification regarding the single family houses and also the submission requirements until May 25, 2010 at 4:00 p.m. An information session is being held on May 20, 2010 from 11:00 -1:30 p.m. at 931 Yonge Street, Main Floor, Conference Room, Toronto.

Inspections and viewings of properties will not be scheduled prior to the closing of the EOI but will be arranged in the 2<sup>nd</sup> phase of the process.

Questions regarding Toronto Community Housing Corporation purchasing policies should be directed to:

Ruth M. Alder  
Senior Purchasing Officer (Acting)  
Toronto Community Housing  
Strategic Procurement Department  
931 Yonge Street, 6<sup>th</sup> Floor  
Toronto, ON, M4W 2H2  
Tel: 416.981.4107  
[ruth.alder@torontohousing.ca](mailto:ruth.alder@torontohousing.ca)

Questions regarding the 27 Single Family Houses should be submitted in written format by e-mail to both:

**Michelle Haney-Kileeg at: [michelle.haney-Kileeg@torontohousing.ca](mailto:michelle.haney-Kileeg@torontohousing.ca) , and  
M. Mwarigha at: [m.mwarigha@torontohousing.ca](mailto:m.mwarigha@torontohousing.ca)**

Candidates may be requested to make a presentation and/or make themselves available for an interview. Candidates shall have their key team members present at the interview(s).

**F. CRITERIA**

Each Expression of Interest will be reviewed for completeness. Evaluation will be based on how well submissions respond to the Submission Requirements of the RFEOI.

The evaluation points shown in below indicate the maximum number of points that can be allotted for the criteria.

	<b>Criterion</b>	<b>Maximum Evaluation Points</b>	<b>Candidate's Score</b>
1	Financial Capacity and Standing		
2	Demonstrated Experience		
3	Proposed Use and Operation		
4	Candidate Team Members and Organization		



## G. RFEOI TIMELINE

The following is a tentative schedule to assist Candidates.

	Event	Responsible Party	Date
<b>PHASE 1</b>			
1	Issue RFEOI	Toronto Community Housing	April 26, 2010
2	<b>Mandatory</b> Information Session	Toronto Community Housing / Candidates	May 20, 2010, 11:00 a.m. to 1:30 p.m.
3	Deadline for Questions	Candidates	May 25, 2010 until 4:00 p.m.
4	Issuance of Final Addendum	Toronto Community Housing	May 26, 2010
5	Submission of Expression of Interest	Candidates	June 2, 2010
6	Short List of Candidates	Toronto Community Housing	June 10, 2010
7	Notice to Approved Candidates	Toronto Community Housing	June 15, 2010
<b>PHASE 2</b>			
8	Inspection of Properties and Viewings	Toronto Community Housing and Successful Candidates	June 2010

## H. NOTIFICATION OF QUALIFICATION FOR NEXT STEPS

Toronto Community Housing's Strategic Procurement Department will notify all Candidates in writing of the results of their submissions no later than end of day on June 15, 2010. Toronto Community Housing intends to, shortly thereafter, contact identified shortlisted Candidates to commence negotiations for one, some or all of the properties for which they have expressed interest under the EOI at Toronto Community Housing's sole and absolute discretion. For clarity, in the event

Toronto Community Housing receives interest from multiple Candidates for the same property, proceeding with any Candidate or Candidates is in Toronto Community Housing's sole discretion.

## **I. EXPRESSION OF INTEREST CONDITIONS**

By responding to this EOI, the Candidate acknowledges and agrees in favour of Toronto Community Housing to the following:

### 1. Ownership of Submission

Each EOI and any accompanying documentation submitted by the Candidates will become property of Toronto Community Housing and will not be returned.

### 2. Scheduling Changes

Toronto Community Housing reserves the right to accelerate and postpone the timetable related to this RFEOI.

### 3. Information Changes

If Toronto Community Housing, for any reason, determines that it is necessary to provide additional information relating to this RFEOI, such information will be communicated by an addendum in writing. Each addendum will be deemed to form an integral part of the RFEOI. The Candidates must acknowledge receipt of all addenda in their introduction letter. Toronto Community Housing may at its discretion extend the submission deadline for a reasonable amount of time having regard to the circumstances relating to the addendum.

### 4. Confidential Information of Toronto Community Housing

All information provided by or obtained from Toronto Community Housing in any form in connection with the RFEOI, either before and after the issuance of the RFEOI, is the sole property of Toronto Community Housing and must be treated as confidential, and

- i. is not to be used for any purpose other than replying to the RFEOI;
- ii. must not be disclosed without the prior written authorization of Toronto Community Housing; and,
- iii. shall be returned by the Candidate to Toronto Community Housing immediately upon the request of Toronto Community Housing.

### 5. Confidential Information of the Candidate

The Candidate will clearly indicate those portions of the submission that contain proprietary or confidential information for which confidentiality is to be maintained by Toronto Community Housing. Such portions of the submission will be clearly marked "Proprietary and Confidential" by the Candidate. In the event that no confidentiality statement is provided, the Candidate will be automatically deemed, by submission of the submission, to certify to Toronto Community Housing that no portion of the submission contains proprietary or confidential information for which confidentiality is to be maintained by Toronto Community Housing.

The confidentiality of any such information identified by the Candidate will be maintained by Toronto Community Housing and its advisors except as required under the Municipal Freedom of Information and Protection of Privacy Act. Notwithstanding the foregoing, Toronto Community Housing shall not be required to maintain the confidentiality of any

such information that is or becomes generally available to the public without fault or breach on the part of Toronto Community Housing.

Interested parties are advised that their submissions will, as necessary, be disclosed on a confidential basis, to Toronto Community Housing's counsel and other advisors retained for the purpose of evaluating or participating in the evaluation of the submissions and development of the process initiated by this RFEOI.

#### 6. Reserved Rights of Toronto Community Housing

All interested parties are advised that Toronto Community Housing reserves the following rights set out below.

- i. Toronto Community Housing reserves the right to request that any Candidate clarify or make changes to its submission and such interested parties shall submit responses to such request within **5** business days following receipt of such request, or within such shorter time as Toronto Community Housing may require. Toronto Community Housing may, in its sole and absolute discretion, choose to meet with some or all of the Candidates to discuss aspects of their submissions.
- ii. Toronto Community Housing may require Candidates to submit supplementary documentation in response to a specific request clarifying any matters contained in their submissions, but Toronto Community Housing is not obliged to seek clarification or interpretation of any aspect of a submission.
- iii. Toronto Community Housing reserves the right, in its sole and absolute discretion, to reject any submission whether or not completed properly and whether or not it contains all required information. Without prejudice to this right, Toronto Community Housing may request clarification where any Candidate's intent is unclear and may, in its sole and absolute discretion, waive or request amendment where, in the opinion of Toronto Community Housing, there is an irregularity or omission in the information that is submitted in a submission.
- iv. Toronto Community Housing reserves the right to cancel this RFEOI for any reason without any obligation or any reimbursement to any interested parties or Candidates.
- v. Toronto Community Housing is not bound to accept any submission and may proceed as it determines, in its sole and absolute discretion, following receipt of the submissions. Toronto Community Housing reserves the right to accept or reject submissions in whole or in part, to discuss different or additional terms to those included in the RFEOI or in any submission or to amend or modify any term of the RFEOI. Toronto Community Housing may invalidate this RFEOI and may issue a second request for submissions in its sole and absolute discretion.
- vi. Submissions that are unsigned, improperly signed or sealed, conditional, illegible, obscure, contain arithmetical errors, omissions, erasures, alterations, or irregularities of any kind may, in Toronto Community Housing's sole and absolute discretion, be considered informal and may be rejected.
- vii. Toronto Community Housing may, at its sole and absolute discretion, waive any informality or irregularity.
- viii. Toronto Community Housing may verify with any Candidate or with a third party any information set out in a submission.
- ix. Toronto Community Housing may check references other than those provided by any Candidates, if any.




- x. Toronto Community Housing may disqualify any submission that contains inaccurate or misleading information.

These reserved rights are in addition to any other express rights or any other rights which may be implied in the circumstances and Toronto Community Housing shall not be liable for any expenses, costs, losses or any direct or indirect damages incurred or suffered by any Candidate or any third party resulting from Toronto Community Housing exercising any of its express or implied rights under the RFEOI.

#### Appendix 1 – Individual Scattered House Profiles

# PROFILE

## Single Family Housing

Picture	Address & Description	Ward	U	Bed	RS	Program
Unit status as of April 2010: <b>Vacant</b>						
	406 Davisville Ave. 2 Storey Semi-Detached SFH	22	1	3	N	
	5 Hubbard Blvd. 2 Storey Semi-Detached Duplex	32	2	4	N	P
	7 Hubbard Blvd. 2 Storey Semi-Detached Duplex	32	2	4	N	P

U= Total Units

Bed= Total Bedrooms






RS= Rent Supplement

P= Property House

Appendix – 27 Single Family Houses

# PROFILE

## Single Family Housing

Picture	Address & Description	Ward	U	Bed	RS	Program		
	2575 Kingston Rd. 2 Storey Detached SFH	36	1	3	N			
	77 Leuty Ave. 3 Storey Semi-Detached SFH	32	1	5	N			
	185 Logan Ave. 2 Storey Semi-Detached SFH	30	1	4	Y			
	44 Maclean Ave. 2 Storey Semi-Detached Duplex	32	1	3	N			
	15 Milverton Blvd. 2 Storey Row SFH	29	1	3	Y			

U= Total Units

Bed= Total Bedrooms


RS= Rent Supplement

P= Property House

Appendix – 27 Single Family Houses

# PROFILE

## Single Family Housing

Picture	Address & Description	Ward	U	Bed	RS	Program
	5 Scarborough Rd 2 Storey Detached SFH	32	1	6	N	
	13 Trefann St. 2 Storey Row SFH	28	1	3	Y	
	140 Waverley Road 4 Storey Detached SFH	32	1	5	N	
	6 Wineva Ave. 2 Storey Semi-Detached Duplex	32	2	4	N	P
Picture Not Available	96 Marchmount Rd 3 Storey Semi-Detached SFH	21	1	5	N	

U= Total Units

Bed= Total Bedrooms





RS= Rent Supplement

P= Property House

Appendix – 27 Single Family Houses

# PROFILE

## Single Family Housing

Picture	Address & Description	Ward	U	Bed	RS	Program
	6 Ellerbeck St. 2 - Storey Semi-Detached SFH	29	1	3	Y	
	8 Ellerbeck St. 2 - Storey Semi-Detached SFH	29	1	3	Y	
	10 Ellerbeck St. 2 - Storey Semi-Detached SFH	29	1	3	Y	
	789 Crawford St. 2.5 Storey Semi-Detached SFH	19	1	3	N	P

U= Total Units

Bed= Total Bedrooms

RS= Rent Supplement




P= Property House

Appendix – 27 Single Family Houses



# PROFILE

## Single Family Housing

Picture	Address & Description	Ward	U	Bed	RS	Program
Unit status as of April 2010: <b>Occupied</b>						
	227 Crawford St. 2.5 Storey Detached SFH	19	1	5	N	P
	229 Crawford St. 2.5 Storey Detached SFH	19	1	8	N	P
	237 Crawford St. 2.5 Storey Semi-Detached SFH	19	1	8	N	P

U= Total Units

Bed= Total Bedrooms

RS= Rent Supplement

P= Property House

Appendix – 27 Single Family Houses

# PROFILE

## Single Family Housing

Picture	Address & Description	Ward	U	Bed	RS	Program		
	761 Crawford St. 2.5 Storey Semi-Detached SFH	19	1	3	N	P		
	19 Geneva Ave. 2 Storey Semi-Detached SFH A 28 1 3	28	1	3	Y			
	9 Hubbard Blvd. 2 Storey Semi-Detached Duplex	32	2	4	N	P		
	161 Indian Grove 2 Storey Semi-Detached SFH	14	1	3	Y			
	3 Hubbard Blvd. 2 Storey Semi-Detached Duplex	32	2	4	N	P		

U= Total Units

Bed= Total Bedrooms



RS= Rent Supplement

P= Property House

Appendix – 27 Single Family Houses

# PROFILE

## Single Family Housing

Picture	Address & Description	Ward	U	Bed	RS	Program
	2 Wineva Ave. 2 Storey Semi-Detached Duplex	32	2	4	N	P
	4 Wineva Ave. 2 Storey Semi-Detached Duplex	32	2	4	N	P

U= Total Units

Bed= Total Bedrooms

RS= Rent Supplement

P= Property House

Appendix – 27 Single Family Houses

**ADDENDUM # 3**

**May 31, 2010**

**QUESTIONS AND ANSWERS**

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**EOI 01/10**

**For Social Housing Providers or Community Agencies  
For Acquisition of Up to 27 Single Family Houses**

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Addendum #3, Questions and Answers, consists of five (5) pages only:

The list of **Questions and Answers** is noted below:

**Questions Raised during Information Session May 20, 2010**

**1. Question:** Are we planning to sell the 27 units to one or two social housing providers/community agencies or is it open to all?

**Answer:** This is a completely open process and Toronto Community Housing has no preconceived intention to limit the number of sales to only a few agency applicants

**2. Question:** On page 6 of the REOI document, the evaluation criteria are blank. What are the criteria used to weight applicants?

**Answer:** Toronto Community Housing has not yet developed marking criteria but expect to rank all areas equally.

**3. Question:** What is the process of dealing with units that need refurbishment and tenants relocated?

**Answer:** The Board has requested a relocation process for tenants. TORONTO COMMUNITY HOUSING however has no intention of evicting tenants.4. Question: If the house is occupied and the occupant does not want to relocate what happens?

**Answer:** We will not de house a tenant in order to re house another tenant and will work to either relocate or come to an agreement with the existing tenant. We have been successful in our first round of 20 in talking to our tenants, if it is acceptable to buyers to inherit current tenancy. We would not take a hard line.

**4. Question:** If we want to build partnerships can Toronto Community Housing provide the e-mail addresses of all the agencies interested to enable the partnerships?

**Answer:** Toronto Community Housing will facilitate if approached but not distribute e-mails to everyone. At this time a general invitation for partnering was extended to those present.

**5. Question:** Is there any restriction against demolishing existing buildings and putting up new buildings in its place?

**Answer:** No, we haven't placed any restrictions but the condition of sale is that the house is used for housing low income and vulnerable households.

**6. Question:** There two kinds of homes in Toronto Community Housing's portfolio, houses purchased by City Home and section 61 homes through CMHC. In the case of CMHC homes there are prohibitions and restrictions of refinancing and discharge of mortgages and operating agreements.

Has CMHC given consent and if not will Toronto Community Housing pays the penalties associated with not fulfilling CMHC requirements?

**Answer:** Toronto Community Housing must seek consent to discharge the mortgage and this is done via the Service Manager. The Province is aware of the forthcoming request and while there may be penalties to discharge it isn't confirmed at this time. Toronto Community Housing Corporation's intent is to sell the properties below market value.

**7. Question:** Will Toronto Community Housing disclose details of mortgages associated with the homes for sale?

**Answer:** Yes, but not in this phase.

**8. Question:** Will Toronto Community Housing require respondents to submit operating and capital budgets in the assessment of qualification?

**Answer:** Not a requirement right now but we have asked for some background as a starting point

**9. Question:** In the application can my agency divide roles of the partner developer and partner operator and have two contact persons?

**Answer:** Yes but it must be clear who the purchaser is in the application.

**10. Question:** If there are dozens of houses that Toronto Community Housing is selling for the purpose of supportive housing, any thoughts about actions if negative interpretation is given by the media?

**Answer:** We have engaged neighbours, councillors and members of parliament and the individuals concerned. We have a communication plan for various stages of the process. Clear key messages to address what we're doing and also address individual concerns.

**11. Question:** In phase II of the process will the houses be accessible for viewing?

**Answer:** Yes including bringing your staff to view in required

**12. Questions:** Do we have Building Condition Audits of all units and pictures showing the state of the current state of the houses?

**Answer:** Yes although most are pictures of the exterior structures

The audits were developed for capital planning purposes and the information on costs are estimates from the 3<sup>rd</sup> party (as indicated in the disclaimer).

**13. Question:** What is the cost of the property tax on the properties and does the classification change with the sale?

**Answer:** Toronto Community Housing does pay property taxes on the houses and the cost is subsidized by the City. The tax cost and the classification may change with the sale.

**14. Question:** Could TORONTO COMMUNITY HOUSING provide a sample Expression of Interest?

**Answer:** No this is a unique process which opens doors for new issues and approaches so no template at this point. We don't have one to share.

**15. Question:** Are there environmental assessment reports available?

**Answer:** This issue is addressed in your documents addendum #2, A5

**16. Question:** Did we have any discussion with the Affordable Housing Office – having properties designated municipal facilities (if declared municipal facility, we have opportunity to taxes rated and building permits fees)?

**Answer:** No discussions have happened. We need to go back to the original purpose of selling houses: The proposal is part of Housing Works, a ten year strategy, where 47 properties have been identified for sale. The proceeds will be used to renovate other units.

**17. Question:** What happens after 25 years and an owner wants to opt out of the agreement or is not able to keep it due to financial problems?

**Answer:** The condition of sale is that the houses remain housing for low income and /or vulnerable households. If the purchaser runs into financial problems after the sale, it will be a discussion point between the City and the purchaser. Each specific agreement will include details that cover this issue.

**18. Question:** Are there any existing mortgages on these houses?

**Answer:** Details on mortgages for each property are in Addendum #2 A5

**19. Question:** Will the proponent take possession of the property once it is vacated?

**Answer:** The process of securing the property for the new owner will take a number of months given that it has to go through the process of Board approval, Council approval and various Ministerial consents. Possession will be arranged as soon as possible.

**20. Question:** In your documents you refer to FACILITY CONDITION INDEX. What does that stand for?

**Answer:** Facility Condition Index, which is an internal index used by Toronto Community Housing to rate the condition of a unit. The index is arrived at by dividing the level of repair cost by the value of the asset. TORONTO COMMUNITY HOUSING has established a portfolio average of 12% to indicate an acceptable level of repair. A higher FACILITY CONDITION INDEX indicates a greater need for repair.

**21. Question:** If housing is vacant what do annotations mean?

**Answer:** City must approve all sales plus fulfill additional consent requirements

**22. Question:** Toronto Community Housing has agreement with City of Toronto as Service manager – will there be any amendments to that agreement?

**Answer:** Yes, there will be amendments to Operating Agreements

**23. Question:** Have there been any discussions with CHMC regarding the transfer of Agreements/mortgages?

**Answer:** Yes the province is aware there is a sale and there may be penalties, however that is the next stage – second phase. We would need offer of consent for that information

**24. Question:** What type of budget/financial credit rating is required?

**Answer:** Providing banking contact information is sufficient at this point

**25. Question:** Is Equifax report sufficient?

**Answer:** Yes, Equifax report is sufficient

**26. Question:** Will there be land survey and floor plans available?

**Answer:** Floor plans not likely but the BUILDING CONDITION Audits have good descriptions. In the 2<sup>nd</sup> phase house tours can be arranged. If there are severance requirements then we would undertake surveying. We have done an initial search and have indicated which properties require severance.

**27. Question:** What timelines are we looking at?

**Answer:** Toronto Community Housing would like to move as quickly as possible. Stages 1) we go to the TCH board with a recommendation 2) we would begin to engage our Shareholder/City including the Community Development and Recreation Committee) 3) Council. Following Council approval the Ministerial consent process begins although parts might be concurrent. This takes time; an estimate is that it could take till late summer early fall 2010.

**28. Question:** Where units are occupied, what happens if the tenant doesn't want to move?

**Answer:** We would not take a hard line. We're not continuing to invest in the units and some tenants are paying full rent; many of the houses require extensive repairs. Some were under the impression that they had first right of refusal to buy or first right to return to the unit if it has been renovated. This is not the case.

**29. Question:** Are there BUILDING CONDITION AUDIT's for all the properties?

**Answer:** Yes, we have BUILDING CONDITION AUDIT for all houses that are up for sale. Not available till next phase

**30. Question:** Will we assume existing mortgage?

**Answer:** Due to the various factors (approvals, buyer legal status etc) they may the opportunity to assume the mortgage.

**31. Question:** Who determined pricing of house repair needs?

**Answer:** We engaged third party firms such as "Accent Building Course". In the sample BUILDING CONDITION AUDIT) that was circulated the initial audit was done in 2007 and updated in 2009.

**32. Question:** If we submit an application with a partner, who's name would be on the contract?

**Answer:** Joint letter/introduction for both partners. The purchaser would be made to indicate sustainability and indicate they are the purchaser.

The closing time and date of 11:00:00 a.m., Local Time, Wednesday, **June 2, 2010** remains the same.

All other matters of the RFP remain the same.

This Addendum now forms part of this RFP and Candidates are reminded that receipt of all Addenda must be acknowledged in their introduction letter.

Ruth M. Alder  
Senior Purchasing Officer (Acting)  
Strategic Procurement  
Toronto Community Housing



## **Sale of Five Toronto Community Housing Corporation Single-Family Houses**

<b>Date:</b>	August 6, 2010
<b>To:</b>	Community Development and Recreation Committee
<b>From:</b>	General Manager, Shelter, Support and Housing Administration
<b>Wards:</b>	32, 36
<b>Reference Number:</b>	

### **SUMMARY**

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The purpose of this report is to request Council to consent to the sale by Toronto Community Housing Corporation (TCHC) of five single family houses, in accordance with the City's Shareholder Direction.

TCHC's Housing Works Strategy identified 47 houses in the single family portfolio to be sold. In May 2010, Council consented to the sale by TCHC of 20 of these single family homes to Wigwamen Inc. TCHC initiated a process to solicit expressions of interest in the remaining 27 single family homes from community agencies that deliver housing and support services to low-income or vulnerable populations in Toronto. Discussions are underway between TCHC and community social agencies that have expressed an interest in acquiring 22 of the properties. This report deals with the proposed sale on the open market of the remaining five houses, as described in Appendix A, that no agency has expressed interest in acquiring.

### **RECOMMENDATIONS**

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

1. City Council approve the sale by Toronto Community Housing Corporation (TCHC) of each of the five houses, as listed in Appendix A, on the open market through the multiple listing service, in its capacity as Shareholder, pursuant to section 6.3.1(b) of the Shareholder Direction, on condition that:

- a. TCHC invests the proceeds of the sale net of reasonable transaction costs, in the renovation of existing social housing units or the creation of new units, consistent with its Housing Works Strategy as outlined in the Community Management Plan 2010-2012;

and subject to:

- b. approval from the Ministry of Municipal Affairs and Housing and Canada Mortgage and Housing Corporation; and
2. City Council authorize the General Manager, Shelter, Support and Housing Administration to amend the TCHC Operating Agreement to adjust funding and service level obligations as a result of the sale and enter into any agreements and ancillary documentation deemed appropriate in connection with the sale of the houses on terms and conditions satisfactory to the General Manager and in a form satisfactory to the City Solicitor.

### **Financial Impact**

Using the 2008 assessed value of the properties, TCHC estimates that the aggregate market value of the five houses proposed to be sold is \$3.214 million. All five of the houses are Public Housing units financed through a debenture and not a mortgage loan and therefore there will be no mortgage payout expense. TCHC anticipates that the houses will be prepared for sale with modest expenditures for minor repairs and minor landscaping. Transaction costs for real estate agency and legal services will be incurred.

Subject to Council approval of TCHC's sale of the five single family houses, the City will negotiate changes to TCHC's Operating Agreement to reduce service level obligations by five units. As the Service Manager, the City has an obligation to reallocate the five rent-g geared-to-income (RGI) subsidies to maintain service levels. The City will achieve this obligation through the creation of five rent supplement units with no net impact to the City's operating budget.

The City will reduce TCHC's Residual Operating Subsidy by the amount of the average RGI per unit sold. The City funds the property taxes on Public Housing owned by TCHC; the sale of these five units will reduce the funding stream from the City by the amount of the property taxes.

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

### **Equity Impact**

TCHC's effort to retain as many of the single family homes as possible in community use and its commitment to use net proceeds from the sale at fair market value of the five houses to invest in the renovation of existing social housing units or the creation of new

units will serve equity-seeking groups, such as women, seniors, people with disabilities, individuals with mental health issues, the working poor, and other vulnerable groups.

## **DECISION HISTORY**

Council's ten year affordable housing plan, *Housing Opportunities Toronto*, approved by Council at its meeting of August 5 and 6, 2009, identifies as a key City action to "Ensure that the existing social housing stock achieves and maintains a state of good repair by supporting the efforts of Toronto Community Housing Corporation to implement its Real Estate Asset Investment Strategy."

<http://www.toronto.ca/legdocs/mmis/2009/cc/decisions/2009-08-05-cc38-dd.htm>

On August 5 and 6, 2009, in its role as Shareholder of TCHC, City Council received TCHC's 2009-11 Community Management Plan. The Plan includes the sale and replacement of 47 of TCHC's 550 single family houses as part of its Real Estate Asset Investment Strategy – *Housing Works*. At that time, TCHC's Board of Directors requested staff to explore the potential sales to social agencies of some or all of the assets.

<http://www.toronto.ca/legdocs/mmis/2009/ex/reports/2009-06-02-ex33-cr.htm>

One of the agencies from which TCHC solicited interest in the houses was Wigwamen Inc. At its meeting of May 11 and 12, 2010, Council consented to the sale by TCHC of 20 houses to Wigwamen Inc.:

<http://www.toronto.ca/legdocs/mmis/2010/cd/reports/2010-04-23-cd32-cr.htm#CD32.2>

At that meeting Council also adopted the recommendation that, prior to the disposal of any further units the TCHC:

- a. continue to pursue options for partnerships to ensure that 3, 4 and 5 bedroom homes continue to be part of a social housing portfolio in the City of Toronto; and
- b. report to the Community Development and Recreation Committee on opportunities, or lack thereof, prior to recommendations to Council for the disposition of units.

On August 6, 2010, TCHC Board of Directors approved the sale of the five houses, subject to City consent.

## **ISSUE BACKGROUND**

TCHC retains a mix of housing types in its portfolio including single family houses for tenants as they provide a desirable living environment for larger sized families and promote integration into the broader neighbourhood.

TCHC's Housing Works Strategy identified 47 of the houses in the single family portfolio to be sold. TCHC determined that community-based agencies would have the

first opportunity to purchase them for the purpose of carrying out their affordable and supportive housing objectives.

In May 2010, City Council approved the sale of 20 of the 47 houses to Wigwamen Inc. Wigwamen Inc. will provide supportive housing to aboriginal families and in so doing will help address homelessness in the Aboriginal community in Toronto.

TCHC has initiated a process for soliciting interest in the remaining 27 houses from social housing providers and community agencies that deliver housing to low-income or vulnerable populations within the City of Toronto. To this end, TCHC issued a Request for Expression of Interest (REOI) to over 400 agencies and housing providers (including Wigwamen Inc.) at the end of May 2010. Through the REOI process, TCHC has made efforts to preserve the existing housing stock for larger families.

TCHC received expressions of interest by community agencies in 22 of the 27 properties. TCHC is reviewing proposals for use of the properties and will report to the City as shareholder when these discussions are finalized. This report deals solely with the five properties that no social agency or housing provider expressed an interest in acquiring.

## **COMMENTS**

TCHC has given reasonable consideration to its various options for the sale of the five houses. All of the properties are vacant. TCHC will invest the proceeds of the sale net of reasonable transaction costs, in the renovation of existing social housing units or the creation of new units. It is recommended that the City of Toronto, in its capacity as Shareholder, support the sale and grant the approvals sought by TCHC under the Shareholder Direction.

The City's Shareholder Direction to Toronto Community Housing requires shareholder (City) approval to sell real property assets used for the purposes of providing rent-geared-to-income and market housing. Approval is also required from the Minister of Municipal Affairs and Housing under section 50 of the *Social Housing Reform Act*. The General Manager, Shelter, Support and Housing Administration, has Council-delegated authority to seek the Minister's consent. The consent of Canada Mortgage and Housing Corporation will also be required pursuant to the terms of the debentures encumbering the title to the Properties.

The City will ensure that the required RGI service levels are maintained through the creation of five rent supplement units.

The General Manager, Shelter, Support and Housing Administration, will make recommendations to Council in a future report regarding the disposition of the remaining 22 single-family houses following negotiations between TCHC and the community agencies that have expressed interest in acquiring one or more of the houses.

## **CONTACT**

Phillip Abrahams  
Director, Social Housing  
Tel. No.: 416-392-0054  
E-mail: [pabraham@toronto.ca](mailto:pabraham@toronto.ca)

## **SIGNATURE**

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Phil Brown  
General Manager  
Shelter, Support and Housing Administration

## **ATTACHMENT**

Appendix A – Five Properties Proposed for Sale by TCHC

## Appendix A

### Five Properties Proposed for Sale by TCHC

<b>Ward</b>	<b>Property</b>	<b>Bedrooms</b>	<b>Description</b>	<b>Assessed Value (as of January 2008)</b>
32	5 Scarborough Rd.	6	2 Storey Detached Single Family House	\$971,000
32	77 Leuty Ave.	5	3 Storey Semi-Detached Single Family House	\$642,000
32	44 Maclean Ave.	3	2 Storey Semi-Detached Single Family House	\$552,000
32	140 Waverley Rd.	5	4 Storey Detached Single Family House	\$654,000
36	2575 Kingston Rd.	3	2 Storey Detached Single Family House	\$395,000

## **Sale of 20 Toronto Community Housing Corporation Houses to Wigwamen Incorporated**

<b>Date:</b>	April 9, 2010
<b>To:</b>	Community Development and Recreation Committee
<b>From:</b>	General Manager, Shelter, Support and Housing Administration
<b>Wards:</b>	21, 29, 30, 32
<b>Reference Number:</b>	

### **SUMMARY**

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The purpose of this report is to request Council consent to the sale by Toronto Community Housing Corporation (TCHC) of 20 houses to Wigwamen Incorporated (Wigwamen), in accordance with the City's Shareholder Direction.

TCHC's Real Estate Asset Investment Strategy identified 47 houses in the single family portfolio to be sold. This report deals with the proposed sale of 20 of these single family homes to Wigwamen. The remaining 27 single family homes are to be subject to a request for expressions of interest to community agencies who deliver housing and support services to low-income or vulnerable populations in Toronto.

The proposed sale of TCHC's houses to Wigwamen aligns with Council's ten year affordable housing plan, *Housing Opportunities Toronto* and provides a unique opportunity to invest in the houses and address homelessness in the Aboriginal community in Toronto.

### **RECOMMENDATIONS**

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

1. City Council consent to the sale by Toronto Community Housing Corporation (TCHC) of 20 houses, as listed in Appendix A, to Wigwamen Incorporated, and consequent adjustment to TCHC service level obligations, in accordance with the City's shareholder direction to TCHC, subject to approval from the Ministry of

Municipal Affairs and Housing and the Canada Mortgage and Housing Corporation; and

2. City Council authorize the General Manager, Shelter, Support and Housing Administration, to amend the TCHC Operating Agreement to adjust funding and service level obligations as a result of the sale and enter into any agreements and ancillary documentation deemed appropriate in connection with the sale and purchase of the houses on terms and conditions satisfactory to the General Manager and in a form satisfactory to the City Solicitor.

### **Financial Impact**

TCHC intends to sell the 20 houses to Wigwamen at a price that is equivalent to the cost to pay out the remaining balance of the mortgages. The transaction will be between TCHC and Wigwamen. TCHC's Real Estate Asset Investment Strategy had identified these houses to be sold.

TCHC's Board of Directors determined that community based agencies would have the first opportunity to purchase the houses at below market value for the purpose of carrying out affordable and supportive housing objectives. Sale of the houses at below market value could result in TCHC forgoing revenue from market value sales.

Funding for unit repair under the federal Homelessness Partnership Initiative (HPI), Aboriginal Homelessness Strategy has been approved conditional upon Council approval of the sale of the TCHC houses to Wigwamen and Wigwamen taking ownership of the units. Funding to refurbish these properties is included in the 2010 Recommended Operating Budget for Shelter, Support and Housing Administration.

Subject to Council approval of TCHC's sale of the 20 single family houses, the City will negotiate changes to TCHC's Operating Agreement to reduce service level obligations by 20 units. As the Service Manager, the City has an obligation to reallocate the 20 RGI subsidies within the social housing portfolio. The City will provide rent supplements to Wigwamen and other housing providers with no net impact to the City's operating budget.

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

### **Equity Impact Statement**

The proposed sale of 20 of TCHC's scattered houses to Wigwamen aligns with Council's 10 year affordable housing plan, *Housing Opportunities Toronto*. Wigwamen's purchase will enable solutions to housing issues facing vulnerable persons in a Council designated priority group. Given the urgent need for Aboriginal housing for families, this is a unique opportunity to invest in the houses and address homelessness in the Aboriginal community in Toronto.



## **DECISION HISTORY**

On August 5 and 6, 2009, in its role as Shareholder of TCHC, City Council received TCHC's 2009-11 Community Management Plan. The Plan includes the sale and replacement of 47 of TCHC's 550 single family houses as part of its Real Estate Asset Investment Strategy – *Housing Works*. At that time, TCHC's Board of Directors requested that staff explore the potential sale of the 47 houses to social agencies and consider options for the re-use of the houses for low and moderate income purposes, including partnership opportunities.

<http://www.toronto.ca/legdocs/mmis/2009/ex/reports/2009-06-02-ex33-cr.htm>

One of the agencies from which TCHC solicited interest in the houses was Wigwamen. On January 25, 2010, Wigwamen's Board of Directors adopted a resolution to proceed with the purchase of 20 houses from TCHC.

On March 25, 2010, TCHC's Board of Directors approved the sale of the 20 houses to Wigwamen, subject to City consent, and approved a process by which to sell the other 27 houses.

In order to proceed with the sale of the TCHC houses to Wigwamen, the City as shareholder must give its consent.

## **ISSUE BACKGROUND**

TCHC retains a mix of housing types in its portfolio including single family houses for tenants as they provide a desirable living environment for larger sized families and promote integration into the broader neighbourhood.

TCHC's Real Estate Asset Investment Strategy identified 47 of the houses in the single family portfolio to be sold. TCHC determined that community-based agencies would have the first opportunity to purchase them for the purpose of carrying out their affordable and supportive housing objectives.

This report deals with the proposed sale of 20 single family houses in various locations to Wigwamen, whose Board has expressed interest in purchasing the houses. Wigwamen's mandate is to house urban Aboriginals in affordable, secure housing. Wigwamen is Ontario's oldest and largest urban Aboriginal housing provider, with 209 family housing units located throughout the City of Toronto, a 92-unit apartment building for singles and families in the former Scarborough, and a 102-unit apartment complex for seniors in downtown Toronto. Wigwamen Non-Profit Residential Corp., a related corporation, delivers Canada Mortgage and Housing Corporation (CMHC)'s "Rural and Native Housing Program" in a number of communities across Ontario.

Eighteen of the twenty houses proposed for sale are currently vacant. Sale of the remaining two will not occur while the houses remain occupied. Efforts will be made by TCHC to relocate these remaining two households to suitable units elsewhere in the TCHC portfolio. Alternative approaches may be considered with the consent of all parties.

On March 25, 2010, TCHC's Board of Directors adopted a motion to issue a request for expressions of interest to purchase the remaining 27 houses. Community-based agencies will have the first opportunity to purchase the houses for the purpose of carrying out their affordable and supportive housing objectives. Preference will be given to agencies delivering housing and support services to low-income or vulnerable populations in Toronto, as well as having the financial means to purchase, repair and maintain the housing in good condition for the intended purpose.

## **COMMENTS**

The specific houses which Wigwamen proposes to acquire, renovate, and occupy are listed in Appendix A. The houses will accommodate Aboriginal persons and their family members who are homeless or at risk of homelessness.

The houses are all located within close proximity to other houses currently owned and operated by Wigwamen. Close proximity creates opportunity for greater economy in administration. The houses contain either 3 or 4 bedrooms. Wigwamen's own waiting list currently has 4 times as many qualified Aboriginal households requiring 3 or 4 bedrooms than the 20 houses proposed for acquisition.

The 20 units require repairs and upgrades, with estimated costs ranging from \$30,000 to \$40,000 per unit. As an Aboriginal housing provider with a mandate to provide housing for individuals and families who are homeless or at risk of becoming homeless, Wigwamen is eligible for capital funding under the federal Homelessness Partnership Initiative (HPI), Aboriginal Homelessness Strategy.

In response to a competitive proposal call issued by the City under the HPI Aboriginal Homelessness Strategy, Wigwamen requested HPI funds to pay for the needed renovations. HPI funding has been approved conditional upon Council approval of the sale of the TCHC houses to Wigwamen and Wigwamen taking ownership of the units. Funds approved under the HPI program must be expended by March 31, 2011. Funding conditions also include a requirement that Wigwamen not dispose of the houses within 25 years following the acquisition and, Wigwamen not dispose of the houses without prior written approval of the City within 25 to 50 years of their acquisition. Wigwamen must provide support services to the tenants to help ensure successful tenancies, and Wigwamen will ensure that any households not in receipt of rent geared to income assistance will not have rents in excess of the household's shelter component of Ontario Works or Ontario Disability Support Program benefits.

Wigwamen has agreed to these conditions in writing and understands that the City has no obligation to provide funding for its ongoing operations.

The City's Shareholder Direction to Toronto Community Housing requires shareholder (City) approval to sell real property assets used for the purposes of providing rent-geared-to-income and market housing. Other approvals are required from the Minister of Municipal Affairs and Housing and the City of Toronto as Service Manager under sections 50 and 95 of the *Social Housing Reform Act*, and provincial transfer orders under that Act that transferred federal housing program administration to the City as Service Manager. The General Manager, Shelter, Support and Housing Administration, has Council-delegated authority to provide the Service Manager's consent and to seek the Minister's consent. The consent of Canada Mortgage and Housing Corporation will also be required pursuant to the terms of various mortgages/debentures.

The General Manager, Shelter, Support and Housing Administration, is recommending that authorization be given to amend the TCHC Operating Agreement with respect to funding commitments and geared-to-income service level obligations as a result of the sale and authority be given to enter into any other agreements and ancillary documentation deemed appropriate in connection with the sale and purchase of the houses on terms and conditions satisfactory to the General Manager and in form satisfactory to the City Solicitor.

Should the TCHC Board find proponents willing to assume ownership of the other 27 houses and approve of the arrangements, the General Manager, Shelter, Support and Housing Administration, will make recommendations to Council in a future report.

## **CONTACT**

Phillip Abrahams  
Director, Social Housing  
Tel: 416-392-0054  
E-mail: [pabraham@toronto.ca](mailto:pabraham@toronto.ca)

## **SIGNATURE**

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Phil Brown  
General Manager  
Shelter, Support and Housing Administration

## **ATTACHMENT**

Appendix A – Houses Proposed for Sale from TCHC to Wigwamen Incorporated

## **Appendix A**

### **Houses Proposed for Sale from TCHC to Wigwamen Incorporated**

#### Ward 21

304 Arlington Avenue

#### Ward 29

239 Milverton Boulevard

#### Ward 30

147 Boulton Avenue

96 Coady Avenue

58 Dingwall Avenue

85 Simpson Avenue

429 Pape Avenue

101 Redwood Avenue

#### Ward 32

126 Bastedo Avenue

41 Devon Road

318 Gainsborough

12 Wildwood Crescent

31 Aldridge

15 Bellhaven Road

131(A) Golfview Avenue

114 Kingsmount Park Road

75 Knox Avenue

114 Malvern Avenue

109 Merrill Avenue

67 Maughan Crescent



**STAFF REPORT  
INFORMATION ONLY**

**Supplementary Report: Sale of 20 Toronto Community Housing Corporation Houses to Wigwamen Inc.**

<b>Date:</b>	May 10, 2010
<b>To:</b>	City Council
<b>From:</b>	General Manager, Shelter, Support and Housing Administration
<b>Wards:</b>	21, 29, 30, 32
<b>Reference Number:</b>	

**SUMMARY**

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This report responds to the motion adopted by Community Development and Recreation Committee on April 23, 2010 regarding the sale of 20 houses by Toronto Community Housing Corporation (TCHC) to Wigwamen Incorporated (Wigwamen) (CD32.2):

“That the General Manager, Shelter, Support and Housing Administration, report directly to City Council on the following:

- market value of the homes proposed to be sold
- the remaining balances on the mortgages
- alternative costs which would be avoided, timelines and any other issues.”

**Financial Impact**

There are no financial impacts resulting from this report.

**DECISION HISTORY**

On April 23, 2010, the Community Development and Recreation Committee considered a report from the General Manager, Shelter, Support and Housing Administration, on the proposed sale by TCHC of 20 single family houses to Wigwamen.

<http://www.toronto.ca/legdocs/mmis/2010/cd/bgrd/backgroundfile-29401.pdf>

The Housing Opportunities Toronto Affordable Housing Action Plan 2010-2020, approved by Council at its meeting of August 5 and 6, 2009, identifies as key City actions to: “Address the housing issues facing Aboriginal people who are homeless by allocating funds to support the development of Aboriginal-specific housing options”; and to “Ensure that the existing social housing stock achieves and maintains a state of good repair by supporting the efforts of Toronto Community Housing Corporation to implement its Real Estate Asset Investment Strategy.”

<http://www.toronto.ca/legdocs/mmis/2009/cc/decisions/2009-08-05-cc38-dd.htm>

## **ISSUE BACKGROUND**

As set out in the April 9, 2010 staff report (CD32.2), TCHC proposes to sell 20 single family houses in various locations to Wigwamen at a price that is equivalent to the cost to pay out the remaining balances of the mortgages to ensure their continued social use. Council consent to the sale is required in accordance with the City’s Shareholder Direction to TCHC.

TCHC’s Real Estate Asset Investment Strategy – Housing Works identified the sale of 47 single family houses. The Strategy contemplated the sale of these houses at market value to offset the cost of replacing the units as required under TCHC’s Operating Agreement with the City. As set out in CD32.2, through the proposed sale to Wigwamen, TCHC can avoid replacement costs for 20 houses as service levels will be maintained by transferring rent supplements to Wigwamen.

All 20 of the houses proposed to be sold are in need of repair and 18 are currently vacant. Wigwamen is eligible to receive capital funds under the federal Homelessness Partnership Initiative (HPI), Aboriginal Homelessness Strategy for required renovations to these houses.

The proposed sale provides a unique opportunity to leverage federal dollars to invest in needed repairs to housing stock and help address homelessness in Toronto’s Aboriginal community.

As reported in CD32.2, the Boards of Directors of both TCHC and Wigwamen have adopted resolutions in support of the sale of the 20 houses by TCHC to Wigwamen

## **COMMENTS**

### Total Market Value of the Homes Proposed to be Sold

Using comparable research data from Toronto Multiple Listing Service (MLS), TCHC estimates that the aggregate current market value of the 20 houses proposed to be sold is \$8.6 million for an average of \$430,000 per house.

### Remaining Balances on the Mortgages

The following table details the remaining balances on the mortgages for each of the 20 houses proposed to be sold. It should be noted that eight of the houses listed are Public Housing units financed through a debenture and not a mortgage loan. For these units, the outstanding mortgage balance is identified as \$0. There is no cost to discharge the debenture security.

Ward	Address	Bedrooms	Mortgage Balance \$	Notes
21	30 Arlington Ave.	3	0	debenture
29	239 Milverton Blvd.	3	0	debenture
30	147 Boulton Ave.	3	24,215	
30	96 Coady Ave.	3	33,527	
30	58 Dingwall Ave.	4	38,066	
30	429 Pape Ave.	3	25,044	
30	101 Redwood Ave.	3	0	debenture
30	85 Simpson Ave.	4	0	debenture
32	31 Aldridge Ave.	3	36,227	
32	126 Bastedo Ave.	3	35,079	
32	15 Bellhaven Rd.	3	23,784	
32	41 Devon Rd.	3	0	debenture
32	318 Gainsborough Rd.	3	0	debenture
32	131-A Golfview Ave.	3	35,263	
32	114 Kingsmount Park Rd.	3	0	debenture
32	75 Knox Ave.	3	64,121	
32	114 Malvern Ave.	3	0	debenture
32	67 Maughan Cr.	3	25,622	
32	109 Merrill Ave.	3	22,481	
32	12 Wildwood Cr.	3	31,727	
<b>TOTAL</b>			<b>\$395,156</b>	

### Alternative Scenarios

#### Repair and Continued Operation by TCHC:

TCHC completed building condition audits to assess the state of repair of their single family homes. Based on the audits, 47 houses were identified that required significant repair. Included within the 47 are the 20 houses proposed to be sold to Wigwamen. The audits for the 20 houses identified that an estimated \$1.2 million in repairs will be required over the next ten years.

Wigwamen's assessment team reviewed TCHC's building condition audits and 17 of the 20 houses to determine the capital investments required. Wigwamen, pending Council

approval, will receive funding under the federal Homelessness Partnership Initiative (HPI), Aboriginal Homelessness Strategy to address the current capital deficiencies of the 20 houses estimated at \$800,000. Wigwamen will be responsible for all future capital and repair costs.

In addition, single family homes are not as cost effective for TCHC to operate and manage as their larger multi-unit properties. Unless there is some geographical concentration or a co-location with a larger multi-unit property, operational staffing and support can be a challenge.

Wigwamen has an excellent track record in maintaining the over 200 single family homes in their existing portfolio. Each of the 20 houses proposed to be sold by TCHC is located in close proximity to existing Wigwamen properties.

**Sale and Replacement:**

The following provides a breakdown of the revenues under a scenario where TCHC sells the 20 houses and is required to replace the units. Replacement of the units would be required in order for TCHC to maintain the service level in accordance with the Operating Agreement with the City.

Sale & Replacement Scenario	Total	Per Unit
Sales Proceeds	8,600,000	430,000
Sales commissions, spruce up	(516,000)	(25,800)
Net Sales Proceeds	8,084,000	404,200
Hard Costs (demolition, construction, management)	(5,108,200)	(255,410)
Soft Costs (planning, design, fees, relocation)	(1,021,644)	(51,082)
Total Replacement Costs	(6,129,844)	(306,492)
Net Profit (before land)	1,954,156	97,708

**Note:** For the purpose of analysis, costs are estimated for the replacement of 3-bedroom units

An additional equity investment by TCHC would be required to acquire land ranging from:

- \$5 Million for small infill scale for houses or townhouses; or
- \$3.3 Million for a small townhouse development; or
- \$1.3 Million for high density apartment building

These calculations do not include the option of offsetting some of the costs by increasing the density and building market rental units.

Under the small infill and townhouse scenarios, there would be a net loss to TCHC. There would be a small net profit for TCHC under the high density scenario, however,



the geographical distribution of social housing units would be reduced as the replacement units would be developed on a single site.

## **CONTACT**

Phillip Abrahams  
Director, Social Housing  
Tel: 416-392-0054  
E-mail: [pabraham@toronto.ca](mailto:pabraham@toronto.ca)

## **SIGNATURE**

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Phil Brown  
General Manager  
Shelter, Support and Housing Administration

## **Sale of Five Toronto Community Housing Corporation Single-Family Houses**

<b>Date:</b>	August 6, 2010
<b>To:</b>	Community Development and Recreation Committee
<b>From:</b>	General Manager, Shelter, Support and Housing Administration
<b>Wards:</b>	32, 36
<b>Reference Number:</b>	

### **SUMMARY**

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The purpose of this report is to request Council to consent to the sale by Toronto Community Housing Corporation (TCHC) of five single family houses, in accordance with the City's Shareholder Direction.

TCHC's Housing Works Strategy identified 47 houses in the single family portfolio to be sold. In May 2010, Council consented to the sale by TCHC of 20 of these single family homes to Wigwamen Inc. TCHC initiated a process to solicit expressions of interest in the remaining 27 single family homes from community agencies that deliver housing and support services to low-income or vulnerable populations in Toronto. Discussions are underway between TCHC and community social agencies that have expressed an interest in acquiring 22 of the properties. This report deals with the proposed sale on the open market of the remaining five houses, as described in Appendix A, that no agency has expressed interest in acquiring.

### **RECOMMENDATIONS**

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

1. City Council approve the sale by Toronto Community Housing Corporation (TCHC) of each of the five houses, as listed in Appendix A, on the open market through the multiple listing service, in its capacity as Shareholder, pursuant to section 6.3.1(b) of the Shareholder Direction, on condition that:

- a. TCHC invests the proceeds of the sale net of reasonable transaction costs, in the renovation of existing social housing units or the creation of new units, consistent with its Housing Works Strategy as outlined in the Community Management Plan 2010-2012;

and subject to:

- b. approval from the Ministry of Municipal Affairs and Housing and Canada Mortgage and Housing Corporation; and
2. City Council authorize the General Manager, Shelter, Support and Housing Administration to amend the TCHC Operating Agreement to adjust funding and service level obligations as a result of the sale and enter into any agreements and ancillary documentation deemed appropriate in connection with the sale of the houses on terms and conditions satisfactory to the General Manager and in a form satisfactory to the City Solicitor.

### **Financial Impact**

Using the 2008 assessed value of the properties, TCHC estimates that the aggregate market value of the five houses proposed to be sold is \$3.214 million. All five of the houses are Public Housing units financed through a debenture and not a mortgage loan and therefore there will be no mortgage payout expense. TCHC anticipates that the houses will be prepared for sale with modest expenditures for minor repairs and minor landscaping. Transaction costs for real estate agency and legal services will be incurred.

Subject to Council approval of TCHC's sale of the five single family houses, the City will negotiate changes to TCHC's Operating Agreement to reduce service level obligations by five units. As the Service Manager, the City has an obligation to reallocate the five rent-geared-to-income (RGI) subsidies to maintain service levels. The City will achieve this obligation through the creation of five rent supplement units with no net impact to the City's operating budget.

The City will reduce TCHC's Residual Operating Subsidy by the amount of the average RGI per unit sold. The City funds the property taxes on Public Housing owned by TCHC; the sale of these five units will reduce the funding stream from the City by the amount of the property taxes.

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

### **Equity Impact**

TCHC's effort to retain as many of the single family homes as possible in community use and its commitment to use net proceeds from the sale at fair market value of the five houses to invest in the renovation of existing social housing units or the creation of new

units will serve equity-seeking groups, such as women, seniors, people with disabilities, individuals with mental health issues, the working poor, and other vulnerable groups.

## **DECISION HISTORY**

Council's ten year affordable housing plan, *Housing Opportunities Toronto*, approved by Council at its meeting of August 5 and 6, 2009, identifies as a key City action to "Ensure that the existing social housing stock achieves and maintains a state of good repair by supporting the efforts of Toronto Community Housing Corporation to implement its Real Estate Asset Investment Strategy."

<http://www.toronto.ca/legdocs/mmis/2009/cc/decisions/2009-08-05-cc38-dd.htm>

On August 5 and 6, 2009, in its role as Shareholder of TCHC, City Council received TCHC's 2009-11 Community Management Plan. The Plan includes the sale and replacement of 47 of TCHC's 550 single family houses as part of its Real Estate Asset Investment Strategy – *Housing Works*. At that time, TCHC's Board of Directors requested staff to explore the potential sales to social agencies of some or all of the assets.

<http://www.toronto.ca/legdocs/mmis/2009/ex/reports/2009-06-02-ex33-cr.htm>

One of the agencies from which TCHC solicited interest in the houses was Wigwamen Inc. At its meeting of May 11 and 12, 2010, Council consented to the sale by TCHC of 20 houses to Wigwamen Inc.:

<http://www.toronto.ca/legdocs/mmis/2010/cd/reports/2010-04-23-cd32-cr.htm#CD32.2>

At that meeting Council also adopted the recommendation that, prior to the disposal of any further units the TCHC:

- a. continue to pursue options for partnerships to ensure that 3, 4 and 5 bedroom homes continue to be part of a social housing portfolio in the City of Toronto; and
- b. report to the Community Development and Recreation Committee on opportunities, or lack thereof, prior to recommendations to Council for the disposition of units.

On August 6, 2010, TCHC Board of Directors approved the sale of the five houses, subject to City consent.

## **ISSUE BACKGROUND**

TCHC retains a mix of housing types in its portfolio including single family houses for tenants as they provide a desirable living environment for larger sized families and promote integration into the broader neighbourhood.

TCHC's Housing Works Strategy identified 47 of the houses in the single family portfolio to be sold. TCHC determined that community-based agencies would have the

first opportunity to purchase them for the purpose of carrying out their affordable and supportive housing objectives.

In May 2010, City Council approved the sale of 20 of the 47 houses to Wigwamen Inc. Wigwamen Inc. will provide supportive housing to aboriginal families and in so doing will help address homelessness in the Aboriginal community in Toronto.

TCHC has initiated a process for soliciting interest in the remaining 27 houses from social housing providers and community agencies that deliver housing to low-income or vulnerable populations within the City of Toronto. To this end, TCHC issued a Request for Expression of Interest (REOI) to over 400 agencies and housing providers (including Wigwamen Inc.) at the end of May 2010. Through the REOI process, TCHC has made efforts to preserve the existing housing stock for larger families.

TCHC received expressions of interest by community agencies in 22 of the 27 properties. TCHC is reviewing proposals for use of the properties and will report to the City as shareholder when these discussions are finalized. This report deals solely with the five properties that no social agency or housing provider expressed an interest in acquiring.

## **COMMENTS**

TCHC has given reasonable consideration to its various options for the sale of the five houses. All of the properties are vacant. TCHC will invest the proceeds of the sale net of reasonable transaction costs, in the renovation of existing social housing units or the creation of new units. It is recommended that the City of Toronto, in its capacity as Shareholder, support the sale and grant the approvals sought by TCHC under the Shareholder Direction.

The City's Shareholder Direction to Toronto Community Housing requires shareholder (City) approval to sell real property assets used for the purposes of providing rent-geared-to-income and market housing. Approval is also required from the Minister of Municipal Affairs and Housing under section 50 of the *Social Housing Reform Act*. The General Manager, Shelter, Support and Housing Administration, has Council-delegated authority to seek the Minister's consent. The consent of Canada Mortgage and Housing Corporation will also be required pursuant to the terms of the debentures encumbering the title to the Properties.

The City will ensure that the required RGI service levels are maintained through the creation of five rent supplement units.

The General Manager, Shelter, Support and Housing Administration, will make recommendations to Council in a future report regarding the disposition of the remaining 22 single-family houses following negotiations between TCHC and the community agencies that have expressed interest in acquiring one or more of the houses.

## **CONTACT**

Phillip Abrahams  
Director, Social Housing  
Tel. No.: 416-392-0054  
E-mail: [pabraham@toronto.ca](mailto:pabraham@toronto.ca)

## **SIGNATURE**

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Phil Brown  
General Manager  
Shelter, Support and Housing Administration

## **ATTACHMENT**

Appendix A – Five Properties Proposed for Sale by TCHC

## Appendix A

### Five Properties Proposed for Sale by TCHC

Ward	Property	Bedrooms	Description	Assessed Value (as of January 2008)
32	5 Scarborough Rd.	6	2 Storey Detached Single Family House	\$971,000
32	77 Leuty Ave.	5	3 Storey Semi-Detached Single Family House	\$642,000
32	44 Maclean Ave.	3	2 Storey Semi-Detached Single Family House	\$552,000
32	140 Waverley Rd.	5	4 Storey Detached Single Family House	\$654,000
36	2575 Kingston Rd.	3	2 Storey Detached Single Family House	\$395,000