

April 16, 2012

Securing Funding to Repair Toronto Community Housing's Multi-Residential Portfolio: Sale of Toronto Community Housing Stand-Alone Units

City Council Decision

City Council on March 5, 6 and 7, 2012, adopted the following:

12. City Council request the Chair of the Affordable Housing Committee to establish a Special Working Group, as described below, to submit a final report to Executive Committee at its September 10, 2012 meeting:
 - a. Membership - The Special Working Group shall be chaired by Councillor Ana Bailão, (Chair of the Affordable Housing Committee) and up to four (4) additional members, to be selected jointly by the Chair and the Mayor.
 - b. Mandate - The Special Working Group shall investigate, make findings and report on:
 - i. a detailed property by property review of the current tenants in the homes proposed for sale and implications of households being displaced from sales;
 - ii. a review of the interest and capacity of existing tenants to purchase the home they reside in, at market value, on a right of first refusal basis;
 - iii. a review of the interest and capacity of charitable and non-profit organizations to purchase any of the properties, at market value, to be operated as affordable housing;
 - iv. where Parts 12.b.ii. and 12.b.iii. above indicate there is interest, but not capacity, to identify the size of the subsidy required to bridge the gap between market value and affordable cost and to recommend a source of funds to pay for the subsidy;
 - v. the social and financial implications of limiting the sale of single occupancy homes to any of those that become vacant on turn-over by the existing tenants;
 - vi. requirements for a new Intergovernmental Strategy to assist in engaging the federal and provincial governments in securing long-term sustainable funding in providing safe, secure and affordable housing in Toronto;

Special Housing Working Group Mandate

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- vii. innovative financing models to address the social housing repair backlog, including a model for determining when properties should be sold rather than repaired;
 - viii. a review of any home that has been specifically equipped for accessibility for people with disabilities and seek to work with organizations that deal with persons with disabilities; and
 - ix. identify any residents escaping domestic violence, with notification to the Police, and work with, and seek advice from, organizations that deal with domestic violence.
- c. Process - The Special Working Group:
- i. shall consult with stakeholders as required to make its findings;
 - ii. shall submit a progress update, in the form of an information report, to the Affordable Housing Committee at its meeting of May 28, 2012; and
 - iii. shall consult with Toronto Community Housing Corporation (TCHC) to understand its Facility Condition Index (FCI)-based decision making process.
- d. Staffing – The Special Working Group:
- i. will be supported by staff from the City Manager's Office, or other staff the City Manager deems appropriate; and
 - ii. may, with the support of the City Manager, retain the services of an external consultant, if required, to provide analysis, research and report-writing.