

City Council

Notice of Motion

MM35.12	ACTION			Ward:15
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Maintaining and Modernizing Social Housing at St. Hilda's - by Councillor Josh Colle, seconded by Councillor Ana Bailão

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Josh Colle, seconded by Councillor Ana Bailão, recommends that:

1. City Council request the Director, Affordable Housing Office and the General Manager, Shelter, Support and Housing Administration, in consultation with Real Estate Services, Corporate Finance, Social Development, Finance and Administration and Legal Services to report to the January 24, 2018 Executive Committee meeting on the issues faced by St. Hilda's Towers Inc., and the results of due diligence in developing a plan to modernize, repair, complete energy retrofits, maintain and operate the St. Hilda's Vaughan Tower and the St. Hilda's Dufferin Tower as seniors social housing with supports over the long-term.
2. City Council request the Director, Affordable Housing Office and the General Manager, Shelter, Support and Housing Administration to undertake discussions with the Ministry of Housing, Toronto Central Local Health Integration Network and Canada Mortgage and Housing Corporation on funding and financing opportunities to undertake the modernization, capital repairs and energy retrofits, including the potential acquisition of the St. Hilda's Vaughan Tower and the St. Hilda's Dufferin Tower, and to report to the Executive Committee on January 24, 2018 on the results, including appropriate recommendations.

Summary

St. Hilda's Towers Inc. ("St. Hilda's") owns and operates three residential social housing buildings serving seniors containing 458 units, and is located at the corner of Dufferin Street and Eglinton Avenue West. St. Hilda's is in financial difficulty and is urgently seeking the City's support to avoid having to dispose some of its social housing assets.

The St. Hilda's Vaughan Tower was constructed in the early 1980s and the St. Hilda's Dufferin Tower was constructed in the mid-1970s. These two buildings contain 314 residential units, of which approximately 170 are occupied. The social housing agreement for the Vaughan Tower containing 203 units has now expired. The social housing agreement for the Dufferin Tower

containing 111 units is in place until 2028. There is a rent supplement agreement with the City in place for up to 61 units that provides rent-geared-to-income support for residents within the two towers.

The Toronto Central Local Health Integration Network has a funding agreement with St. Hilda's to provide assisted living and personal support services for residents. Annual Local Health Integration Network funding is approximately \$1.1 million to provide services required by seniors' residents for daily living together with staffing costs. The majority of residents in the St Hilda's Towers require assisted living services.

Two of the three St. Hilda's Towers properties are almost 40 years-old and have fallen into a crisis as a result of a general unfunded capital repair backlog, inefficient building systems, an inability to undertake a full modernization of individual apartments, an ongoing deficiency of operating revenues, an inability to attract new residents, and the disruptive impacts of the Eglinton Cross-Town transit construction.

St. Hilda's has approached the City and the Local Health Integration Network to determine whether the City and the Local Health Integration Network could assist in providing a sustainable long-term solution to the repair, modernization and occupancy issues at the Dufferin Tower and Vaughan Tower. Likewise a solution would also seek to retain and maintain the properties over the long-term as social housing, while addressing the current and future needs of existing residents and the obligations of St. Hilda's Board to the existing staff.

Background Information (City Council)

Member Motion MM35.12