

EX36.33**Decision Letter****Affordable Housing Committee**

Meeting No.	10	Contact	Dela Ting, Committee Administrator
Meeting Date	Monday, June 25, 2018	Phone	416-396-7287
Start Time	9:30 AM	E-mail	ah@toronto.ca
Location	Committee Room 1, City Hall	Chair	Councillor Ana Bailão

AH10.8	ACTION	Adopted		Ward:9
--------	--------	---------	--	--------

Supporting New Transitional Housing for Youth at 212 Epsom Downs Drive**Committee Decision**

The Affordable Housing Committee recommends to Executive Committee that:

1. City Council authorize the Director, Affordable Housing Office, to provide capital funding from the Capital Revolving Reserve Fund for Affordable Housing (XR1058) to Raising the Roof or a related corporation, in an amount not to exceed \$50,000 to fund the expenses of repairs of the 212 Epsom Downs Drive property to provide transitional housing for youth at imminent risk of homelessness.
2. City Council authorize the General Manager, Shelter, Support and Housing Administration, in consultation with the Director, Affordable Housing Office, to approve a one-time increase in the 2018 Approved Operating Budget for Shelter, Support and Housing Administration of \$50,000 gross \$0 net from the Capital Revolving Reserve Fund for Affordable Housing (XR1058) to provide funding for this initiative.
3. City Council authorize the Director, Affordable Housing Office to negotiate, enter into, and execute on behalf of the City, a municipal housing facility agreement known as the City's "Contribution Agreement", with Raising the Roof or a related corporation, to secure the financial assistance, being provided and to set out the terms of the development and operation of the new affordable rental housing, on terms and conditions satisfactory to the Director, Affordable Housing Office and in a form approved by the City Solicitor.
4. City Council authorize the Director, Affordable Housing Office execute, on behalf of the City, any security or financing documents or any other documents required to facilitate the funding process, including any documents required by Raising the Roof, or a related corporation or its mortgagee(s) to complete construction and conventional financing and subsequent refinancing, where and when required during the term of the municipal housing facility agreement.
5. City Council exempt the two new affordable housing units to be developed at 212 Epsom Downs Drive from taxation for municipal and school purposes for the 25-year term of the municipal capital facility agreement.

6. City Council authorize the City Solicitor to execute, postpone, confirm the status of and discharge any City security documents registered with respect to the municipal capital facility agreement, as required by normal business practices.

7. City Council authorize City staff to cancel or refund any taxes paid after the effective date of the municipal capital facility agreement.

Origin

(June 11, 2018) Report from the Director, Affordable Housing Office

Summary

As part of the Federal Government's Homelessness Partnering Strategy (HPS) funding stream, the Surplus Federal Real Property for Homeless Initiative (SFRPHI) makes surplus federal properties available to community organizations, the not-for-profit sector and other levels of government for projects that help prevent and alleviate homelessness.

Raising the Roof, a national charity committed to long-term solutions for preventing homelessness through partnerships and collaboration, was recently selected through the SFRPHI proposal call process to obtain a single-family detached house located at 212 Epsom Downs Drive in Toronto for the creation of new transitional housing to assist vulnerable youth who are at imminent risk of becoming homeless.

As part of its proposed Reside program to be operated at the property, Raising the Roof will undertake a re-purposing and modernization of the asset to demonstrate that existing housing stock can be better utilized to help prevent homelessness. The new transitional homes to be created at 212 Epsom Downs Drive will be managed by Raising the Roof's partner, Woodgreen Community Services, and ongoing case management and other support services will be provided onsite for residents.

This report recommends that City Council approve Fifty Thousand Dollars (\$50,000) in financial assistance from the Capital Revolving Reserve Fund for Affordable Housing (XR1058) to be given to Raising the Roof for use towards renovation of the property to create two units of transitional housing for five youth who are at imminent risk of homelessness.

This report also recommends an exemption of property taxes for 25 years. The net present value of the requested property tax exemptions for the 25-year term is estimated at \$32,655.

Background Information

(June 11, 2018) Report from the Director, Affordable Housing - Supporting New Transitional Housing for Youth at 212 Epsom Downs Drive

<http://www.toronto.ca/legdocs/mmis/2018/ah/bgrd/backgroundfile-116428.pdf>