Clause embodied in Report No. 7 of the Community Services Committee, as adopted by the Council of the City of Toronto at its Special Meeting held on July 30, 31 and August 1, 2002.

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Affordable and Transitional Housing Proposal at 20 Sewells Road - Allocation from Supporting Communities Partnership Initiative and the Capital Revolving Fund

(City Council at its Special Meeting held on July 30, 31 and August 1, 2002, adopted this Clause, without amendment.)

The Community Services Committee recommends the adoption of the report dated June 17, 2002, from the Commissioner of Community and Neighbourhood Services.

The Community Services Committee reports, for the information of Council, having referred the communication dated June 24, 2002, from Councillor Cho to the Commissioner of Community and Neighbourhood Services with a request that he meet with the proponent, Wigwamen Incorporated, and the local Councillor to assist in the development of the final housing component, including target clients, for the proposed transitional and affordable housing project at 20 Sewells Road.

The Community Services Committee submits the following report (June 17, 2002) from the Commissioner of Community and Neighbourhood Services:

Purpose:

To obtain approval to proceed on the results of a Request for Proposals for affordable and transitional housing under the Let's Build program on a property located at 20 Sewells Road; to obtain approval for making a grant and loan from the Capital Revolving Fund (CRF) for Affordable Housing and a grant from the Supporting Communities Partnership Initiative (SCPI) from the Transitional Housing funding envelope; to obtain approval to make a grant available from the federal/provincial Affordable Rental Housing Program; to obtain approval to proceed with a housing development to create a mixed housing project totalling approximately 92 units of affordable and transitional housing under the Let’s Build program; and to obtain approval for entering into loan and grant agreements and mortgages and other project related agreements deemed appropriate to secure the provision of the affordable and transitional housing units.

Financial Implications and Impact Statement:

Grants and Loans:

(a) Supporting Communities Partnership Initiative (SCPI) Grant: Funding for SCPI initiatives, including staffing, is entirely recovered from the Federal Government through Human Resources Development Canada (HRDC) and there is no net cost to the City budget.

(b) Capital Revolving Fund (CRF) Grant and Loan: The funding for grants and loans from the CRF would come from an existing reserve designated for affordable housing; there would be no net impact on the capital budget of the City of Toronto.

(c) Approval of this report would commit a grant by way of a forgivable loan of $1,000,000.00 and a loan of $1,000,000.00 from the CRF for Affordable Housing, leaving a balance of approximately $16 million remaining in the fund.

(d) Approval of this report would commit a grant by way of a forgivable loan of $2,000,000.00 within the program funding period to March 2003 from the SCPI Transitional Funding envelope. Funding for SCPI initiatives is fully recovered from the Federal Government through Human Resources Development Canada (HRDC) with no net cost to the City's budget. The 2002 operating budget for Shelter Housing and Support includes funding of $15.2 million for SCPI Transitional Housing initiatives. As this impacts the 2003 operating budget, it will be submitted accordingly.

(e) Affordable Rental Housing Program Grant: details of the funding conditions from the newly announced Affordable Rental Housing Program are not available at this time; it is anticipated that funding will be entirely recovered from the program and there will be no net cost to the City budget, subject to the conclusion of negotiations to the satisfaction of the Commissioner of Community and Neighbourhood Services, in a form satisfactory to the City Solicitor.

Foregone Revenue and Fees:

There is an impact on potential revenues as it is recommended that all planning, development and building fees be waived, pursuant to Council resolutions in Clause No. 3 of Report No. 1 of the Planning and Transportation Committee adopted by City Council on February 1, 2, and 3, 2000. The foregone revenue is estimated at $230,000.00 for the approximately 92 units.

Land:

Under the provincial and federal governments' surplus land programs for homelessness, the City will acquire 20 Sewells Road at no cost. The Commissioner of Community and Neighbourhood Services will report to Council if the conditions of the proposed acquisition substantially change. The land will be leased by the City on a long-term basis to the housing provider. The market value of the unimproved site has been estimated to be $675,000.00. A report recommending the acquisition of 20 Sewells Road at no cost will be considered by Administration Committee in June 2002.

There will be an allocation of resources and staff required in connection with the administration of the projects. Maintenance, repair, replacement, management and legal costs may be incurred by the City at the expiry of the terms of the long-term lease arrangement prepared for the site, or if the not-for-profit housing provider defaults in its obligations to the City. The mortgage requirement is estimated to be $6.9 million for the residual capital costs beyond the equity contributions, which will be secured by way of conventional financing.

Operating Grants:

No operating grants are to be provided by the City either now or in the future.

Cost Reduction:

To the extent the development will reduce the use of the City hostel system, emergency shelter costs for the City and Province will be reduced.

The Chief Financial Officer and Treasurer has reviewed this report and concurs with the financial impact statement.

Recommendations:

It is recommended that:

(1) pending confirmation of acceptable development and operating costs and subject to required development approvals by the Commissioner of Community and Neighbourhood Services, the business case submitted by Wigwamen Incorporated, or another entity associated and controlled by it and acceptable to the Commissioner of Community and Neighbourhood Services collectively ("Wigwamen"), be accepted under the Let's Build program as an Affordable and Transitional Housing Project for the development of approximately 92 affordable and transitional rental housing units to be built at 20 Sewells Road, City of Toronto;

(2) for the purpose of securing affordable and transitional housing, the Commissioner of Community and Neighbourhood Services be authorized to provide a grant by way of a forgivable loan of up to $1,000,000.00 and a non-interest bearing loan up to $1,000,000.00 from the Capital Revolving Fund (CRF) and a grant up to $2,000,000.00 from the Supporting Communities Partnership Initiative (SCPI) to Wigwamen on terms and conditions satisfactory to the Commissioner of Community and Neighbourhood Services, in a form acceptable to the City Solicitor, and are deemed to be in the interests of the municipality;

(3) for the purpose of securing affordable and transitional housing, the Commissioner of Community and Neighbourhood Services be authorized to provide a grant by way of a forgivable loan of up to $25,000.00 per unit from the federal/provincial Affordable Rental Housing Program, subject to funds becoming available on a timely basis and the 20 Sewells Road Wigwamen proposal being eligible under the terms and conditions of the program and the terms and conditions being satisfactory to the Commissioner of

Community and Neighbourhood Services, in a form acceptable to the City Solicitor; this funding would replace the CRF grant of $1,000,000.00, which targets the affordable component of the project;

(4) the Commissioner of Community and Neighbourhood Services be authorized to enter into an Affordable Housing Agreement, a SCPI Agreement, Grant and Loan Agreements and any other agreements and mortgages and ancillary documentation deemed appropriate to facilitate the leasing and use of the land at 20 Sewells Road and the making of grants and loans for the provision of affordable and transitional housing to lower-income households for the duration of the lease referenced in this report. All these agreements will be completed on the terms and conditions to the satisfaction of the Commissioner of Community and Neighbourhood Services and in a form acceptable to the City Solicitor;

(5) the Commissioner of Community and Neighbourhood Services be authorized to grant up to $25,000.00 to the project as a pre-development grant by way of a forgivable loan, secured by way of a Pre-Development Agreement, subject to this project development grant being incorporated as part of the funds provided by the City from the SCPI in Recommendation No. (2); the Pre-Development Agreement will identify the due diligence activities and other project related matters that must be completed to the satisfaction of the Commissioner of Community and Neighbourhood Services within three months of Council authority;

(6) the Commissioner of Community and Neighbourhood Services be delegated authority to enter into the agreements described in Recommendation No. (4) and any other ancillary documentation and related security deemed appropriate by the Commissioner of Community and Neighbourhood Services on terms and conditions satisfactory to the Commissioner and in a form acceptable to the City Solicitor;

(7) at any time prior to commencement of construction of the project, the Commissioner of Community and Neighbourhood Services be authorized to terminate the arrangements and related agreements as described in this if changes in projected costs would potentially prevent the achievement of an economically and socially sustainable housing project outlined in the project's business plan and if other project-related matters are not satisfactory to the Commissioner of Community and Neighbourhood Services on terms and conditions deemed appropriate by the Commissioner in a form acceptable to the City Solicitor;

(8) the advancement of the capital grants and loans from the CRF, SCPI, and the Affordable Rental Housing Program be conditional upon all of the agreements described in Recommendation No. (4) and including, but not limited to, Wigwamen obtaining a first mortgage commitment, on terms and conditions satisfactory to the Commissioner of Community and Neighbourhood Services in a form acceptable to the City Solicitor.

(9) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Background:

The objective of the 20 Sewells Road Affordable and Transitional Housing RFP was to engage a non-profit community-based housing provider to develop a mixed project of transitional housing for individuals or families experiencing homelessness and affordable housing for low-income families or individuals whose needs are not being met in the marketplace. The Supporting Community Partnership Initiatives (SCPI) funding has been made available for the transitional housing component and the Capital Revolving Fund for Affordable Housing (CRF) funding has been made available for the affordable housing component.

Along with the SCPI and CRF funding that has been made available, the Government of Canada, through its Surplus Federal Real Property for Homelessness Initiative (SFRPHI) will make their interest in the property located at 20 Sewells Road available to facilitate the development of transitional and affordable housing. The Government of Ontario, through its Government Land Initiative to Address Homelessness, will also contribute its interest in the property for the same purpose, subject to provincial Board of Management approval. The interest in this land is held jointly by the Government of Canada (75 percent) and the Government of Ontario (25 percent).

The Government of Canada announced a $680 million Affordable Rental Housing Program, which will bring funding to stimulate the development of affordable rental housing across the nation. Each province will be required to provide matching funding in order to participate in the program. Funding under the new program will be the subject of further reporting to the Community Services Committee; however, if funds become available in a timely manner, a grant of up to $25,000.00 per unit could be allocated to the 20 Sewells Road project, which would replace the CRF $1,000,000.00 grant for the affordable component. The granting of funds is contingent on the project's eligibility under the terms and conditions of the Affordable Rental Housing Program.

The Let's Build program was launched in 2000 in support of the City's stated strategy to "lever" additional funding from other levels of government and the private and non-profit sectors. The resources made available in this RFP to develop affordable and transitional rental housing demonstrates a multi-sectoral effort to lever resources to reduce construction costs and to produce housing for a range of income needs.

Comments:

20 Sewells Road Affordable and Transitional Housing RFP: Results:

A Request for Proposals for affordable and transitional housing was released January 24, 2002 with up to $2 million from the SCPI Transitional Housing funding envelope and up to $2 million from the CRF fund for allocation to the successful housing proponent. This process, and subsequent overseeing of the development process, was the responsibility of the Let's Build team in the Shelter, Housing and Support Division.

The RFP included a property located at 20 Sewells Road, which is jointly owned by the federal and provincial governments. The intention of each level of government is to make their interests available under their respective surplus land programs. The property will be conveyed to the

City at no cost, subject to the satisfactory conclusion of negotiations and execution of appropriate land transfer agreements, on terms and conditions satisfactory to the Commissioner of Community and Neighbourhood Services in a form acceptable to the City Solicitor. The City will make the properties available on a long-term lease arrangement with a term of fifty years less a day to the successful non-profit housing proponent. A report recommending the acquisition of 20 Sewells Road at no cost will be considered by Administration Committee in June 2002.

The five proposals that were received under the RFP process represented a broad range of housing needs, including youth, women, families, refugees, immigrants, and Aboriginal populations. Descriptions of all proposals are provided in Appendix 3.

Proposals that are not being recommended for funding generally failed to meet one or more of the following: did not provide adequate or appropriate support services or project operating costs for the target population proposed, or were not competitive in terms of readiness of their projects and/or costs per unit.

RFP and Selection Process:

Notification about the RFP was sent out to a mailing list of approximately 500 organizations and individuals that provide housing and/or services to the homeless and low-income families and individuals in Toronto. In addition, the notice of the proposal call was posted on the City's website. Information about the RFP was shared with City committees working on homelessness issues. An information session was held at the Scarborough Civic Centre on February 5, 2002.

After the RFP closed on March 8, 2002, the proposals were screened for completeness and distributed to an evaluation team assembled for review. Review teams consisted of City staff from Let's Build and the Shelter, Housing and Support Division; staff of the United Way of Greater Toronto and a technical advisor from HRDC. Review teams graded the proposals based on the four evaluation areas detailed in the RFP and created a short list of the strongest proposals. The review team conducted an interview with the proposed proponent and their development team to gather more information. The recommended project is based on this selection process.

Proposal Assessment:

Proposals were assessed within the context of the four evaluation areas detailed in the RFP-Proponent Qualifications, Financial Plan, Management and Service Plan, Development Plan and the minimum eligibility criteria as stated in the RFP:

- The project must demonstrate that the housing proposed meets the definition of "transitional housing" and "affordable housing" stated in the RFP.

- Rents are affordable to those to be housed.

- Support services appropriate to the specific target group for the transitional housing be provided to ensure residents can successfully maintain their housing and, as appropriate, move on to alternate, affordable housing.

- Project costs be competitive in comparison to other proposals and to construction industry standards.

- Capital and operating budgets are economically viable and commitments from other funding sources be in place to ensure the project is financially sustainable in the long term without further investment from the City.

- The project's ability to proceed in a timely fashion.

Recommended Proposal:

Wigwamen Incorporated is an established non-profit housing provider serving both the Aboriginal and non-Aboriginal community. Wigwamen is proposing to develop a 92-unit, four-storey apartment building accommodating not less than 35 transitional and approximately 57 permanent affordable housing units. The transitional housing units will be made available to those in need of second stage housing. Based on Wigwamen's understanding of the need in the community, and the due diligence undertaken with referring agencies, they anticipate a significant take up from women and children, and singles. The housing program will be finalized as part of the pre-development due diligence activities, subject to the approval of the Commissioner of Community and Neighbourhood Services. The terms and the conditions set out for the provision of 20 Sewells Road under the SFRPHI program requires that not less than 35 transitional units will be included in this mix transitional and affordable housing development.

The affordable component will respond to the need for a range of housing for individuals and families not being served in the market place. The range and size of units are designed to reflect a reasonable mix of one, two, three, and four-bedroom apartments that responds to a mix of families, seniors, and persons with disabilities.

In addition to the housing units, a place of worship will be incorporated into the project, which will be available to the residents of the building and the surrounding community. No costs associated with the construction of the place of worship will be covered by the CRF or SCPI funding. Wigwamen has requested $2,000,000.00 CRF grant/loan, which represents 16 percent of the total project costs, and proposes to contribute equity to the project of $460,000.00. The residual costs will be covered through conventional financing and fundraising.

The average SCPI contribution for up to 35 units of transitional housing is approximately $57,000.00 per unit and the CRF contribution for 57 affordable housing units is approximately $35,000.00 per unit, which is within the CRF Management Guidelines. These costs are consistent with projects previously approved by Council and within the reasonable range of construction cost standards. The combined grant/loan from the City's CRF of $2 million will result in leveraging substantial contributions from other sectors of approximately $10,000,000.00, which is represented in the land contribution, SCPI funding, private financing, and fundraising.

Funding Agreements:

As a condition of funding, the proponent must enter into a Pre-Development Agreement, Lease, Affordable Housing and SCPI Grant and Loan Agreements, Lease Agreement and any other agreements, and related security documents as are deemed necessary by the Commissioner and the City Solicitor, on such terms and conditions as deemed necessary by the Commissioner in a form acceptable to the City Solicitor, to secure the long-term objectives of providing affordable and transitional housing and to provide a framework for accountability to the City. The agreements will include terms and conditions relating to insurance, reporting requirements, disbursement of funding, rent and support levels, tenant selection criteria, standards for project maintenance, and other matters.

The proponent will enter into agreements upon approval of the funding recommendations by Council. The agreements will establish benchmarks in the development process leading up to the start of construction. If these benchmarks are not achieved and costs increase, in the opinion of the Commissioner, such that the organization being funded is not able to achieve the cost effective transitional and affordable housing targets projected, the Commissioner may terminate any signed agreements and report any termination to Council.

Recommended Use of the Capital Revolving Fund:

The Reference Group for the CRF has reviewed the proposed grant and loans request and based upon the proponent's business plan has recommended the funding, subject to an upset amount being established and approved by the Commissioner of Community and Neighbourhood Services in relation to the final construction budget. The upset amounts for the grant and loans are shown in Appendix 1.

As a part of the final pre-development review, the City will examine the construction budget and where appropriate, a loan at a level below the upset amounts recommended in this report may be provided. If this review indicates that major increases in costs would prevent the achievement of the affordable housing target outlined in the business plan, the funding negotiations may be terminated, and the action reported to Council.

Affordable Rental Housing Program:

The Governments of Canada and Ontario have signed an agreement to deliver $245 million in federal capital funding under a new affordable housing program, out of the $680 million that was announced to stimulate the construction of affordable rental housing across the nation. Although the allocation to Toronto is yet to be confirmed, it is expected that approximately $60 million will be made available. This could assist in funding the development of about 2,500 housing units by March 2007. The average federal grant will be up to $25,000.00 per unit. If funds become available in a timely manner a grant of up to $25,000.00 per unit could be allocated to the 20 Sewells Road project, which would replace the CRF grant of $1,000,000.00 for the affordable component. The granting of funds is contingent on the project's eligibility under the terms and conditions of the program. Under the agreement with the federal government, Ontario has the right to design the program within the minimum federal criteria. The details of the program from Ontario are not yet available.

Possible City Responsibilities:

If the housing provider defaults under its obligation to complete the construction of their project, and to provide affordable and transitional housing units at target rents, in accordance with their agreements with the City, the City will have in place agreements permitting it to take over construction and operation of the project. If the City exercises its rights to do so, there is a risk that some construction, maintenance, repair, and operational and administrative costs will be incurred by the City. If the City is unable to lease the project to another housing provider, on a net basis, the City will continue to be responsible for those costs. The estimated mortgage commitment will be $6.9 million.

Because the site will be leased to a non-profit housing provider, at the end of the term of the lease arrangement, the improvements constructed on the site, and all of the then existing tenants will become the responsibility of the City. If the City is then unable to lease the project to another housing provider on a net lease basis, or to find some other use for the site, or chooses not to do so, the costs associated with ownership of the project will be payable by the City.

Monitoring and Reporting:

Staff will monitor the progress of the projects as per the benchmarks in the funding agreements and other agreements to ensure that the project proceeds as approved and that funds flow to the organization in a timely manner.

Like other projects that have been funded from SCPI funding envelopes, all projects recommended for funding in the Transitional Housing funding envelope are expected to meet and report on an agreed set of outcomes. Staff will work with the proponent to ensure that they provide the requisite information for an overall evaluation of the Transitional Housing envelope and the SCPI program as a whole, in addition to the CRF administered under the Let's Build program.

Conclusions:

This report recommends the allocation of up to $2,000,000.00 from the SCPI Transitional Housing funding envelope and up to $2,000,000.00 combination grant and loan from the CRF for Affordable Housing. This report also recommends that, subject to the proposed project's eligibility, funding of up to $25,000.00 per unit be made available under the new Affordable Rental Housing Program. The program funds, in the form of a grant, would replace the grant portion of the CRF funding.

The funding allocation is expected to create 92 units of affordable and transitional housing selected through a RFP process. This development of new affordable and transitional housing will provide affordable accommodation and the necessary supports for approximately 160 people to maintain their housing over time and, as appropriate for the transitional units, move to affordable permanent housing.

The Let's Build program was launched in 2000 in support of the City's stated strategy to "lever" additional funding and project related resources from other levels of government and the private and non-profit sectors. The land contribution made available under the federal Surplus Federal Real Property for Homelessness Initiative and provincial Government Land Initiative to Address Homelessness will be conveyed to the City at no cost. Once the land is conveyed to the City, based on agreements satisfactory to the Commissioner of Community and Neighbourhood Services and the City Solicitor, the land will be leased to the housing proponent on a long-term basis. The funding components, through SCPI and the new Affordable Rental Housing Program, enhance the City's CRF loan/grant contribution thereby demonstrating a multi-sectoral approach to reduce construction costs and to create housing for a range of needs that are not being met in the marketplace.

Contact:

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List of Attachments:

1. Appendix 1: Project Summary
2. Appendix 2: Profile of Recommended Project
3. Appendix 3: Summary of All Proposals – SCPI Transitional Funding Envelope

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Appendix 1
Project Summary

Wigwamen Incorporated

Property Address:	20 Sewells Road, City of Toronto
Legal Description:	PIN 06069-0009 (LT) Parcel 6-1, Section M-1965, City of Toronto (formerly Scarborough)
Approximate Dimensions:	
Frontage:	Approximately 252.67 ft.
Depth:	Approximately 312.45 ft. on its west limit Approximately 343.32 ft. on its east side
Approximate Site Area:	Approximately 65,371 sq. ft. (1.5 acres)
Estimated Land Value:	$675,000.00

Mortgagor:	Wigwamen Incorporated 25 Imperial Street, Suite 310 Toronto, M5P 1B9
Contact:	Bill Kinoshameg President, Wigwamen Board Wigwamen Incorporated 25 Imperial Street, Suite 310 Toronto, M5P 1B9
Estimate project cost:	$12,274,893.00
Private First Mortgage:	$6,900,000.00
C.R.F. Loan	not to exceed $1,000,000.00
City Grant	not to exceed $1,000,000.00
SCPI Grant	not to exceed $2,000,000.00
Affordable Rental Housing Program:	up to $25,000.00 grant per unit (subject to eligibility and availability; this grant will replace the CRF grant portion)

Affordable & Transitional Housing Agreements (land & funding): to be executed

Proposed Units Provided:	up to 92 units in total approximately 35 transitional and 57 affordable units
Proposed unit mix:	range of unit types
Rent levels:	Rents within the affordable target range of the Let's Build Program and with the SCPI transitional housing targets, as identified in the RFP document

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Appendix 2

Profile of Recommended Project

Organization	Wigwamen Incorporated
Contact Name	Bill Kinoshameg, Board President
Development Team	The Starr Group, Development Consultant Arcos Incorporated, Architect Coutts, Crane & Ingram, Legal
Proposal Name	Wigwamen Affordable & Transitional Rental Housing
Proposal Address	20 Sewells Road
Ward/Councillor	Ward 42 Scarborough-Rouge River/ Councillor Cho
Organization Summary	This organization is an experienced non-profit housing provider that manages 215 social housing units serving low and moderate income families, which are located throughout Toronto. Wigwamen was originally incorporated thirty years ago to serve the Aboriginal community, but have expanded its mandate to include all members of society. In addition to providing housing, Wigwamen also operates the Aboriginal Housing Support Centre, which provides a variety of support services to the homeless population.
Project Description	New Construction Project Wigwamen is proposing to develop a 92-unit, four storey apartment building accommodating approximately 35 transitional and 57 permanent affordable housing units. The transitional housing units will be made available to those in need of second stage housing. Client Group The transitional housing units will be made available to those in need of second stage housing. Based on Wigwamen's understanding of the need in the community, they anticipate a significant take up from women and children, and singles. The affordable component will respond to the need for a range of housing for individuals and families. The range and size of units are designed to reflect a reasonable mix of one-bedroom, two-bedroom, three-bedroom, and four-bedroom apartments that responds to a mix of families, seniors, and persons with disabilities. Support Services An extensive array of support services will be available including health, safety, legal, employment and social supports delivered by Wigwamen Incorporated and partner agencies such as Anduhyaun, Anishnawbe Health, and Na Me Res. At the appropriate time, staff will work with residents to establish a 'move on plan' towards permanent housing.
Funding Rationale	This project will serve a mixed residential population of low and moderate incomes, in addition to a high needs client group in Toronto's homeless community. Wigwamen Incorporated is a strong housing and service provider to the homeless and those not being served in the market and has a capable development team with the capacity to carry out the project. The organization will contribute equity and mortgage financing to the project.

Estimated Total Project Cost	$12,274,893.00
SCPI Request	$2,000,000.00
CRF Request	$2,000,000.00 (grant/loan)
Recommended Funding	SCPI Grant: $2,000,000.00 CRF Grant/Loan: $2,000,000.00 Affordable Rental Housing Program: up to $25,000.00 grant per unit (subject to the project's eligibility and the funds becoming available in a timely manner; this grant would replace the CRF grant portion)
Conditions of Funding	Funding is subject to the terms and conditions of the funding and land lease Agreements and all other agreements deemed necessary by the Commissioner of Community and Neighbourhood Services and the City Solicitor, in a form acceptable to the City Solicitor.

(A copy of the Appendix 3 referred to in the foregoing report was forwarded to all Members of Council with the agenda of the Community Services Committee for its meeting on June 24, 2002, and a copy thereof is on file in the office of the City Clerk, City Hall.)

The Community Services Committee also submits the following communication (June 24, 2002) from Councillor Raymond Cho, Scarborough Rouge River, Ward 42:

I would like to recommend that the affordable housing portion of this proposal be targeted at Seniors Affordable Housing. This facility will back onto two seniors' housing establishments already built in Ward 42, and as there are presently some 60,000 seniors on a waiting list for affordable housing, I would recommend that the affordable housing portion of this development be directed and prepared for seniors' affordable housing.

I would further like to recommend that the transitional housing portion of this proposal be targeted at mothers and children. This facility will be located a few metres from a women's shelter already built in Ward 42. Immediately across the street, at the Malvern Town Centre, is a newly-developed "Women's Place" which is providing excellent services to the women in need in the community. In addition, immediately to the east of the proposed facility, and within a few metres, is the Malvern Community Recreation Centre, a large centre, with hundreds of young people attending programs and activities daily. Based on the above, I believe that the transitional portion of this facility should be directed and prepared for women and children in need of shelter.