

# The Regional Municipality of York

Housing York Inc.  
November 2, 2017

Report of the  
General Manager

## Transfer of Sutton Youth Emergency and Transitional Housing to Housing York Inc.

### 1. Recommendations

It is recommended that:

1. The Board approve the transfer of ownership of the Sutton Youth Services emergency and transitional housing property from the Region to Housing York Inc. for nominal consideration.
2. The President be authorized to execute all necessary documentation to complete the transaction.

### 2. Purpose

This report seeks approval to complete the Council approved ownership transfer of the Sutton Youth Services emergency and transitional housing property from the Region to Housing York Inc., by the end of 2017.

### 3. Background

Housing York Inc., the Region and Community Agencies partner to deliver Emergency and Transitional Housing Programs across York Region

York Region is responsible for administering emergency housing and services that help people who are homeless or at-risk of homelessness to find and keep housing.

Emergency and transitional housing services are provided by community agencies funded through service contracts with the Region. These agencies specialize in supporting people who are homeless or at risk of homelessness.

## Transfer of Sutton Youth Emergency and Transitional Housing to HYI

Some of these agencies include Blue Door Shelters, 360° kids, and the Salvation Army.

Housing York Inc. (Housing York) currently owns and provides facility management services for four emergency and transitional housing facilities.

Table 1 provides an overview of the partnerships currently in place to deliver emergency and transitional housing services.

**Table 1**  
**Current Emergency and Transitional Housing Facility Partnerships**

Facility ( <i>population served</i> )	Owner	Community Agency
Kevin's Place ( <i>Youth</i> )	Blue Door Shelters	Blue Door Shelters
Porter Place ( <i>Men</i> )	Housing York	Blue Door Shelters
Leeder Place ( <i>Families</i> )	Housing York	Blue Door Shelters
Belinda's Place ( <i>Women</i> )	Housing York	The Salvation Army
Richmond Hill Youth Hub ( <i>Youth</i> )	Housing York	360 Kids Support Services
Sutton Youth Services ( <i>Youth</i> )	Region	The Salvation Army

Council authorized the transfer of Sutton Youth Services Emergency and Transitional Housing from the Region to Housing York

Housing York's relationship with the Region is governed by a shareholder direction approved by Council in [June 2014](#). The shareholder direction authorizes Housing York to own and operate emergency and transitional housing facilities, subject to Council approval.

In October 2017, Council authorized the transfer of Sutton Youth Services Emergency and Transitional Housing to Housing York. Transferring ownership of the Sutton facility to Housing York supports the consolidation of property management responsibilities for emergency and transitional housing facilities. Prior to the transfer, Housing York provided property management services for four of the properties and the Region managed the Sutton property.

In addition to Council's approval, the transfer requires Board approval.

#### 4. Analysis and Implications

As an experienced residential, 24-7 facilities management organization, Housing York is well positioned to manage an additional emergency and transitional housing facility

Housing York has several years of experience providing property management services for many residential affordable housing properties and four emergency and transitional housing facilities. Such experience has ensured that Housing York is well equipped to manage emergencies in residential settings that occur at all hours of the day. Transferring ownership of the Sutton facility to Housing York will enable consolidation of property management responsibilities and provide the community agencies with one point of contact for facility services.

#### 5. Financial Considerations

The transfer of the Sutton Youth Services emergency and transition housing property will have no net financial impact to Housing York

The Region's Homelessness Community Programs is responsible for the cost of emergency and transitional housing service delivery and operations. Homelessness Community Programs receives most of its funding from the Ministry of Housing under the Consolidated Homelessness Prevention initiative. The Program operates with a 2017 budget of \$20.6 million gross (\$8.8 million net). Funding currently directed to the Region for facility management costs will be reallocated to Housing York.

The Sutton Youth Services emergency and transitional housing property would be transferred from the Region to Housing York for nominal consideration with no financing implications. As such, the transaction is likely exempt from Harmonized Sales Tax and Land Transfer Tax. Administrative costs related to the transfer, such as changing the title registration are expected to be minimal and will be absorbed in the Housing York budget.

#### 6. Local Municipal Impact

As the Region grows and housing costs continue to rise, the number of homeless residents has increased. Emergency and transitional housing provides critical support services to residents to help them stabilize and become successfully housed in the community. Consolidating facility management services will further support the emergency and transitional housing system.

## 7. Conclusion

This report seeks approval to complete the ownership transfer of the Sutton Youth Services emergency and transitional housing property from the Region to Housing York Inc., with no net financial impact to the Region or Housing York. Council has authorized the transfer of the youth housing facility. Transferring the Sutton Youth Services facility to Housing York will enable consolidation of facility management services for emergency and transitional housing properties.

For more information on this report, please contact Rick Farrell, General Manager, Housing Services at 1-877-464-9675 ext. 72091.

The Senior Management Group has reviewed this report.

Recommended by:

Approved for Submission:

Rick Farrell  
General Manager

Katherine Chislett  
President

October 18, 2017

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Accessible formats or communication supports are available upon request