

Inventory of New Affordable Housing Opportunities 2015 - 2019

Date:	June 7, 2013
To:	Affordable Housing Committee Executive Committee
From:	Director, Affordable Housing Office
Wards:	All
Reference Number:	AFS 17757

SUMMARY

This report responds to a request from the Affordable Housing Committee at its January 29, 2013 meeting for information on opportunities to create affordable rental and ownership housing over the next five years.

A review has determined that there is a current inventory of proposals to develop 9,198 affordable homes, including 6,024 rental and 3,174 ownership homes.

The review of potential new affordable rental and ownership developments was undertaken within the context of the goal to create 1,000 new rental and 200 new ownership affordable homes annually as set out in the City's Housing Opportunities Toronto: An Affordable Housing Action Plan 2010-2020.

In recognition of the Housing Opportunities Toronto priority to support program-ready affordable housing on publicly-owned sites, staff consulted with Toronto Community Housing, Build Toronto, Waterfront Toronto and Shelter, Support and Housing Administration in the preparation of this report.

In addition, staff reviewed the development status of proposals which had been submitted by private and non-profit sectors for federal/provincial economic stimulus funding in 2009 but as yet had not started construction.

The review also covered the results of a recent Request for Proposals for affordable home ownership funding under the City's Home Ownership Assistance Program (HOAP).

While the review did not canvas private sector or non-profit providers for new proposals, it nonetheless found that there is significant, ready-to-go capacity to develop new affordable rental and ownership homes.

Recognizing the importance of federal/provincial investments in "unlocking" new affordable rental and ownership housing opportunities, the report recommends that Council request the provincial government to expedite negotiations for a new funding agreement with the federal government under the recently renewed Investment in Affordable Housing Program.

This report also requests the Director, Affordable Housing Office, to continue pursuing innovative partnerships with Toronto Community Housing, Build Toronto, Waterfront Toronto and non-profit and private sector affordable housing organizations to assist in achieving the City's affordable housing targets.

RECOMMENDATIONS

The Director, Affordable Housing Office recommends that:

1. Recognizing the importance of federal/provincial investments in "unlocking" new affordable rental and ownership housing opportunities, Council request the provincial government to expedite negotiations for a new funding agreement with the federal government under the Investment in Affordable Housing Program and that Toronto be given its fair share of funding; and
2. The Director, Affordable Housing Office, continue pursuing innovative partnerships with Toronto Community Housing, Build Toronto, Waterfront Toronto and non-profit and private sector affordable housing organizations to assist in achieving the City's affordable housing targets.

FINANCIAL IMPACT

There are no financial implications resulting from this report.

EQUITY IMPACT

Lack of access to safe, secure, affordable housing in complete communities is a barrier to lower-income Toronto residents. The opportunities in this report could address this barrier through the allocation of federal and provincial funding and city incentives, in

partnership with the private and non-profit sectors, to create new affordable rental and ownership homes.

DECISION HISTORY

At its meetings on August 5 and 6, 2009 Council adopted "Housing Opportunities Toronto: An Affordable Housing Action Plan 2010- 2020" (EX33.47). The Plan sets out a full range of actions directed to meeting the housing needs of Toronto residents over 10 years.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2009.EX33.47>

At its meetings on July 11, 2012, City Council adopted "Housing Makes Economic Sense", a report from the Private Sector Housing Roundtable (EX21.30). The report makes recommendations to the federal and provincial governments and Toronto to stimulate private sector construction and renovation of affordable housing.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.EX21.30>

ISSUE BACKGROUND

Over the next five years, Toronto has an opportunity to work with Build Toronto, Toronto Community Housing, Waterfront Toronto and private and non-profit organizations to help meet the city's affordable housing needs.

In 2009, Council adopted a 10-year affordable action plan, Housing Opportunities Toronto, with actions for the provincial and federal governments and the City to undertake to assist households struggling with the high cost of housing or with inadequate accommodation.

The plan is based on the principle that affordable housing makes Toronto's economy, neighbourhoods and people healthier and stronger. It reduces the financial burden on the education, health and justice systems and creates and maintains jobs.

In 2012, City Council adopted Housing Makes Economic Sense, a report from the Private Sector Housing Roundtable. The report found that private sector developers are ready to build and renovate more affordable housing. It made recommendations to the City and the federal and provincial governments to stimulate that activity.

COMMENTS

Staff reviewed potential new affordable rental and ownership developments within the context of the priorities outlined in HOT: program-ready initiatives on public sites being developed by Toronto Community Housing, Waterfront Toronto and Build Toronto - as well as initiatives to support the redevelopment of emergency shelter sites. In addition,

staff reviewed 31 proposals previously submitted by private and non-profit organizations and short-listed for federal/provincial economic stimulus program funding in 2009.

A. Opportunities through Toronto Community Housing, Build Toronto, Waterfront Toronto and Shelter, Support and Housing Administration

These Agencies have identified the following opportunities over the next five years:

Toronto Community Housing

531 affordable rental homes and 1,972 affordable ownership homes located in the following revitalization sites: Allenbury Gardens, Alexandra Park, Lawrence Heights, Leslie-Nymark, Regent Park, 250 Davenport and new revitalization and infill sites.

Build Toronto

Up to 400 affordable rental homes on Block 31 of the Railway Lands and the Downsview Lands and up to 500 affordable ownership homes on eight sites across the City.

Waterfront Toronto

Up to 978 affordable rental homes on four sites in the East Bayfront and the West Don Lands: Bayside, Quayside, East Bayfront, and the West Don Lands.

Appendix A of the report sets out in detail the opportunities identified by TCH, Build Toronto and Waterfront Toronto.

Opportunities through Shelter Support and Housing Administration and the Affordable Housing Office

The redevelopment of the Seaton House site and adjacent land is a priority project under the City's Housing Stability Plan. Currently being developed, the Plan will identify a long-term vision for the homeless service system. The Plan includes a Housing First approach to help people find and maintain secure, affordable housing. In this regard, up to 100 new affordable rental homes would be required for shelter residents who are capable of living independently with appropriate supports. These could be provided on or off the Seaton site and include single-room occupancy housing.

Council previously approved the City-owned site at 200 Madison Avenue in Ward 22 St. Paul's for new affordable housing. The site is zoned for up to 82 units of affordable rental or ownership housing and can proceed as-of-right. Staff will be issuing a Request for Expressions of Interest to determine the development options and report the results to the Property Management Committee for consideration.

B. Opportunities from the Economic Stimulus Program

Staff reviewed 31 proposals previously submitted by private and non-profit organizations and short-listed for federal/provincial economic stimulus funding in 2009.

The proposals had planning approvals and were permit-ready to start construction. Six developments, totalling 1,072 affordable homes, were approved by Council in 2009 and received economic stimulus funding. They are now occupied and are providing housing to more than 2,000 individuals and families. A seventh proposal approved by Council, did not receive economic stimulus funding in 2009 but has subsequently received Investment in Affordable Housing funding for one of two buildings submitted and is under construction. The second building, which has also been approved by Council, is shovel ready and has the permits necessary to proceed, subject to funding being available.

Of the remaining 24 short-listed proposals, three have proceeded as market condominiums and are under construction. Twenty-one have not had building permits issued but are shovel-ready and are a potential source of future affordable rental housing.

Appendix B sets out the list of projects and sites.

C. Opportunities from the Home Ownership Assistance Program

Staff have recommended to the Affordable Housing Committee approval of 305 new affordable ownership homes resulting from a Request for Proposals for funding under the City's Home Ownership Assistance Program (HOAP). An additional 522 homes have been identified as potential future initiatives.

Appendix C sets out the list of these projects and sites.

CONCLUSION

There is growing need for new affordable rental and affordable housing and there are shovel-ready opportunities from both non-profit and private sector organizations to assist in meeting this need across the City.

The federal government's 2013 budget has allocated \$1.25 billion or \$253 million annually over five years, to renew the Investment in Affordable Housing program. The Provincial government, in its 2013 budget, "welcomed" the five-year extension and committed to working with the federal government to reach a funding agreement for Ontario.

This report recommends City Council encourage the Province to expedite negotiations with the federal government on an IAH funding agreement and that Toronto be given its fair share of funding.

The report also requests the Affordable Housing Office to continue to pursue innovative partnership opportunities Toronto Community Housing, Waterfront Toronto, Build Toronto and non-profit and private sector affordable housing organizations in an effort to assist residents seeking safe, affordable housing and achieve the City's 10-year housing targets.

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SIGNATURE

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ATTACHMENTS:

- Appendix A: Affordable Housing Rental and Ownership Opportunities on City-Owned Sites
- Appendix B: Affordable Rental Housing Opportunities from the Economic Stimulus Program
- Appendix C: Affordable Ownership Housing Opportunities from the Home Ownership Assistance Program