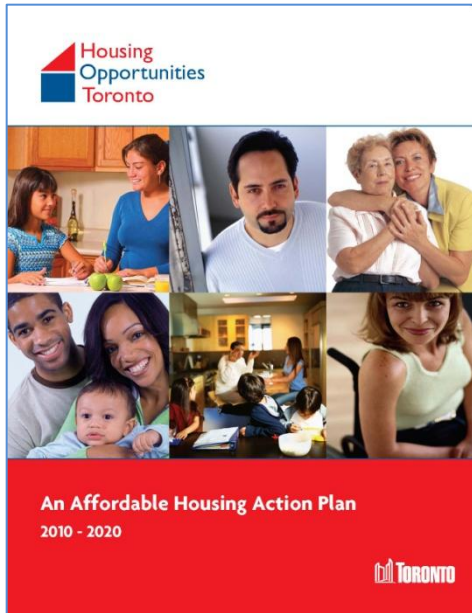


Re: EX12.2n

# Affordable Housing Office



## Service Level Review

Executive Committee Presentation  
June 30, 2015

# Overview

- Recommended Service Levels by Program
  - Program Map
  - Service Levels and Service Performance
  - Service Challenges and Opportunities
  - Strategies to Address Issues/Opportunities
  - Priority Actions to Achieve Results



# Affordable Housing Office

## 2015 Program Map

### Affordable Housing Office

To enhance the health of Toronto's people, neighbourhoods, economy and environment by delivering funding and incentives, and by developing innovative housing solutions, to create and maintain safe, affordable, rental and ownership housing for lower-income residents. This will be accomplished by:

- Delivering federal, provincial and city affordable housing programs by working with the private and non-profit sectors to develop and maintain affordable rental and ownership housing, revitalize communities and create employment.
- Working with DCMs and other Divisions to ensure the effective use of Federal, Provincial and City investments, in line with City priorities and other legislative and policy frameworks such as *Housing Opportunities Toronto: An Affordable Housing Action Plan 2010 – 2020*.
- Supporting the City Manager and Deputy City Managers in providing strategic intergovernmental relations and program advice on housing issues.

**New Affordable  
Housing Development**

**Housing Policy &  
Partnerships**

**Housing Improvement  
Programs**



# Affordable Housing Office

## 2015 Program Map – Who We Serve

### **New Affordable Housing Development**

- Lower-income renters
- Private and non-profit housing developers
- Private sector and community organizations
- City Agencies, Boards & Divisions
- Federal and provincial governments

### **Housing Improvement Programs**

- Lower-income homeowners and renters
- Seniors and persons with disabilities
- Private apartment & rooming house landlords
- City Agencies, Boards & Divisions
- Federal and provincial governments

### **Housing Policy & Partnerships**

- Lower-income residents
- Private sector and community organizations
- City Agencies, Boards & Divisions
- Federal and provincial governments



# Key Service Levels – 2012 - 2015

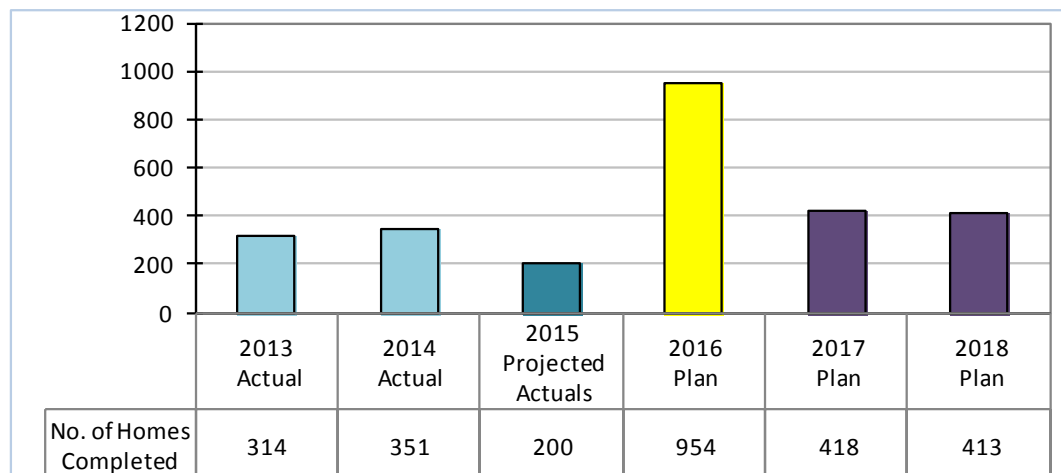
<b>New Affordable Housing Development</b>		<b>2013 Actual</b>	<b>2014 Actual</b>	<b>2015 Plan</b>
# of new affordable rental & ownership homes completed based on available government investments administered by the AHO	Approved	314	351	200
	Actual	314	351	NA
% of AHO development targets achieved for new affordable rental and ownership homes completed	Approved	100%	100%	100%
	Actual	100%	100%	NA

<b>Housing Improvement Programs</b>		<b>2013 Actual</b>	<b>2014 Actual</b>	<b>2015 Plan</b>
# of lower-income households assisted with essential health, safety & accessibility repairs & modifications completed based on available government funding administered by the AHO	Approved	682	532	2,745
	Actual	682	532	NA
% of AHO targets achieved for lower-income households assisted with essential health, safety & accessibility repairs and modifications	Approved	100%	100%	100%
	Actual	100%	100%	NA

<b>Housing Policy &amp; Partnerships</b>		<b>2013 Actual</b>	<b>2014 Actual</b>	<b>2015 Plan</b>
% of AHO signature affordable housing policy & partnership targets developed and implemented by the AHO year-over-year	Approved	100%	100%	100%
	Actual	100%	100%	NA
% of government investments administered by the AHO and fully utilized year-over-year to prescribed requirements to create and repair/modify affordable homes to assist lower-income households	Approved	100%	100%	100%
	Actual	100%	100%	NA



### New Affordable Rental & Ownership Homes Completed

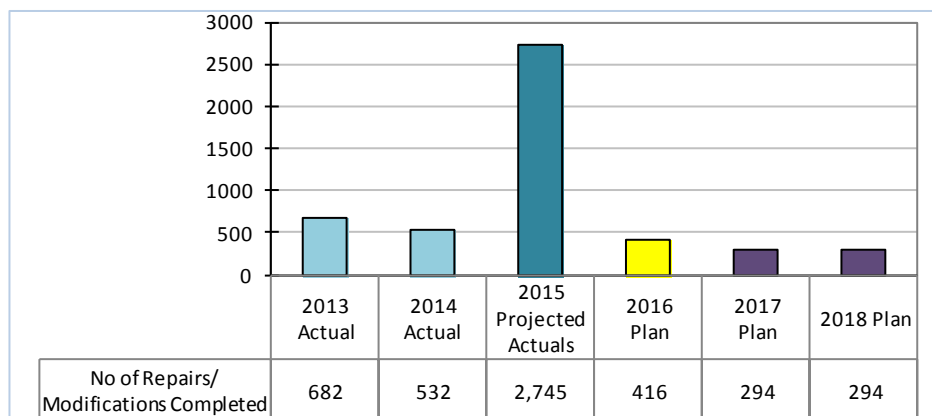


#### Trend:

- In 2016, 713 new affordable rental homes will be opened: 253 homes in the Pan Am Village, 348 homes in Emery Village and other locations.
- In 2016, 241 new affordable ownership homes will be completed in partnership with non-profit housing developers including: Habitat for Humanity and Artscape Toronto.
- The number of homes created will increase as the Open Door initiative comes forward, contributing to the *Housing Opportunities Toronto* 10-year targets.



### Households Assisted - Essential Repairs & Modifications Completed



#### Trend:

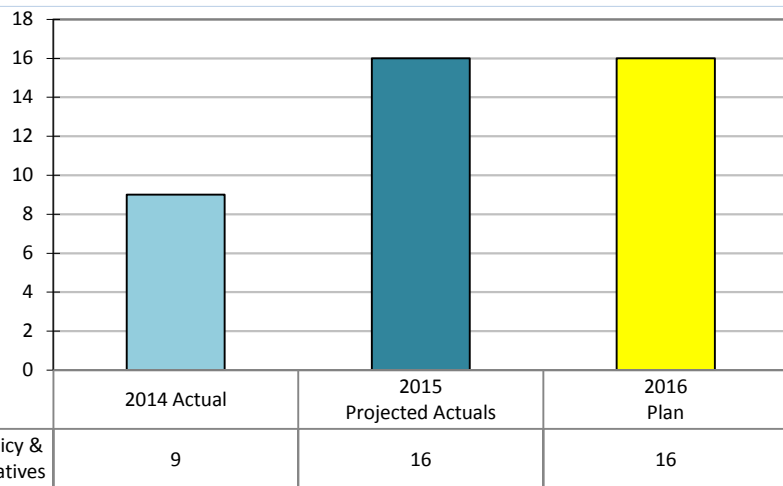
- The increase in households assisted in 2015 is primarily due to one-time funding approved in 2013, resulting in 2,537 tenant households in apartment buildings and rooming houses being assisted through the federal/provincial IAH program, as well as 208 lower-income homeowners.
- Five million dollars in funding allocated in 2015 will benefit some 400 rooming house residents in 2015 & 2016, while the program continues to serve lower-income homeowners with essential repairs and modifications.



# Performance Measures

## Housing Policy & Partnerships

### Major Policy & Partnership Initiatives



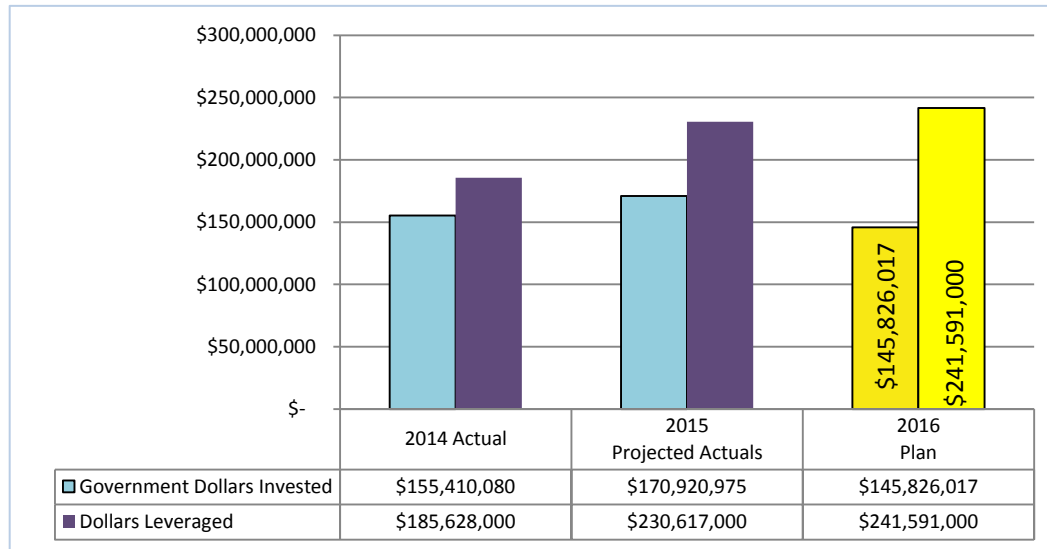
### Trend:

- Given the interest and demand for affordable housing, the AHO has increased the number of major policy & partnership initiatives being developed and implemented since 2014
- These include:
  - ✓ Open Door initiative
  - ✓ *Close the Housing Gap* campaign
  - ✓ Weston Community/Cultural Hub
  - ✓ GTA Housing Action Lab
  - ✓ 5-year review of *Housing Opportunities Toronto*
  - ✓ Working with Province to secure provincial land for affordable housing
  - ✓ AMO Affordable Housing and Homelessness Task Force





### Financial Stewardship for Investments Being Administered



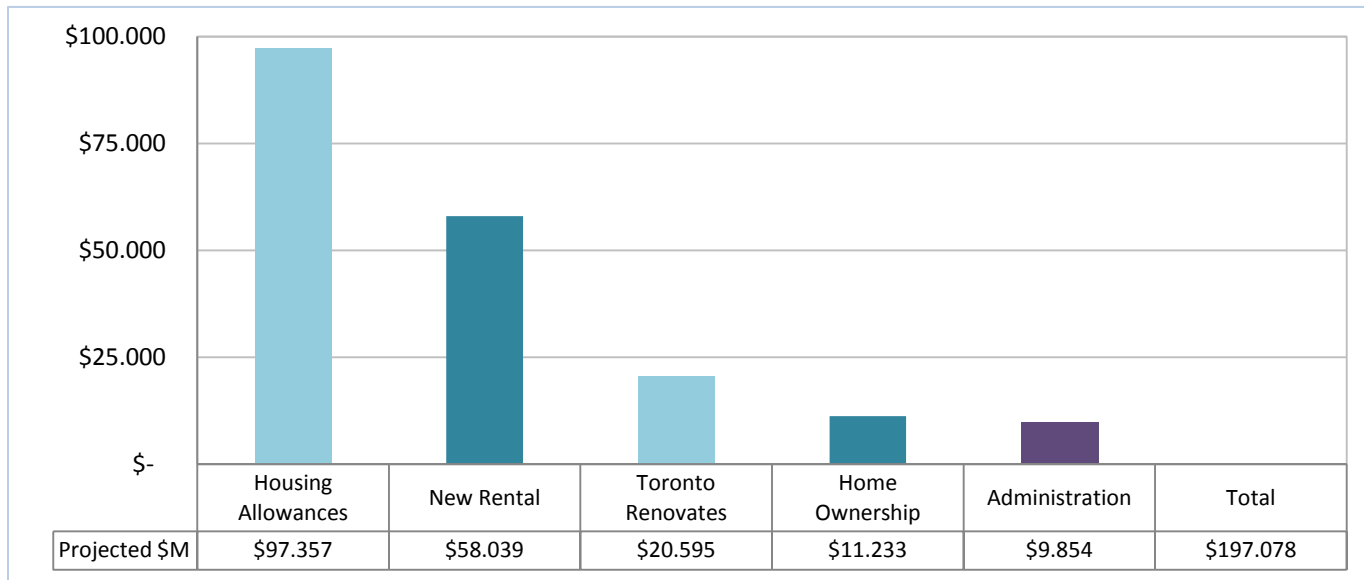
#### Trend:

- The new Open Door initiative launched in 2015 will contribute toward the City's 10-year HOT targets, important given the limited federal-provincial funds to create new affordable housing.
- While 2016 shows a decline in government investments compared to 2014 and 2015, strong partnerships with the private and non-profit sectors will leverage more dollars.
- Contribution to local employment will remain steady at about 4,000 jobs each year between 2014 and 2016 as a result of new affordable housing under development and essential repairs & modifications underway.



# Current Federal/Provincial Funding 2014-20

Investment in Affordable Housing Program 2014-2020



# Service Challenges & Opportunities

## ■ Challenges

- ✓ Scaling up activity to increase affordable housing repairs and construction
- ✓ Leveraging additional funding to supplement limited federal/provincial funding
- ✓ Engaging federal/provincial governments to fund and provide surplus land for more new housing and funding for social housing capital repairs
- ✓ Partnering with public/private sectors without coherent, one-stop City program

## ■ Opportunities

- ✓ New Open Door initiative will scale up affordable housing creation
- ✓ Innovative East Bayfront development will enhance City's ability to integrate affordable housing into condos
- ✓ Rooming House residents will benefit from essential health, safety and accessibility repairs and modifications through \$5 million investment
- ✓ More public engagement in the *Close the Housing Gap* campaign advocating for more federal/provincial funding



# Actions/Strategies to Address Challenges & Opportunities

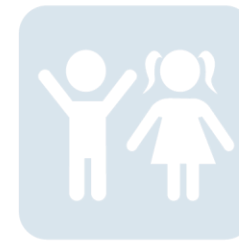
Strategic Action/Service Objective:	
Actions	Results / Progress
Delivering core service of creating affordable housing, including on several signature sites, including the Aquavista building in East Bayfront and the Medallion buildings in Emery Village	Developments underway
Co-ordinating interdivisional/agency working group to produce a staff report later this year on the Open Door program to fast-track affordable housing creation	First meeting being organized
Working with the Province on: the review of its long-term housing strategy; the five-year review of the City's 10-year housing plan and accessing surplus Crown land for affordable housing	Meetings underway on all three issues
Continuing the Close the Housing Gap campaign, which advocates for increased federal housing funding to help close the City's budget gap	Several campaign events have occurred in 2015 and more are planned in the context of the fall federal election and input into 2016 federal and provincial budgets



# Priority Actions to Achieve Results

Priority Actions to be Taken	2015/16
Reporting on the Open Door initiative designed to encourage developers to build affordable rental/ownership housing by providing more surplus City land and funding and streamlining approvals process.	Fall/winter 2015
Facilitating the completion of the first affordable rental homes (154) at 3415 Weston Rd (Spring 2016) and the development of 80 City-owned affordable rental homes in the Bayshore condo building in the East Bayfront area of Toronto's waterfront.	Ongoing
Working with a proponent to build affordable rental homes on surplus City land at 200 Madison Avenue.	Ongoing
Work with successful proponents of an RFP to deliver up to \$5 million of repairs and renovations to legal rooming houses.	Ongoing
Working with partners to deliver affordable rental housing as part of the Weston Community/Cultural Hub development	Ongoing





Thank You

