

EX16.26a



Decision Letter

Affordable Housing Committee

Meeting No.	5	Contact	Yvonne Davies, Committee Administrator
Meeting Date	Monday, June 20, 2016	Phone	416-396-7287
Start Time	9:30 AM	E-mail	ah@toronto.ca
Location	Committee Room 2, City Hall	Chair	Councillor Ana Bailão

AH5.2	ACTION	Amended		Ward:All
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Implementing the Open Door Affordable Housing Program

Committee Decision

The Affordable Housing Committee recommends to the Executive Committee that:

1. City Council approve the Open Door Affordable Housing Program to provide City financial incentives, the new Open Door Planning Service, and activate surplus public land for affordable housing.
2. City Council approve the five-year Open Door Affordable Housing Investment Plan Projections in the Financial Implications section of this report, based on Council's approved annual targets of 1,000 new affordable rental homes and 400 new affordable ownership homes.
3. City Council request the Director, Affordable Housing Office in collaboration with the City Manager's Office to provide an update, annually, on the prior year results of the Open Door Program including funding allocations, incentives provided and other contributions from all sources on a go-forward basis.
4. City Council approve that the non-profit affordable ownership housing development applications where a minimum of 20 percent of the residential gross floor area of the development is affordable ownership housing be eligible for the Open Door Service.
5. City Council request the Director, Affordable Housing Office, to initiate a conversation with the affordable home ownership providers to explore opportunities to expand long term affordability.

Origin

(June 8, 2016) Report from the Deputy City Manager Cluster A, the Deputy City Manager Cluster B and the Deputy City Manager and Chief Financial Officer

Summary

This report fulfills City Council's December, 2015 request for the City Manager to report on the financial and administrative implications of the Open Door Affordable Housing Program.

Open Door is a program where the City contracts/secures affordable housing through a co-ordinated approach to financial incentives, funding, planning approvals and activation of public and private land. Implementation matters addressed in this report include:

- A multi-year affordable housing investment plan to meet targets,
- The streamlining of application processes for City affordable housing funding and incentives,
- Expanded planning supports, such as the new Open Door Service application review process, and
- Annual reporting on performance toward achieving targets.

Concurrent reports recommend the approval of a number of Open Door pilot projects that were reported to Council in December 2015.

The program's success is premised on ongoing federal/provincial housing investments and the scaling up of the capacity of the non-profit and private housing sectors to participate and produce affordable housing. In this regard the recent 2016 federal and provincial budgets provide important new funding sources for affordable housing.

By accelerating the creation of affordable housing, Open Door will increase the opportunity for lower-income and vulnerable individuals and families to access safe, healthy and adequate homes. This will assist in improving Toronto's economic and social well-being and easing health, justice and social costs.

Background Information

(June 8, 2016) Joint Report from the Deputy City Manager Cluster A, the Deputy City Manager Cluster B and the Deputy City Manager and Chief Financial Officer - Implementing the Open Door Affordable Housing Program

<file:///G:/sec/MMIS-Outputs/PROD/mmis/2016/ah/bgrd/backgroundfile-94122.pdf>

Speakers

Sean Gadon, Director, Affordable Housing Office

Joe Deschênes Smith, Founder and Principal, Trillium Housing

Heather Tremain, Chief Executive Officer, Options for Homes

Ene Underwood, Chief Executive Officer, Habitat for Humanity, Greater Toronto Area

Motions

2 - Motion to Amend Item (Additional) moved by Councillor Ana Bailão (Carried)

That the Director, Affordable Housing Office, be requested to initiate a conversation with the affordable home ownership providers to explore opportunities to expand long term affordability.

1 - Motion to Amend Item moved by Councillor Ana Bailão (Carried)

That the non-profit affordable ownership housing development applications where a minimum of 20 percent of the residential gross floor area of the development is affordable ownership housing be eligible for the Open Door Service.