



Affordable Housing Update

Presentation to the Affordable Housing Committee
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September 20, 2017



Overview

- Open Door Program
- The 2017 Open Door Call for Applications
- Provincial Land Program
- Individual Project Approvals
- Other Reports

Open Door Program

- In July 2016, as part of the Open Door Program's Investment Plan for 2016-2020, Council approved \$222.8 million in capital funding and incentives to support five-year targets of 5,000 new affordable rental and 2,000 new affordable ownership homes.
- As of March 2017, there are also 18 public sites identified through the Open Door Program to be activated for affordable housing development.
- In 2017, some 1,200 new affordable rental and some 200 new affordable ownership homes are projected to be approved under the Open Door program.

Open Door Program

- Affordable rental approvals in 2017 will surpass the annual target of 1,000 rental homes and will be achieved through:
 - The 2017 Open Door Call for Applications
 - Provincial Affordable Housing Lands Program
 - Individual Project Approvals

2017 Call for Applications

- First call for affordable rental housing was issued on February 17 and closed on May 31.
- On Oct 2nd, staff are seeking Council approval for 298 new affordable homes in seven developments in six wards across the city.
- Financial resources include:
 - Incentives including development charges, building permit, planning application and parkland fee waivers and property tax relief
 - Capital funding commitment from the *Development Charges Reserve Fund for Subsidized Housing*.

2017 Call for Applications

| Company Name | Project Address | Ward | Affordable Units | Affordability Period |
|--|-------------------------------|------|------------------|----------------------|
| Concert Properties | 5365 Dundas St W., Etobicoke | 5 | 50 | 25 |
| 1656851 Ontario Inc. o/a High Park Villa | 2140 Bloor St. W., Toronto | 13 | 13 | 40 |
| St. Clare's Multifaith Housing Society | 25 Leonard Ave., Toronto | 20 | 22 | 50 |
| Mynikker Holdings Inc. | 30 Cosburn Ave., Toronto | 29 | 6 | 25 |
| Akwa Honsta (Non Profit Aboriginal Homes) Inc. | 136 Kingston Rd., Toronto | 32 | 24 | 25 |
| Innstead Co-operative Inc. | 355-363 Coxwell Ave., Toronto | 32 | 33 | 50 |
| Verdiroc Development Corp. & Greenwin Inc. | 1750 Ellesmere Rd, Toronto | 38 | 150 | 25 |
| Total | | | 298 | n/a |

Provincial Affordable Housing Lands Program

- The Provincial Land Program was established in May 2017 as part of Ontario's Fair Housing Plan.
- Phase 1 in Toronto will result in 2,000 new rental homes which will include up to 600 affordable rental homes in:
 - Up to 8 acres of land in the West Don Lands (Blocks 8/20 and 3W, 4W and 7W)
 - One acre of land at 27 Grosvenor/26 Grenville Streets.
- The report recommends pre-approving approximately \$27.9 M in financial incentives as part of the Open Door Program.

Individual Project Approvals

- The following projects represent some 300 new affordable rental homes already in the approval process to receive contributions from a number of federal/provincial and City resources:
 - Mirvish Village Project : 85 homes
 - 14 Spadina Road: 24 homes
 - 13-15 & 17-19 Winchester Street: 35 homes
 - 389 Church Street: 119 homes
 - 1117-1119 Gerrard St East: 35 homes
 - 9 Huntley Street: 20 homes

Other Reports

Open Door Program: 2016 Annual Activity Report

- This report recommends Executive Committee receive the report for information, and has no new financial impacts.
- In 2016 Open Door was successful in spurring affordable housing development, with Council approving 571 new affordable rental and 408 affordable ownership homes (total of 979).
- The City invested \$38.2 million in affordable rental housing and \$10.4 million for affordable ownership homes.
- Federal/Provincial contributions to affordable rental housing total \$30 million and \$13.3 million for affordable ownership housing.

Toronto Social Infrastructure Fund Investments - Progress & Anticipated Outcomes

- This report provides details of progress and anticipated outcomes to be achieved under the federal-provincial Social Infrastructure Fund (SIF) 2016-2017.
- Toronto's allocation under the SIF was \$154.3 million over two years which is expected to help some 12,737 Toronto households.
- The SIF is delivered by the Shelter, Support & Housing Administration (SSHA) Division and the Affordable Housing Office (AHO) alongside other affordable housing programs including those for social housing repair.

Toronto Social Infrastructure Fund Investments - Progress & Anticipated Outcomes

SIF investments of \$154.3 million are distributed under the following program components:

- \$72.3 million for the Social Housing Improvement Program (SHIP) to improve and preserve the quality of social housing.
- A \$56.9 million increase to the existing Investment in Affordable Housing (IAH) program for housing allowances/rent supplements to households in need of rental assistance; the construction of new affordable rental and ownership homes; Toronto Renovates to provide funding for essential health, safety, accessibility and energy efficiency repairs and modifications.
- \$17.3 million for the construction and renovation of affordable housing for seniors.
- \$7.7 million to cover the cost of administration (5% of \$154.3 million).

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