

# Housing



## 2020 - 2030 Action Plan

Presentation to the  
Planning and Housing Committee

December 10, 2019

# Overview

- Housing Action Plan to 2030
- Developing the HousingTO Action Plan
- Public Consultation - Key Themes
- HousingTO Action Plan- Key Proposed Actions
- Implementation Next Steps



# Why a HousingTO 2020-2030 Action Plan?

- Today people are “stuck” and left behind in a housing and income support system that has failed to respond to their real housing needs in a hot housing market
- The HousingTO 2020-2030 Action Plan fulfills the City of Toronto’s legislative requirement of the *Housing Services Act, 2011* for Ontario municipalities to have 10-year housing and homelessness plans.

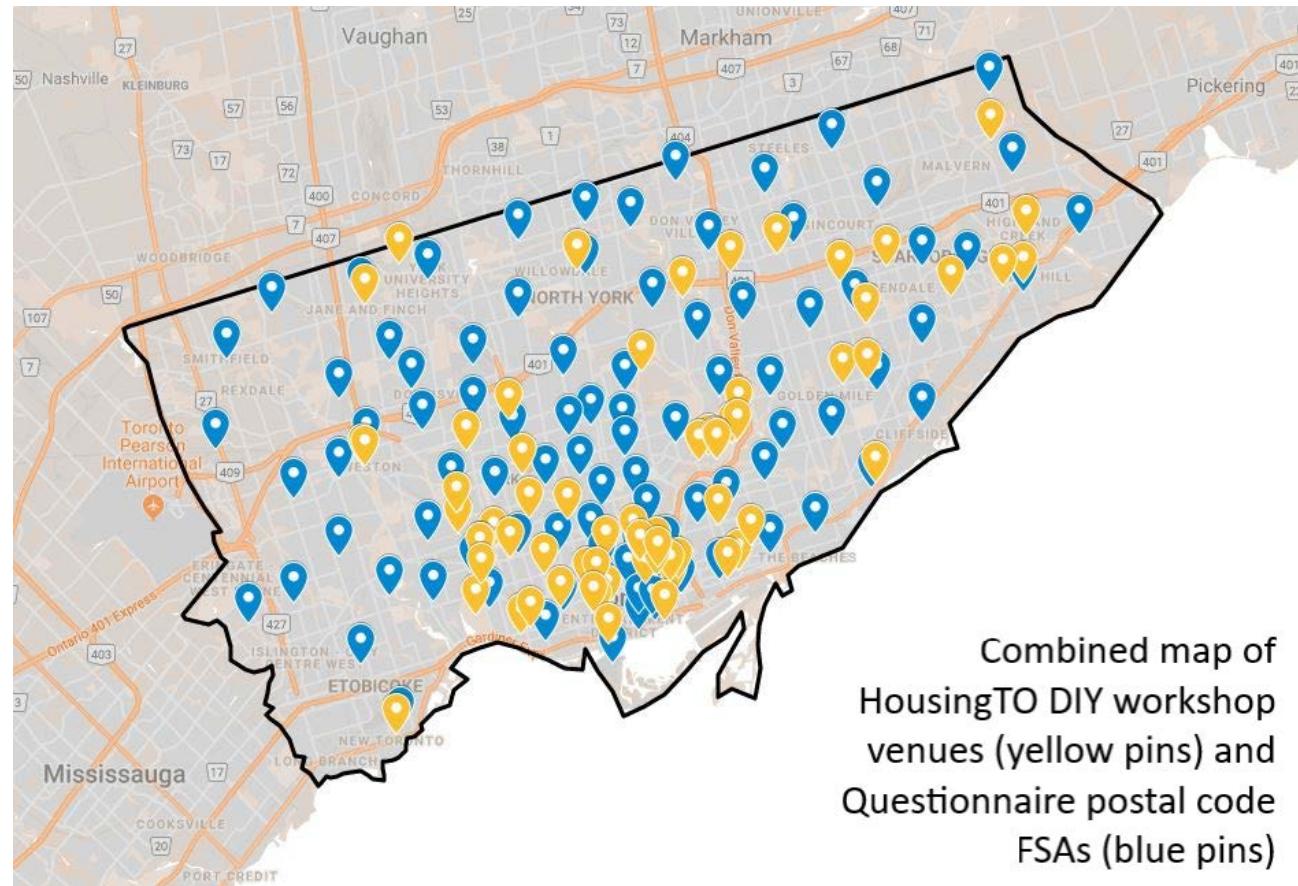


# Housing Demand to 2030

- Looking to 2030, the City of Toronto has a central role and a legislative responsibility in coordinating the response to the housing challenges faced by its residents:
  - Population growth – an increase of up to 1 million people (resulting in the population being about 3.9 million people) by 2030
  - Ageing population – an increase in the number of seniors aged 65+ will grow by 59% or 700,000 people by 2030
  - Mental Health and Addiction Support Needs – demand for mental health and addiction supportive housing will grow faster than the population
  - Increasing poverty:
    - Over 500,000 people will live in low-income households (up from 471,203 in 2016) by 2030
    - The waitlist for social housing will grow to approximately 120,000 households.

# Developing HousingTO 2020-2030 Action Plan

- Commissioned the Housing Market Analysis in 2018 to provide an analysis of Toronto's housing need and demand over the next 10 years
- Completed public and stakeholder consultations with 6,000 residents and organizations engaged with advice from the External Advisory Committee
- Directions from City Council including considering a human rights-based approach to housing in the plan
- Drafted the HousingTO Plan with input from interdivisional partners.



# Key Themes from Public and Stakeholder Consultations

- Include a **Human Rights Based Approach to Housing** focusing on the needs of the most vulnerable
- **Adopt an income based definition of affordable housing**
- Maintain, protect and preserve **existing rental stock** and **tenant rights**
- Maximize the opportunity to build affordable housing on **public lands**
- Create and foster **partnerships** with the **non-profit, private sector** and other **governments** to maximize housing development, build integrated mixed communities and housing stability supports
- Remove **bureaucratic barriers** and delays to developing affordable housing
- Help **build the capacity of the supportive and non-profit sector** to develop, maintain and maximize opportunities with their existing assets, improve data sharing and joint service planning
- Include clear **targets** and **accountability** measures built into the plan.



# HousingTO 2020-2030 Action Plan

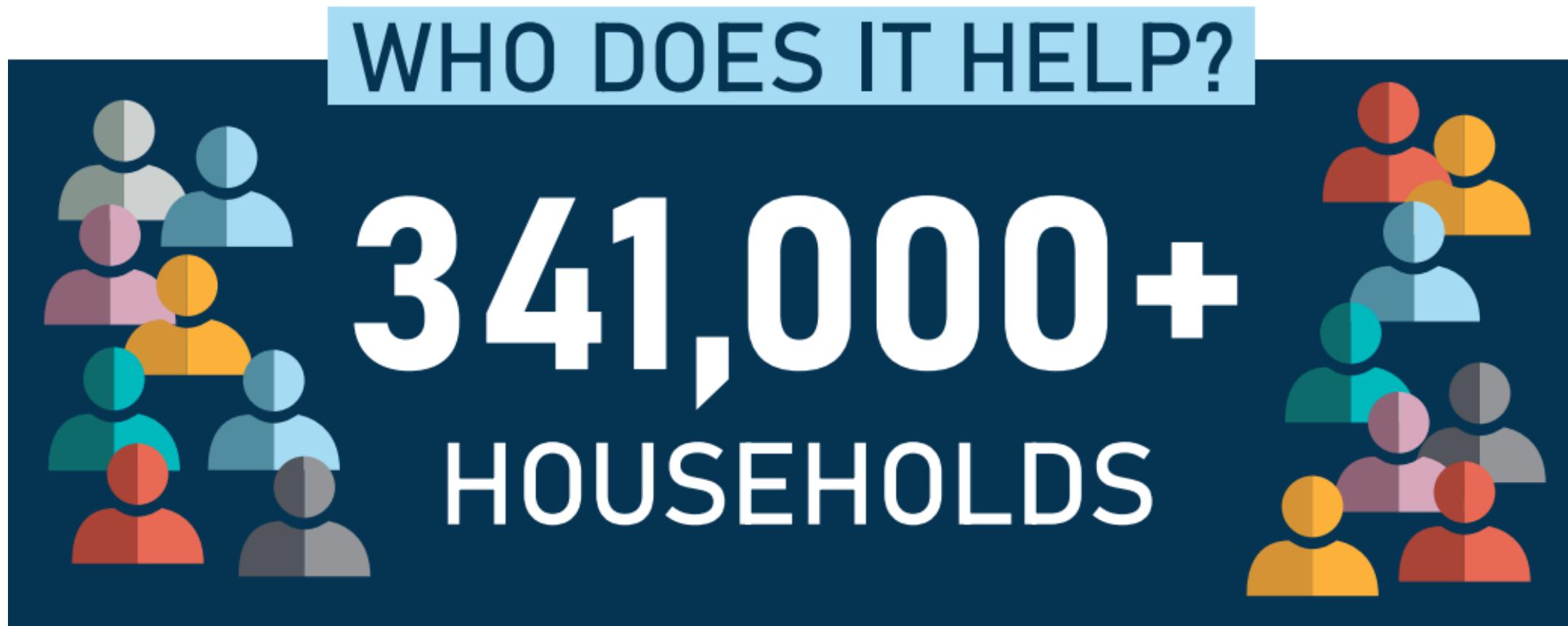
- Proposes 76 actions to help over 341,000 households access or maintain good quality, safe, affordable housing options
- Implementing the Plan is estimated to cost all orders of government \$23.4 billion:
  - City investment of \$8.5 B (\$5.5 already committed)
  - Federal request of \$7.9B (\$1.5B already committed)
  - Provincial request of \$7.0 B (\$73M already committed)

## HOW WILL IT BE DONE?

1. Adopt a revised "Toronto Housing Charter – Opportunity for All"
2. Enhance Partnerships with Indigenous Community Partners
3. Prevent Homelessness and Improve Pathways to Housing Stability
4. Provide Pathways to Support Women
5. Maintain and Increase Access to Affordable Rents
6. Meeting the Diverse Housing Needs of Seniors
7. Ensure Well-Maintained and Secure Homes for Renters
8. Support Toronto Community Housing and its Residents
9. Continue the Revitalization of Neighbourhoods
10. Create New Rental Housing Responsive to Residents' Needs
11. Help People Buy and Stay in Their Homes
12. Improve Accountability and Transparency in Delivery of Housing Services to Residents
13. Enhance Partnerships and Intergovernmental Strategy



# Key Proposed Actions



# Adopt a revised “Housing Charter – Opportunity for All”

- Support the progressive realization of the right to adequate housing that is recognized in international law and is consistent with the new federal National Housing Act
- Review options to establish a Housing Commissioner role or function to independently assess implementation of the revised Toronto Housing Charter and the HousingTO Action Plan to ensure that the City, within its legislative authorities, is taking concrete actions to combat systematic housing discrimination and address systemic hurdles in the housing system
  - Report to Council by the third quarter of 2020 with the results of review.



# Immediate Actions to Address Homelessness and Housing Stability

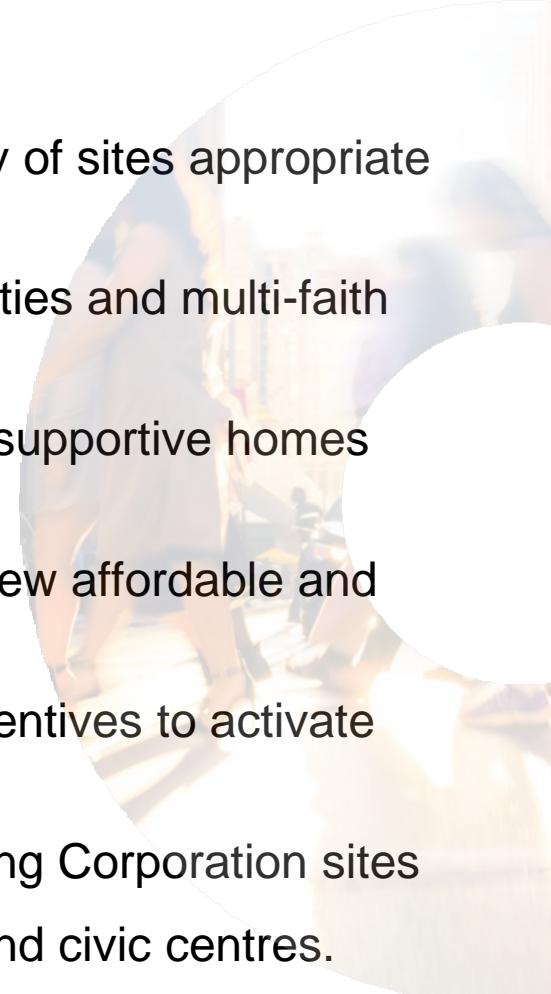
- Continue providing emergency response to homelessness through street outreach and overnight accommodation at shelters and respite centers
- Complete the capital plan to add 1,000 new shelter beds as approved by Council
- Prevent 10,000 evictions for low-income households through programs such as the City's Eviction Prevention in the Community (EPIC)
- Provide support services to 10,000 individuals and families in supportive housing
- Improve housing affordability for 40,000 households through the new Canada-Ontario Housing Benefit (to be launched in 2020) and housing allowances.



# Land Banking for 40,000 New Affordable Rental and Supportive Homes



- Establishing a public, private and non-profit land bank initiative will create an inventory of sites appropriate for achieving 40,000 new affordable rental homes approvals
- Proposed land banking partners include the federal and provincial governments, charities and multi-faith groups, non-profit , cooperative and private housing organizations
- The City's commitment is to support the creation of 20,000 new affordable rental and supportive homes through:
  - expanding the Housing Now Initiative to provide additional sites for some 6,700 new affordable and supportive rental homes
  - extending the Open Door Affordable Housing Program to provide for financial incentives to activate private and non-profit sites
  - continuing with infill development and revitalization on Toronto Community Housing Corporation sites
  - co-locating affordable housing with other City-owned facilities, such as libraries and civic centres.



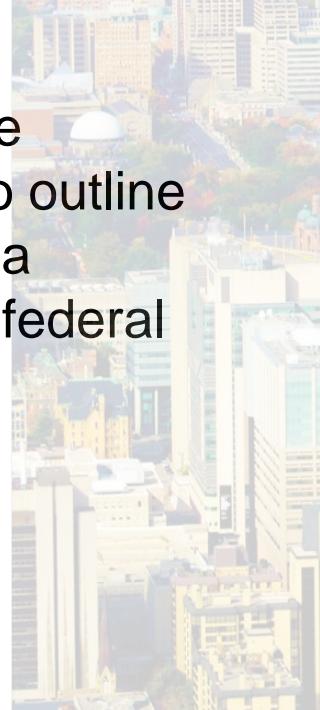
# Changing the Definition of Affordable Rental Housing

- The City is committed to adopting a new income-based definition of affordable housing in delivery of affordable and supportive housing initiatives to recognize the ability of a household to pay for housing based on their income
- In 2020, the City will work with external stakeholders to establish the new definition of "affordable" for rental housing developments. The new income-based definition will be updated annually to reflect changes in incomes.



# Implementation - Next Steps

- Activate the HousingTO External Advisory Committee in 2020 to provide input and advice in developing the implementation plan and throughout the implementation process
- Present the HousingTO implementation plan to the Planning and Housing Committee by June 2020 to outline the process, divisions responsible for actions and a timeline for achieving targets in collaboration with federal and provincial governments.



# Thank You!

Sean Gadon, Executive Director, Housing Secretariat  
[Sean.Gadon@toronto.ca](mailto:Sean.Gadon@toronto.ca)

Valesa Faria, Director, Housing Secretariat  
[Valesa.Faria@toronto.ca](mailto:Valesa.Faria@toronto.ca)