



Affordable Housing Committee Briefing

Presentation to the Affordable Housing Committee
February 2, 2011

Sean Gadon, Director
City of Toronto
Affordable Housing Office

Agenda

1. Affordable Housing in Toronto: The Context
 - a) The Power of Affordable Housing
2. The Role of the Affordable Housing Committee
3. The Affordable Housing Office
 - a) Reporting to the Deputy City Manager
 - b) Services to Residents
 - c) Partnerships
 - d) 2011 Objectives
4. Home Improvement Programs
5. Affordable Rental & Ownership Housing Update
6. Housing Opportunities Toronto: The Action Plan 2010-2020
7. Investments in Affordable Housing
8. Looking Ahead in 2011: Affordable Housing Committee Activities
9. Keeping You Informed

Affordable Housing in Toronto: The Context

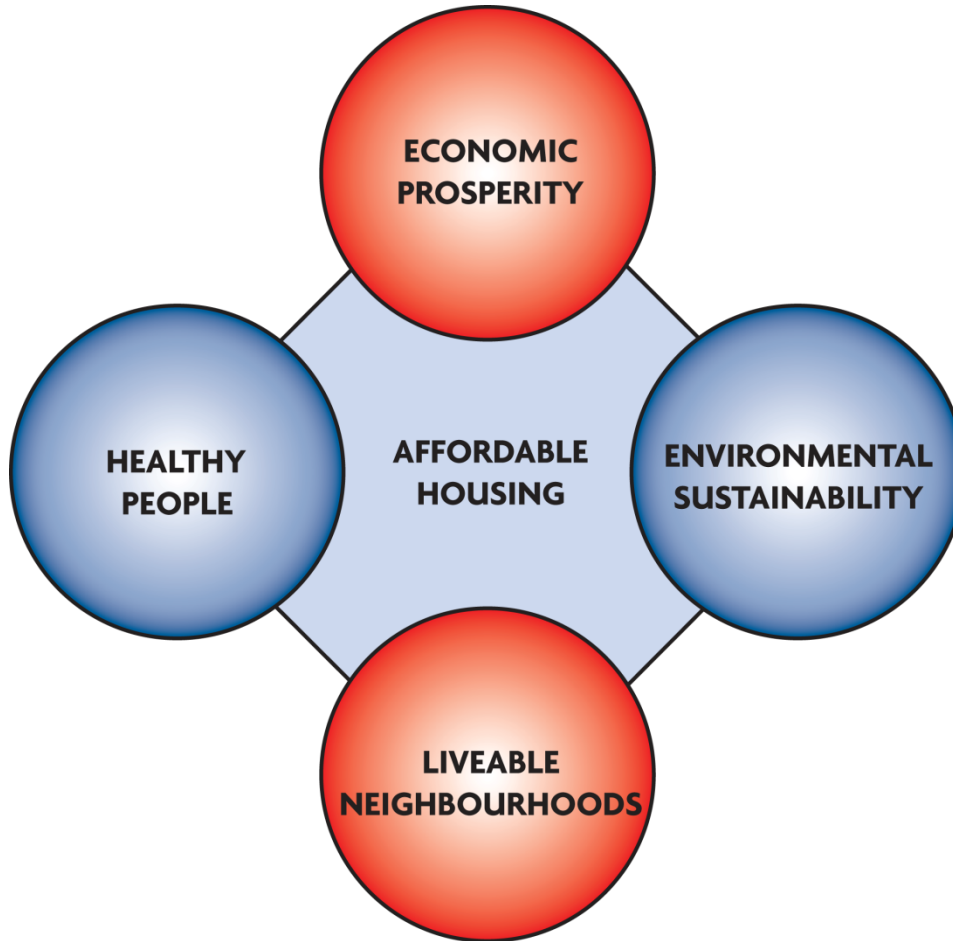
- **Core Housing Need:** 23% or 216,070 households live in housing that is too small, in need of repairs or is too expensive.
- **New Affordable Construction:** 1,073 new affordable homes were approved through government programs in 2010.
- **New Private Construction:** Out of 10,251 new homes built last year, 731 were purpose-built rental housing.
- **Existing Rental Housing:** 45% of residents rent. Much of Toronto's rental housing is aging and needs repair.

Affordable Housing in Toronto:

The Context

- **Vacancy Rates:** Vacancy rates have dropped from 3.1% to 2.2% since last year. In October 2010, 5,532 apartments were vacant out of 254,555.
- **Average Rents:** Average rents for a bachelor, one-, two- and three bedroom apartments are \$778, \$950, \$1135 and \$1346.
- **Social Housing Wait List:** There are currently 76,549 households on the wait list. In Toronto, there are 99,047 social housing units.
- **Population Projections:** Increase from 2.6 to 2.9 million people by 2020 with more seniors (103,120), children (39,870) and working-age people (122,580).

The Power of Affordable Housing



Affordable Housing:

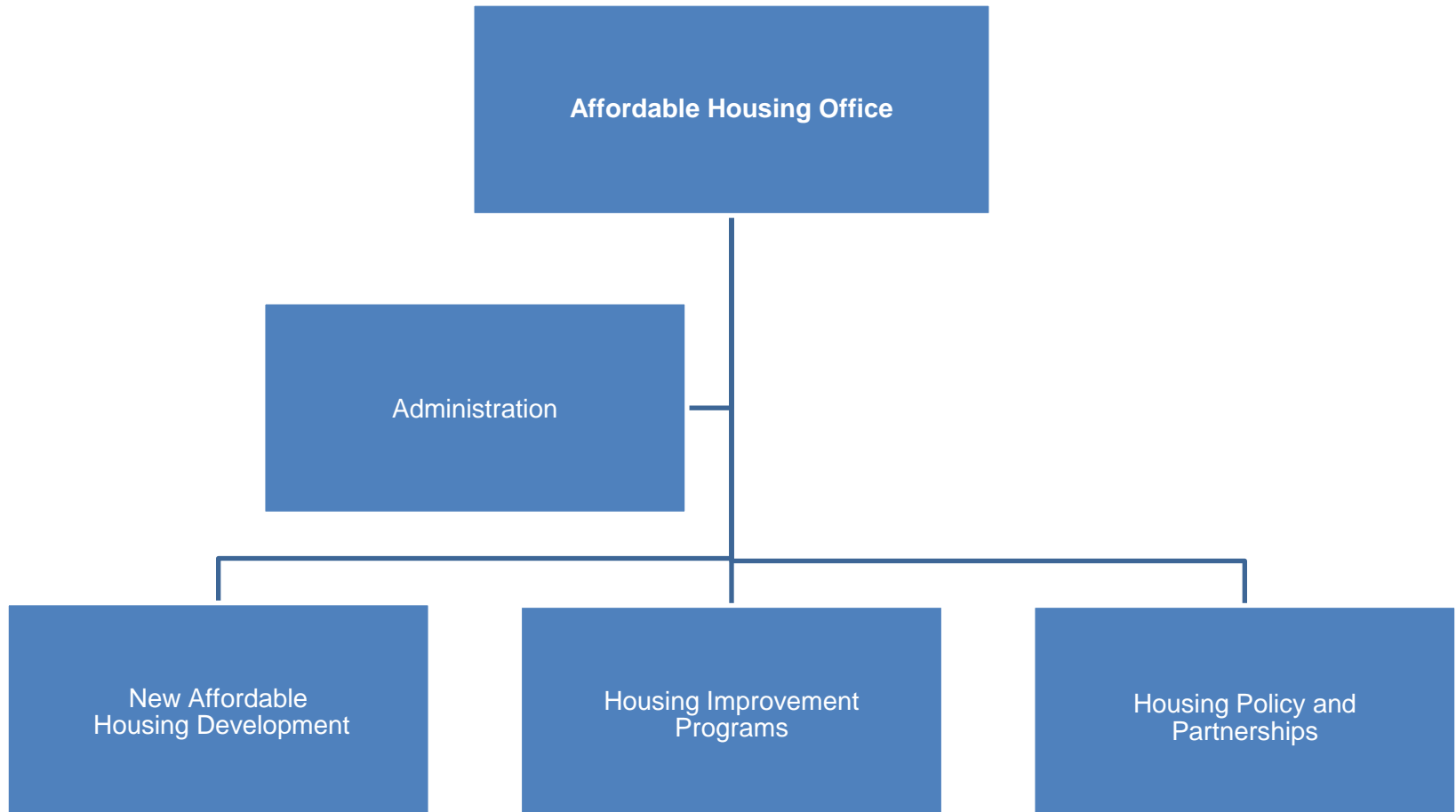
- Creates jobs, attracts and retains skilled key workers and business investment
- Creates healthy, diverse and prosperous neighbourhoods
- Creates savings in health, education, criminal justice and social service systems

The Role of the Affordable Housing Committee

Oversees the delivery of:

- Federal and provincial government investments in new affordable rental and ownership housing in partnership with private and non-profit developers
- Federal funds to repair and modify the homes of low- and modest-income seniors, persons with disabilities and families
- Housing Opportunities Toronto, the City's 10-year affordable housing action plan
- Partnerships with private and non-profit sectors
- Innovation in demonstration and pilot projects

The Affordable Housing Office: Reporting to the Deputy City Manager



The Affordable Housing Office: Services to Residents

Housing Improvement Programs

- Assists low- and moderate-income owners and renters through the repair and/or modification of 800 homes/rental units annually.
- Administers some \$8 million annually in federal loans to low- and moderate-income homeowners/landlords.

New Affordable Housing Development

- Meets the housing needs of low- and moderate-income residents through the delivery of mandated federal/provincial funding to Council-approved new affordable rental and ownership housing through the Canada-Ontario Affordable Housing Program.

Housing Policy & Partnerships

- Supports the activities of the Affordable Housing Office through research, program and policy analysis, co-ordinates the implementation of Toronto's Council-approved 10-year affordable housing plan, and maintains relations with external partners.

The Affordable Housing Office: Partnerships

Some of our major partners:

- Canada Mortgage & Housing Corporation
- Ministry of Municipal Affairs & Housing
- Shelter, Support & Housing Administration
- Toronto Community Housing
- Habitat for Humanity Toronto
- Home Ownership Alternatives

The Affordable Housing Office: 2011 Objectives

Creating Housing and Jobs Through Housing Investments

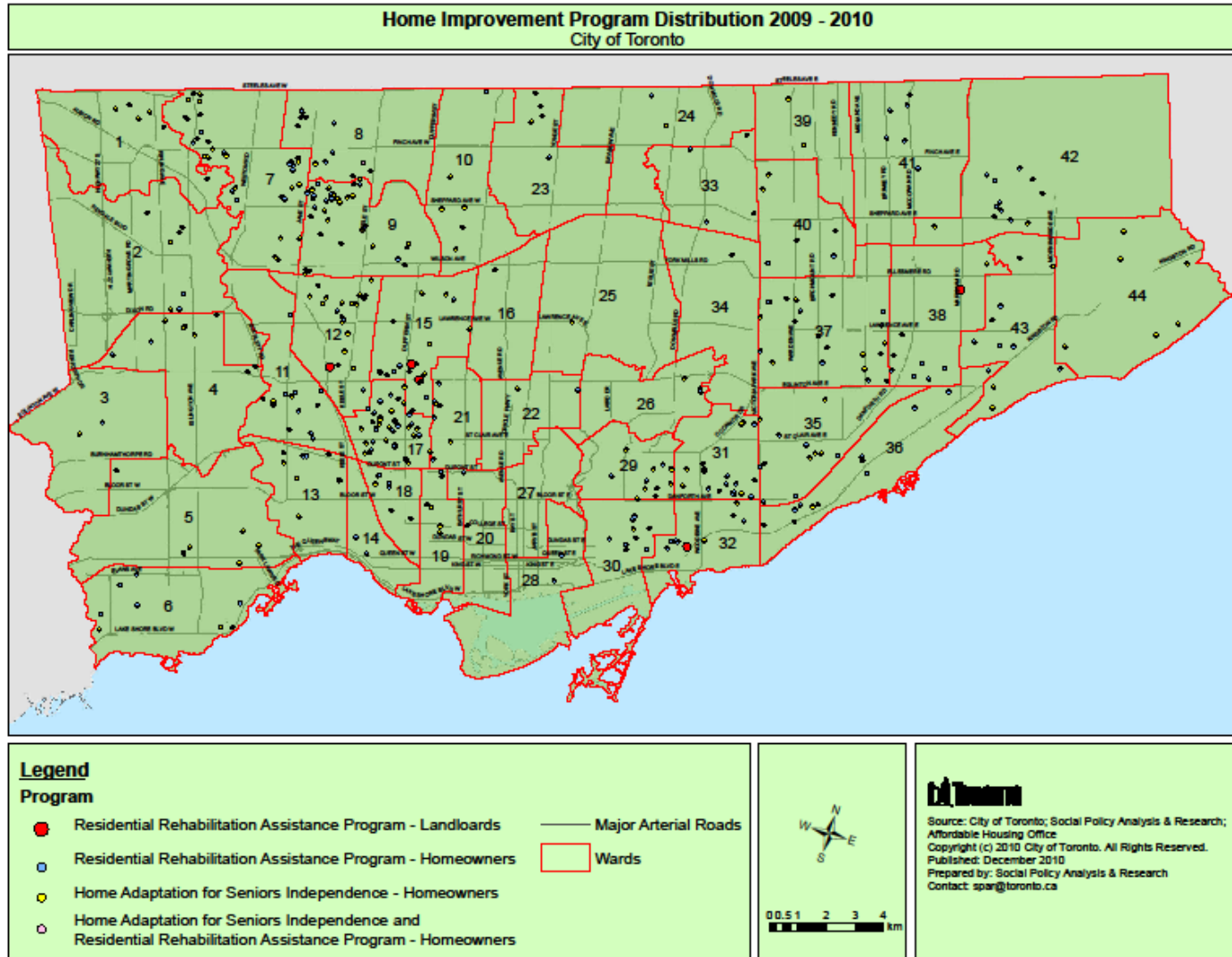
- Record year in 2011: more affordable homes under construction than at any other time in the last 15 years helping seniors, persons with disabilities and low- and moderate-income families and workers. More than 3,200 rental and ownership homes being created or modified.
- Delivering \$153 million in federal/provincial economic stimulus funding, leveraging investment from the private and non-profit sectors, and creating some 3,400 jobs.

The Affordable Housing Office: 2011 Objectives

Affordable Housing Policies and Program Services

- 2011 will see the first homeowners assisted by the City's new Home Ownership Assistance Program occupy their homes.
 - \$4 million in home ownership assistance loans to help 395 new home buyers.
- Helping low- and moderate-income seniors and homeowners with disabilities in need of housing repairs.
- Continuing to co-ordinate implementation of Housing Opportunities Toronto's 67 actions across several City Divisions, Agencies and other partners.

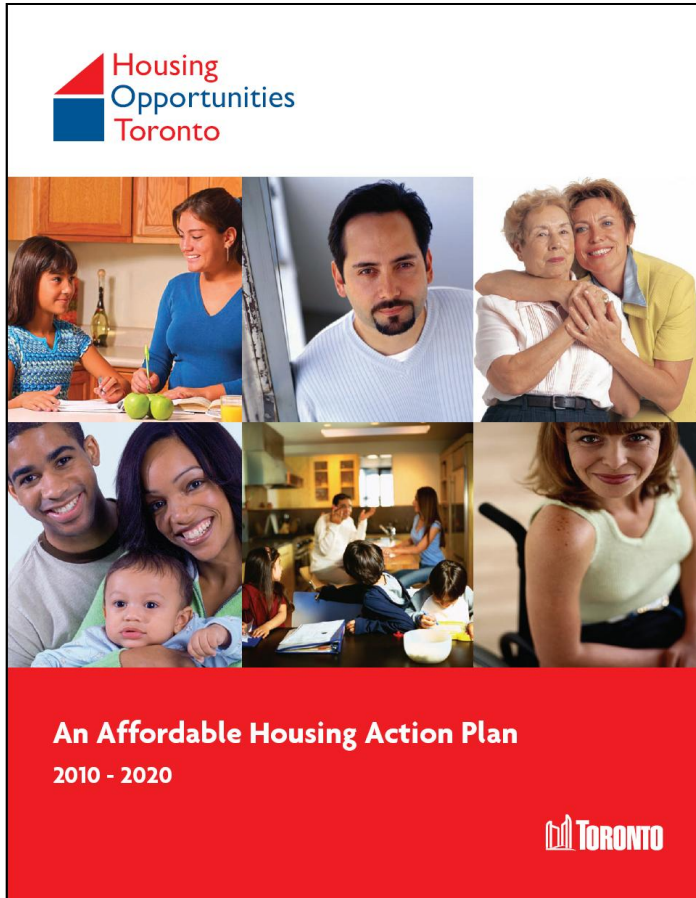
Home Improvement Programs



Affordable Rental & Ownership Housing Update

Affordable Rental Housing Under Construction		
Developer	Location	Completion Date
Patricia and Bathurst Developments	485 Patricia Ave	Early 2012
Remington Group	8 Chichester Place	Mid 2012
Verdiroc Development Corporation	100 Freedom Street (formerly 1001 Queen Street W.)	Early 2012
Minto Group Inc.	620 Martin Grove Rd. (formerly 7-21 Richgrove Dr.)	Late 2011
Toronto Christian Resource Centre	40 Oak Street	Late 2011
Deauville Place Inc.	5 Deauville Lane	Late 2011
Toronto Community Housing Corporation (TCH)	McCord Phase 1 (West Don Lands)	Late 2013
Toronto Community Housing Corporation (TCH)	McCord Phase 2 (West Don Lands)	Late 2013
Toronto Community Housing Corporation (TCH)	30 Regent Street (Townhouses)	Mid 2011
Toronto Community Housing Corporation (TCH)	717 Broadview Avenue	Early 2011
Woodgreen Community Housing Inc.	270 Donlands Avenue	Early 2011
YWCA of Greater Toronto	110 Edward Street	Mid 2011
St. Clare's Multifaith Housing Society	180 Sudbury Street	Mid 2011
Medallion Corporation Inc	544 Birchmount Road	Late 2011
St. Clair West Affordable Housing Group Inc.	1120 Ossington Avenue	Early 2011
Toronto Community Housing Corporation (TCH)	Railway Lands	Late 2012
Affordable Home Ownership Under Construction		
Options for Homes	403 Keele Street	Early 2011
The Daniels Corporation	1 Park (Regent Park)	Mid 2011
Habitat for Humanity	Various Sites	Various Dates
Affordable Home Ownership Pre-Development		
Neighbourhood Concepts Non-Profit Corp.	280 Donlands Avenue	Mid 2012
Options for Homes	3180 Bathurst Street	Late 2012

Housing Opportunities Toronto: The Action Plan 2010-2020



- 10-year housing plan to guide investments in Toronto by all governments
- Developed in partnership with Shelter, Support and Housing Administration
- Actions are proposed across the housing spectrum from helping homeless to assisting low-income seniors remain in their homes

Housing Opportunities Toronto: The Action Plan 2010-2020

HOT Strategic Themes

Create Housing Opportunities in All Neighbourhoods

Help Homeless and Vulnerable People Find
and Keep Homes

Revitalize Neighbourhoods

Assist Families and Individuals to Afford Rents

Create New Affordable Rental Homes

Preserve and Repair Rental Housing

Help People Buy and Stay in Their Homes

Working Together with Partners

Investments in Affordable Housing

- In the last 10 years, federal/provincial governments have invested \$359 million in new initiatives helping 11,559 families and individuals:
 - \$289.9 million in the Affordable Housing Program has created 4,653 new affordable rental and ownership homes
 - \$69.4 million in the Residential Rehabilitation Assistance Program and Home Adaptations for Seniors Independence has assisted 6,906 households
- Renewal of these federal/provincial programs from April 1, 2011 to March 31, 2014 is anticipated in Spring 2011.

Looking Ahead in 2011: Affordable Housing Committee Activities

Some Upcoming Staff Reports:

- Renewal of federal/provincial Affordable Housing Program and Housing Improvement Programs
- Implementation update on Ontario's Long-Term Affordable Housing Strategy
- Update on provincial plans for new affordable housing as part of the legacy from the Pan Am Village in the West Don Lands
- Update on Housing Opportunities Toronto Action Plan
- Home Ownership Assistance Program funding allocations
- Rental and Transitional funding allocations

Looking Ahead in 2011: Affordable Housing Committee Activities

Some Upcoming Events:

- 2011 Symposium on Poverty, Housing & Homelessness
March 4th
- 2011 Affordable Housing Awards
- 2011 World Habitat Day Oct. 3rd
- 12 New Affordable Housing Openings
 - 10 rental developments providing 1,177 new homes for 2,180 residents.
 - 2 ownership developments providing 380 new homes for 570 residents.

Keeping You Informed

- City of Toronto Housing Information:
<http://www.toronto.ca/housingportal>

- Sean Gadon
Director, Affordable Housing Office
City of Toronto
416-338-1143
sgadon@toronto.ca