



Open Door Program

Presentation to Affordable Housing Committee
Sean Gadon, Director
Affordable Housing Office
June 20, 2016



Outline

- Open Door Launch and Progress (2015-Present)
- Implementing the Open Door Program - Report
- Next Steps

Why Open Door Matters!

- Positions Toronto as a leader in taking action on affordable housing
- Contributes to meeting the City's Housing Opportunities Toronto targets, and City's social and economic objectives
- Provides a foundation to lever federal and provincial funding
- Provides opportunities to deepen affordability of rental homes through housing allowances
- Provides certainty and support for organizations engaged in creating affordable housing

Open Door Launch April 2015

Mayor Tory and Toronto's Housing and Poverty Advocates declare the urgent need to accelerate affordable housing construction by bringing together critical elements:

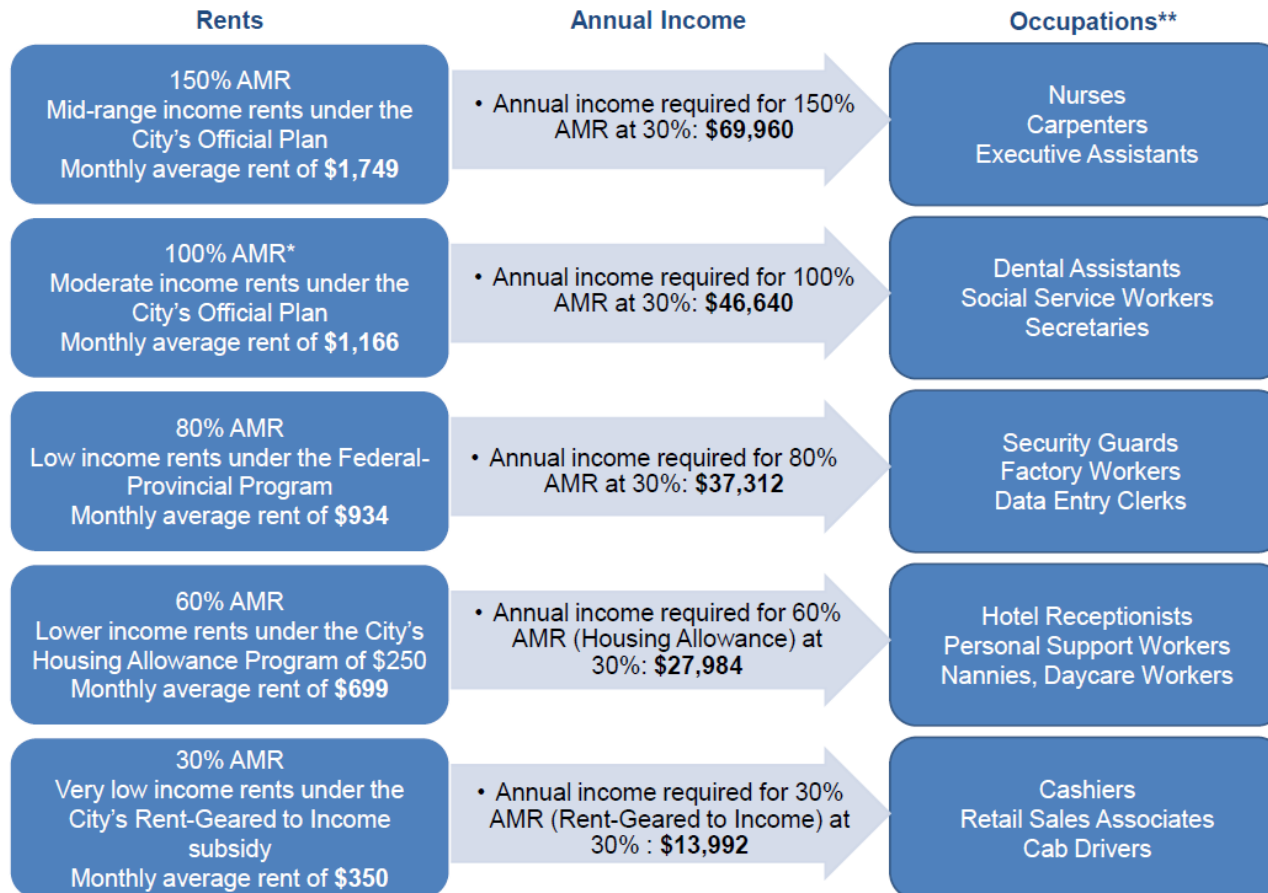
- Providing additional financial incentives, including housing allowances and federal/provincial funding
- Fast-tracking planning approvals
- Activating surplus public land
 - Releasing 200 Madison Ave.



Council Direction December 2015

- City Council approved in principle the overall direction of the Open Door Program.
- Council requested City Manager to report back in June 2016 on the program including financial and administrative implications.
- Council approved the Updated Municipal Housing Facility By-law (124-2016) and repealed the 2002 version (282-2002)
- Council approved fast-tracking affordable housing in Queen's Wharf Road in City Place (Block 36 North Railway Lands)

Toronto Housing Rents and Affordability by Income Band



Notes: *100% Average Market Rent (AMR) is total average of bachelors, 1, 2 and 3 bedroom units in Toronto – Adapted from CMHC Rental Market Report, Fall 2014
 **Occupational data adapted from Employment and Social Development Canada, Labour Market Information, Summer 2014

Prepared by: Affordable Housing Office
 Date: August, 2015

Open Door Implementation Report

June 2016

The Deputy City Managers Cluster A and B; Deputy City Manager and Chief Financial Officer recommend:

1. 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. Council approve the five-year Open Door Affordable Housing Investment Plan Projections, based on Council's approved annual targets of 1,000 new affordable rental homes and 400 new affordable ownership homes.
3. Council request the Director, Affordable Housing Office in collaboration with the City Manager's Office to provide annual update 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.

Open Door Program

The program provides a five-year corporate investment plan, reviewed annually, which provides transparency and accountability for results achieved.

Open Door Tools:

- **Financial Investment**
 - Combination of fee exemptions, property tax relief, and capital funding to deliver affordable housing
- **Planning**
 - Open Door Planning Service for fast-tracking the development of affordable housing
- **Land**
 - Activating public surplus land in collaboration with Build Toronto, Toronto Parking Authority, Waterfront Toronto, Toronto Community Housing, and the federal and provincial governments.
 - Activating private lands in collaboration with non-profit and private organizations



200 Madison Ave: 82 rental homes under a 50 year lease on a former Toronto Hydro site, using City and Fed/Prov. funding

City's Financial Commitments

Rental Developments

- Fees, charges and property tax exemptions representing investment of approximately \$35M annually
- Direct capital contributions averaging \$10M annually (from the *Capital Revolving Fund for Affordable Housing* and *Development Charges Reserve Fund for Subsidized Housing*)
- On a per project basis, City support may include contributions from Section 37 and land sales.

Ownership Developments

- Re-payable loans through the City's Homeownership Assistance Program (HOAP) of up to \$2M per year.
 - Given the limited funding from *Development Charges Reserve Fund for Subsidized Housing* staff not recommending an increase at this time but rather to lever additional federal/provincial funding.

Open Door Planning Service

City Planning will act as Case Manager for the Open Door Service, in coordination with AHO, to facilitate the service with City Divisions and each of the Community Planning Districts.

Eligible Rental Developments

Private and non-profit organizations with proposed projects:

- Where at least 20% of the residential gross floor area is affordable,
- Provided for under the Official Plan or through a funding/contribution agreement with the AHO or secured in a Section 37 Agreement; and
- Meet the Official Plan's definition of affordable rental housing, rent at or below 100% AMR, affordable for a minimum 20 years, with a 5-year phase out.

Open Door Planning Service

Eligible Ownership Developments

Non-profit organizations with proposed projects:

- Where at least 50% of the residential gross floor area is affordable
- Provided for under the Official Plan, or secured in a Section 37 agreement, or through a funding contribution agreement with the AHO
- Where sale prices meet the Official Plan's current definition of affordable homeownership
 - Homeownership definition is currently under review

Activating Surplus Public Lands

Open Door includes innovative approaches to providing land that support the construction of affordable rental and ownership homes such as:

- Activating public land for building new affordable rental and ownership homes
- Build Toronto working with City agencies and corporations
- City wide Real Estate Review underway, and reporting to the Executive Committee on June 28
- Pursuing surplus federal/provincial and School Board properties

Upcoming reports and opportunities on public sites:

- 5131 Sheppard St. East
- 150 Harrison Ave.
- Block R6 – East Bayfront
- 640 Lansdowne Ave.

What's Next?

June 28, 2016: Executive Committee

July 12-13, 2016: Council Decision

Fall 2016: Open Door Program Roll-out

- Public information sessions on the Open Door Program
- Open Door Program Guidelines released
- Open Door Registry established
- Updated application form released

Contact Information

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