

Implementing the Housing Now Initiative

Presentation to the Executive Committee

January 23, 2019



Council Direction

- Housing Now Initiative approved in December 2018
 - Scaling up & accelerating City's affordable housing efforts
- 11 City-owned sites activated
- Mixed-income, mixed-use, transit oriented communities



➤ Guiding Principles

- Public Benefits
- Optimize development: affordable & market rental housing
 - mix of unit types & sizes
- Affordable for a diverse range of incomes
- Existing operations & uses – accommodated
- Public retention of sites (long-term land leases)
- Public consultation (Councillors; local communities)

Housing Now – Delivery Action Plan



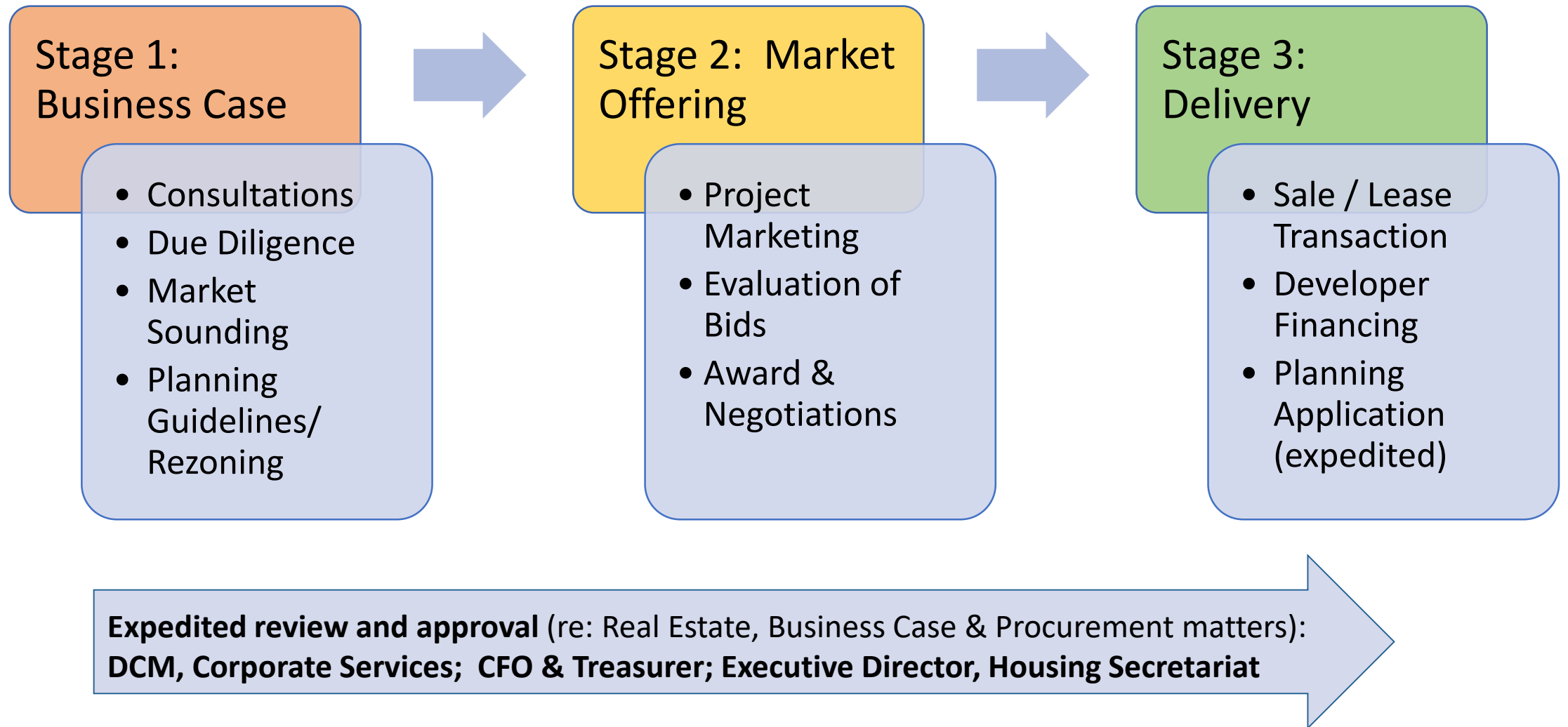
➤ Proposed Affordable Housing Program

- 10,000 new residential homes created
 - minimum 1/3 affordable rental (approx. 3,700 units)
- Average rents not to exceed 80% annual CMHC AMR
 - At least 10% of units to be rented at 40% AMR
 - Deeper affordability achieved through housing allowances/rent subsidies
- Affordability maintained for **99 years**
- Range of unit types & sizes (1, 2, 3 bedrooms)

➤ Affordable Housing Program (cont'd)

- At least 20% of units to be accessible
- Land offering at below market – long-term leases (for rental)
- Toronto Green Standard Version 3, Tier 2
- Development schedule prioritizes affordable housing component
- Open Door Incentives (Waived Fees & Taxes)
 - Building Permit, Planning & Parkland Dedication Fees; Development Charges
 - Property Taxes for affordable rental (over affordability period)

➤ Delivery Framework



➤ **Housing Secretariat**

- Dedicated team, led by an Executive Director
- Facilitates planning & development of sites
- Proactively identifying & resolving issues
- Leads planning of future phases

➤ Financial Impact

Pre-development and due diligence

- An initial allocation of **\$20M** over 4 years from the City Building Fund

Delivery of affordable housing component

- **\$176.1M**: Relief from DCs; Building Permits; Planning Fees; Parkland Dedication
- **\$104.2M**: NPV, Property Tax relief over 99 years
- Land value leveraged for affordable housing

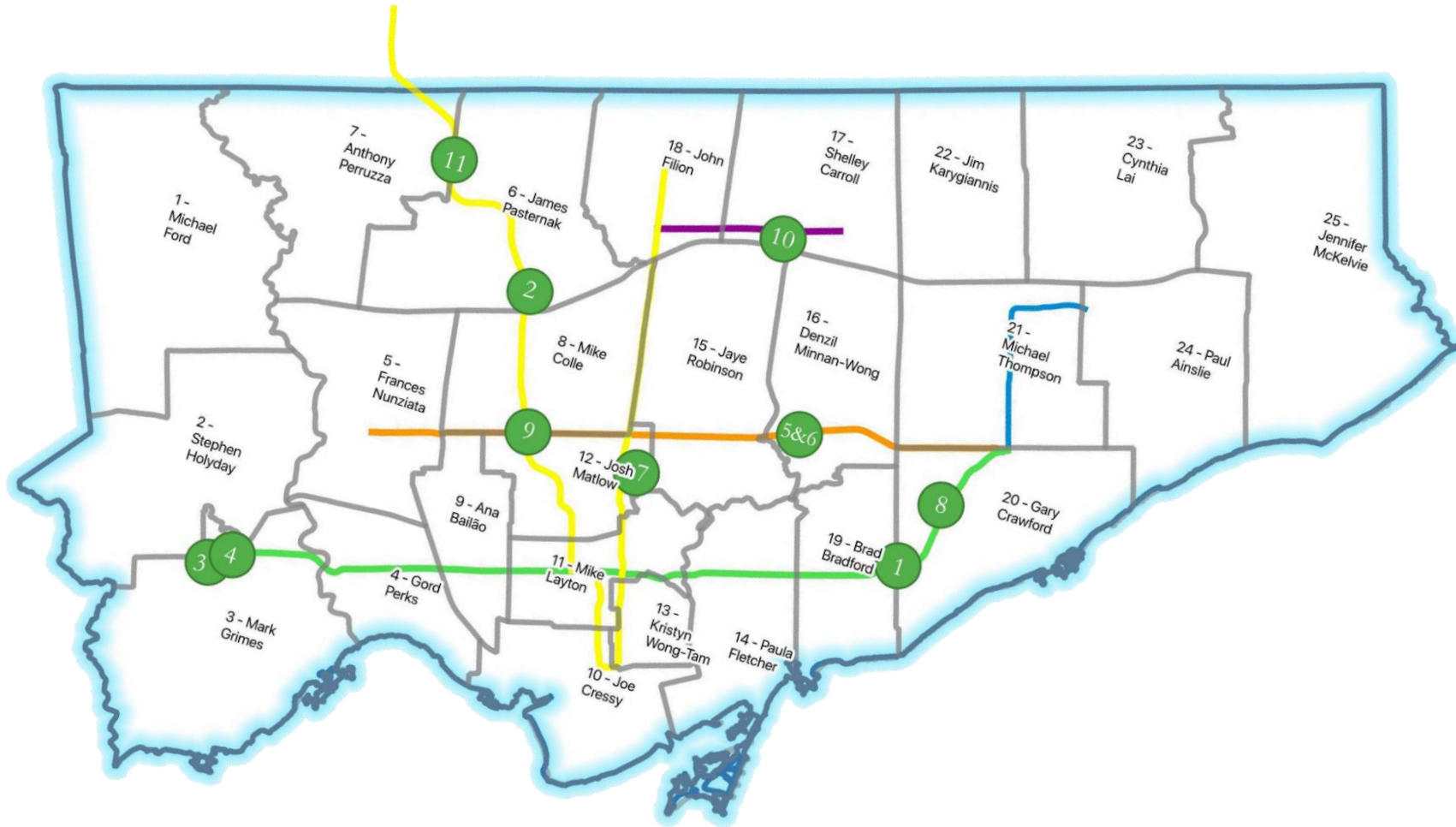
Additional operational and transitional costs

- Associated with tenant relocations, other city building objectives
- To be determined as part of business case development
- To be addresses in future budget cycles and/or offset by proceeds from revenues achieved through land transactions

Leveraging Federal Programs

- In collaboration with CMHC
- National Housing Co-Investment Fund
- Rental Construction financing Initiative

➤ Overview of Housing Now Sites



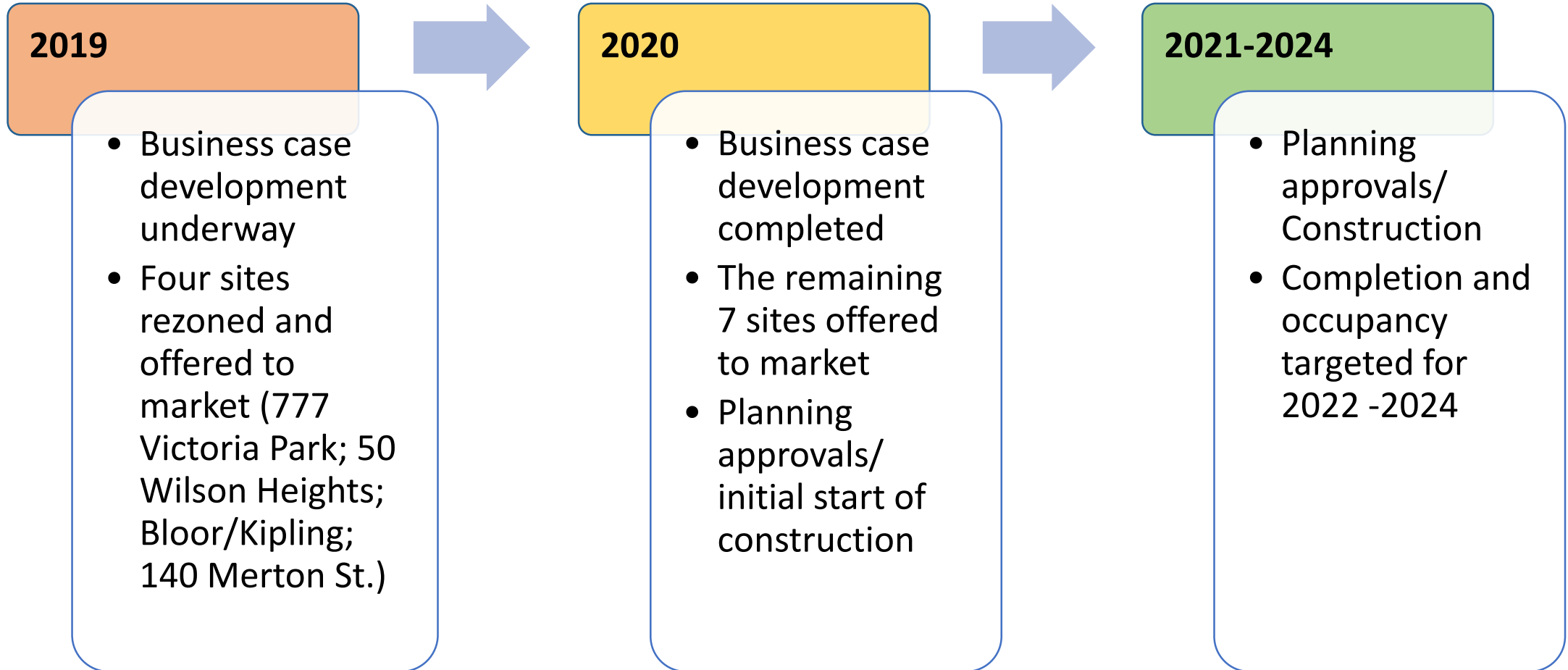


Housing Now Sites

- 40+ Acres: total size of 11 sites
- \$4.2B: total construction cost
- 13,400 person years of employment generated
- 9M square feet: total residential gross floor area

#	Address	Estimated-Total Residential Units*	Estimated-Total Rental Units*	% of Total	Estimated-Affordable Rental Units*	% of Rental
1	777 Victoria Park	450	450	100%	225	50%
2	50 Wilson Heights	1,150	771	67%	385	50%
3	Bloor/Kipling	2,300	1541	67%	771	50%
4	Bloor/Islington	1,250	838	67%	419	50%
5	805 Don Mills	988	662	67%	331	50%
6	770 Don Mills	1,389	931	67%	465	50%
7	140 Merton Street	150	150	100%	75	50%
8	705 Warden Ave	450	450	100%	225	50%
9	1250 Eglinton Ave W	70	70	100%	35	50%
10	251 Esther Shiner	1,800	1206	67%	603	50%
11	3933 Keele Street	190	190	100%	95	50%
	Total	10,187	7,258	71%	3,629	50%

➤ Next Steps- Timeline



More Affordable Rental Homes by 2030



Toronto Housing Plan 2020-2030 Delivery Update





Toolkit for Affordable Housing Development

As part of preparing the Toronto Housing Plan 2020-2030, staff will outline a range of complementary initiatives and approaches to achieve the new housing targets:

“Housing Now” & Transit-Oriented Development

- Leveraging Surplus Lands (City, Province, Federal)

Scaling up the Open Door Program

- 2019 Annual Proposal Call to be issued early February

Planning Process (Section 37)

- New affordable homes will be secured through the Planning process using Section 37 of the Planning Act

Affordable Housing Land Acquisition Strategy

- To be developed to assist the City in the strategic acquisition of private land for AH development

Innovative Forms of Affordable Housing

- Exploring support for innovative housing solutions (e.g. laneway housing pilot project underway)

Inclusionary Zoning

- Staff are developing a draft policy for consultation, beginning in Q1 2019

Co-locating affordable rental housing with new City facilities

- Such as day-cares, libraries, community centres and parks

Leveraging federal and provincial housing programs

- Including the National Housing Strategy, and provincial funding for supportive housing

Questions