

## City Council

### Motion without Notice

MM23.25	ACTION			Ward: All
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### **Converting Short-term Rentals to Long-term Affordable Rental Housing Stock - by Councillor Ana Bailao, seconded by Mayor John Tory**

*\* Notice of this Motion has not been given. A two-thirds vote is required to waive notice.*

*\* This Motion is subject to referral to the Planning and Housing Committee. A two-thirds vote is required to waive referral.*

*This Motion has been deemed urgent by the Chair.*

### **Recommendations**

Councillor Ana Bailao, seconded by Mayor John Tory, recommends that:

1. City Council request the Executive Director, Housing Secretariat in consultation with the Executive Director, Municipal Licensing and Standards, the General Manager, Shelter, Support and Housing Administration and the Executive Director, Corporate Real Estate Management to report to the Planning and Housing Committee at its meeting scheduled for October 14, 2020, on the feasibility of a plan for the City to lease vacant, short-term rental units currently offered through AirBnB and other rental platforms, in order to provide longer-term affordable rental housing options for lower income families and individuals.

### **Summary**

The COVID-19 pandemic has exacerbated the urgent need to increase the supply of safe, secure and affordable housing for lower income households in the City. As a result of the pandemic, Toronto and cities around the world have also seen an increase in the number of former short-term rental apartments becoming available for rent on the market.

In order to effectively take advantage of this opportunity to increase the availability and length of tenure of rental opportunities, it is recommended that the City explore the feasibility of renting the units itself with the support of non-profit housing partners, along with the layering of housing benefits where required, to provide more longer-term affordable rental options for tenants. By reducing the impact of vacancy and loss of revenue for landlords lower rents and longer lease terms could be negotiated with landlords, which could increase affordability and promote greater security of tenure for tenants.

### **Background Information (City Council)**

Member Motion MM23.25