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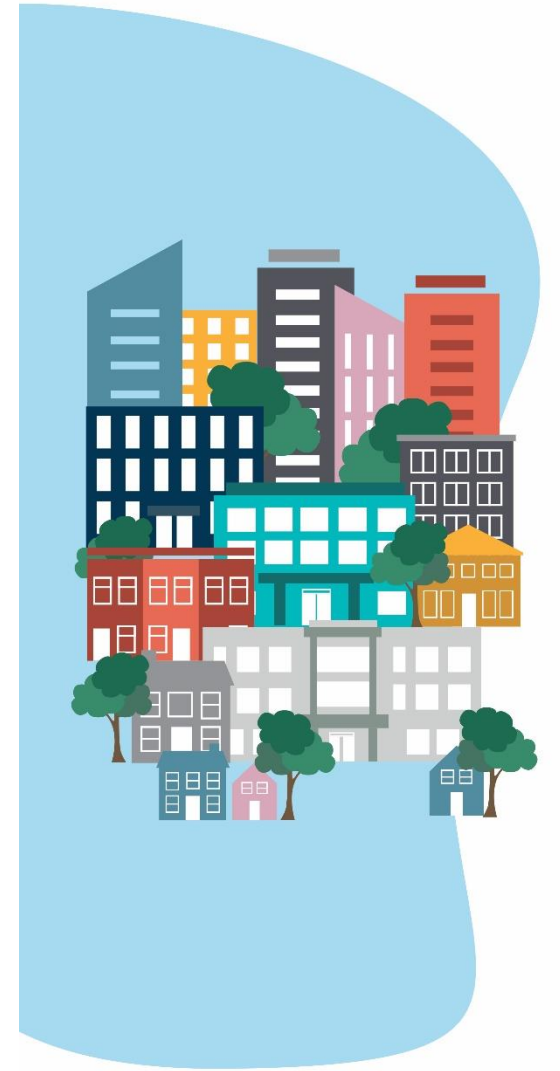
Implementing the HousingTO 2020-2030 Action Plan



Presented to the Planning and Housing Committee
on September 22, 2020

Overview

- Re-cap of The HousingTO 2020-2030 Action Plan
- About the Implementation Plan
- Ingredients for Success Implementation
- What can the City of Toronto achieve on its own?
- Early Implementation – Progress Made in 2020
- Proposed Breakdown of the 40,000 Affordable Rental and Supportive Homes
- Key Actions Planned for 2021 – 2022



Re-cap of the HousingTO 2020-2030 Action Plan

- The HousingTO 2020-2030 Action Plan (“HousingTO Plan”), adopted by City Council in December 2019, provides a blueprint for action across the full housing spectrum.
- This overarching plan will guide all City actions, policies and investments in housing and homelessness over the next decade.
- It sets targets and outlines actions to help over 340,000 households through new and enhanced strategic investments from all orders of governments to:
 - Approve **40,000 new affordable rental homes, including 18,000 supportive housing units** by 2030.
 - **Protect and preserve** the existing supply of affordable housing.
 - **Eliminate chronic homelessness** over the next decade.
 - Help households **achieve and maintain housing stability**



The HousingTO Implementation Plan

- A **multi-year plan** to deliver on the HousingTO targets.
- Developed with input from and will be implemented by various City divisions, agencies and corporations.
 - Also requires participation by the non-profit and private sectors.
- It is a **“living” document** to track progress in implementing the HousingTO Plan over the next decade.
 - Actions are aimed at **improving outcomes for Toronto residents**.
- Successful implementation will require ongoing monitoring, tracking and reporting to ensure **transparency and accountability**.

HOW WILL IT BE DONE?

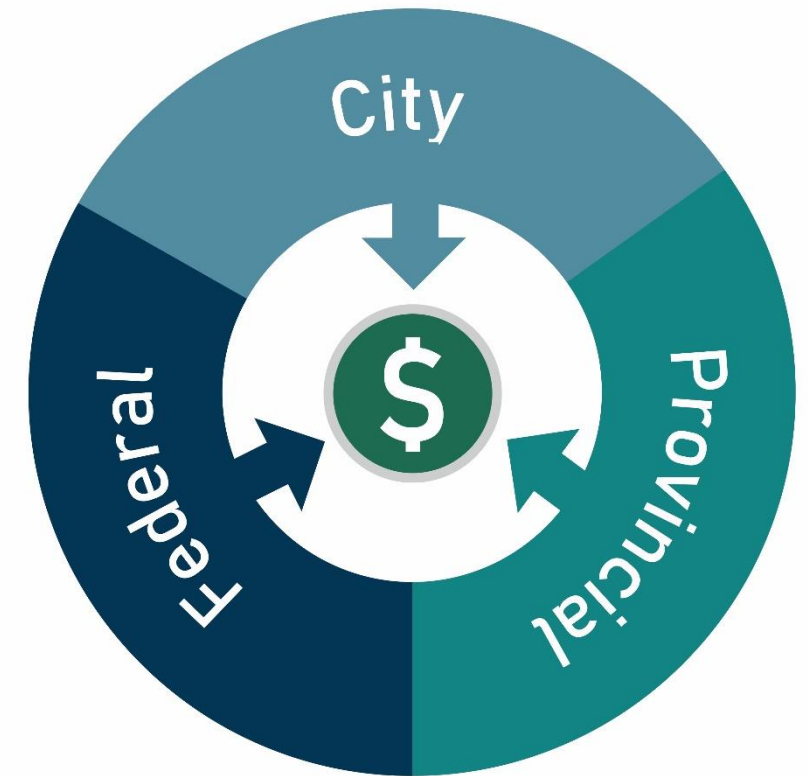
1. Adopt a revised "Toronto Housing Charter – Opportunity for All"
2. Enhance Partnerships with Indigenous Community Partners
3. Prevent Homelessness and Improve Pathways to Housing Stability
4. Provide Pathways to Support Women
5. Maintain and Increase Access to Affordable Rents
6. Meeting the Diverse 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



Ingredients for Successful Implementation

1) Robust Financial Plan:

- Based on strong partnerships and which identifies a range of tools and resources available and enhancements needed.
- Delivery of the HousingTO Plan requires significant investments from the federal and provincial governments.
- Full implementation is estimated to cost all orders of government a combined \$23.4 billion, comprised of:
 - **City - \$8.5 billion** (\$5.5 billion committed to-date);
 - **Federal government - \$7.9 billion** (~\$1.5 billion committed to-date); and
 - **Provincial government - \$7 billion** (\$148 million committed to-date)



Ingredients for Successful Implementation (cont'd)

2) A Coordinated Approach:

- Streamlined organizational structure to support increased accountability for quick, informed decision-making and “ownership” for the delivery of actions in HousingTO Plan.
- The City is in the process of reviewing its organizational structure and the way it plans and delivers housing programs and services.
 - Aim is identify opportunities for efficiencies, enhanced service delivery and ultimately, improve service to the public.



Ingredients for Successful Implementation (cont'd)

3) **Strong Collaboration** with partners including:

- the non-profit and private housing sectors;
- the federal, provincial and regional governments;
- Indigenous communities and organizations;
- people with lived experience, including people experiencing homelessness, Black and people of colour, seniors, youth, essential workers; and
- Residents of Toronto.



Ingredients for Successful Implementation (cont'd)

4) Accountability and transparency on how the HousingTO plan is being implemented, as well as its impact on residents.

- The Housing Secretariat will report to Council annually on:
 - ✓ Progress against targets
 - ✓ Risks and opportunities
 - ✓ Recommendations to “change course” if necessary



What can the City of Toronto achieve on its own?

- In the absence of Federal and Provincial support, the City itself is committed to:
 - Approving 20,000 new affordable rental homes, including a minimum of 10,000 on City-owned lands
 - Helping 150,000 renter households buy their first homes
 - Preventing up to 10,000 evictions
 - Approving 4,000 affordable homeownership opportunities
 - Bringing 2,300 private rental homes to state-of-good repair through the Tower Renewal Program
 - Maintaining affordability for 2,300 non-profit rental homes after their current operating agreements expire.



Early Implementation

Highlight of Progress Made in 2020

01

Update the “Toronto Housing Charter – Opportunity for All”

- Council adopted an updated “Toronto Housing Charter - Opportunity for All” in Dec. 2019
- Ongoing engagement with human rights experts to explore options for establishing a Housing Commissioner role/function
- Staff recommended options and framework to establish the Housing Commissioner role/ function presented to Committee and Council for consideration before end of 2020

Measures:

- Establishment of a Housing Commissioner position to oversee the implementation of the Toronto Housing Charter
- Number of divisions/agencies/boards/ corporations completing the review of their existing housing-related policies/services/ decisions based on principles in the Housing Charter.

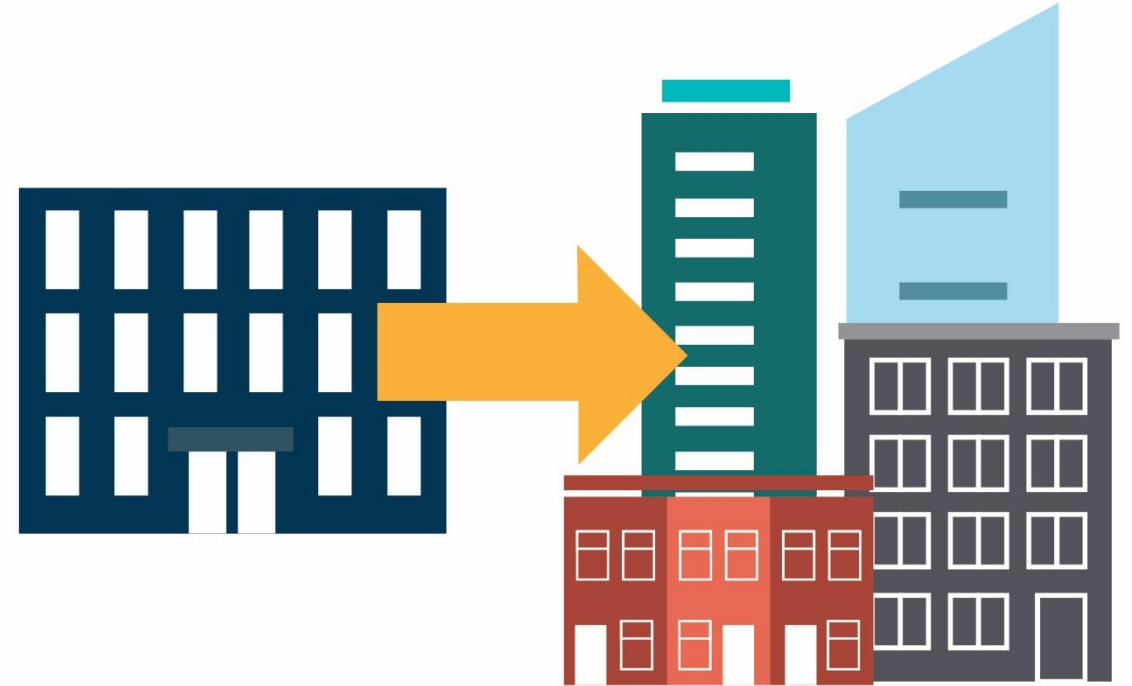


02 Enhance Partnerships with Indigenous Community Partners

- With the advice and support of Indigenous partners, established target of over 5,000 new supportive homes and affordable rental homes for Indigenous peoples

Measures:

- Number of Indigenous households referred to social housing units
- Number of new affordable and supportive homes for Indigenous people
- Number of Indigenous people moved from shelters to permanent housing.



03 Prevent Homelessness and Improve Pathways to Housing Stability

- Increased Rent Bank funding by \$2 million to support approximately 750 households in rental arrears
- Invested \$1.9 million in funding for the Eviction Prevention in Community (EPIC) program (at least 375 evictions prevented by the end of 2020)
- Supported over 800 people experiencing homelessness move from outdoor encampments to indoor spaces
- Assisted more than 239 households (320 individuals) in moving to permanent housing through rapid rehousing (as of September 1)

Measures:

- Number of evictions prevented
- Average length of stay at shelters reduced (*homelessness is brief*)
- Number of clients with repeat period of homelessness reduced (*homelessness is non-recurring*)
- Decreasing number of people experiencing homelessness (*homelessness is rare*).



04 Provide Pathways to Support Women

- 120 supportive housing units for women to be opened at 389 Church Street and operated by the YWCA
- Modernization of the properties located at 13 – 19 Winchester Street is underway to create 35 self-contained apartments for women with integrated onsite supportive services

Measures:

- Number of affordable and supportive homes approved or targeted for women and female-led households increased
- Number of female-led households receiving housing benefits increased (various programs).

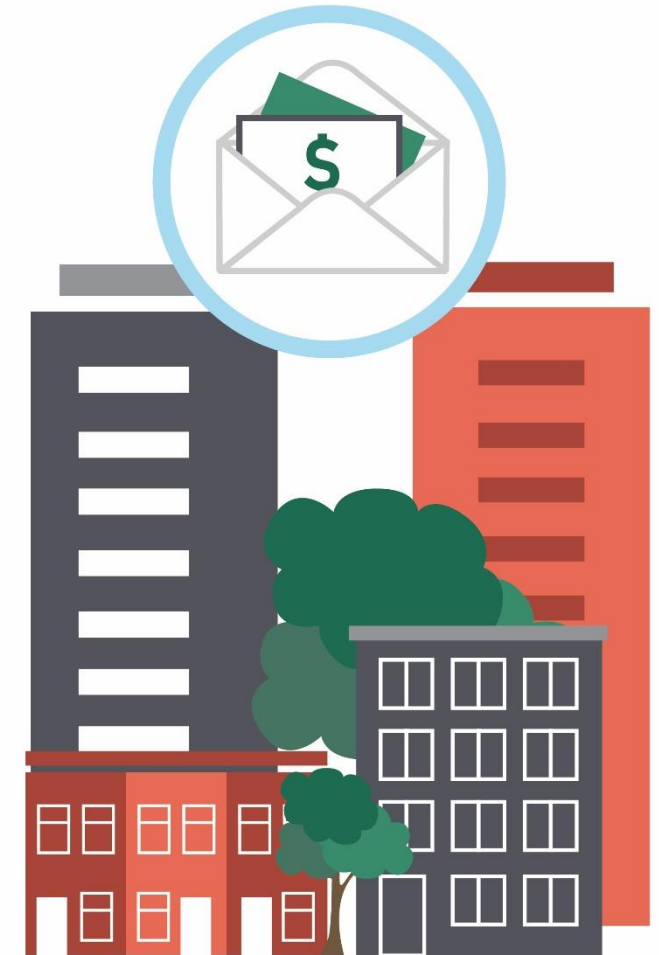


05 Maintain and Increase Access to Affordable Rents

- Distribution of the Canada-Ontario Housing Benefit (COHB) to 930 renter households and housing allowances to 6,900 renter households
- Requested the federal and provincial governments to increase Toronto's allocation through the COHB program and provide 1,000 additional benefits to help people experiencing homelessness
- By end of 2020, City Council approval will be sought to exempt property tax for three non-profit housing providers (approx. 267 units) helping them to reduce operating expenses and maintain affordability

Measures:

- Number of households assisted through COHB and housing allowances
- Reduction in households from the Centralized Waiting List for social housing
- Number of housing providers assisted and affordable units secured through the Community Housing Partnership Renewal (CHPR) program.



06 Meet the Diverse Housing Needs of Seniors

- Funding approved for the redevelopment of 205 existing City long-term care beds and development of 223 new beds for a total of 428 beds at Carefree Lodge
- Staff report to the September meeting of Council to recommend incentives to support the creation of 303 new affordable, accessible rental homes with supports for seniors at 1250 Markham Road

Measures:

- Number of new affordable/supportive housing units created for seniors
- Number of City-operated long-term care beds redeveloped and created
- Number of long-term care beds developed specifically to support formerly homeless seniors.



07 Ensure Well-Maintained and Secure Homes for Renters

- Provided approximately \$800,000 in low-cost financing through the Tower Renewal Program to the operator(s) of two buildings, comprising 74 homes
- Established Advisory Committee on the Protection of Affordable Housing comprised of People with Lived Experience, Tenant Advocacy Groups, and Legal Clinics
- Report planned for Planning and Housing Committee and Council in November 2020 on recommended zoning by-law amendments and proposed amendments to the licensing framework for multi-tenant houses

Measures:

- Number of private rental homes and buildings benefiting from retrofits supported by the Tower Renewal Program
- Rate of reduction in utility consumption and greenhouse gas emissions (GHGs) in buildings from improvements supported by the Tower Renewal program
- Number of multi-tenant homes licensed, providing safe and secure tenancy for their residents.



08 Support Toronto Community Housing Corporation and its Residents

- Beginning in 2020, the City committed to a permanent capital and operating funding model for TCHC comprising of \$160 million in capital and over \$250 million in operating annually
- The City issued an RFP and evaluated submissions to transfer 600 single-family homes from TCHC to the non-profit housing sector- report to Council planned for October 2020 to obtain final approvals for this transfer
- The City invested \$650,000 in Social Development Plans for 3 TCHC communities to guide the social development of revitalized communities and promote social inclusion

Measures:

- Number of TCHC units brought to a state of good repair
- Number of new affordable and market rental homes created on TCHC sites
- Number of rent-geared-to-income units replaced.



09 Continue the Revitalization of Neighbourhoods

- “Expanding Housing Options in Neighbourhoods” work plan adopted by Council
- Don Summerville revitalization project approved by Council - will create 766 new residential units including 120 replacement social housing units plus 100 net new affordable rental homes
- Market offering for first two Housing Now sites at 50 Wilson Heights Boulevard and 777 Victoria Park Avenue completed – will result in 1,992 residential units (including 790 affordable and 790 market rental homes) plus new amenity and commercial spaces close to transit being developed at these sites

Measures:

- Number of residential units (and tenure) approved as part of the Housing Now Initiative
- Number of residential units (and tenure) approved as part of TCHC Revitalization projects.



10

Create New Rental Housing Responsive to Residents' Needs

- 6 new sites for the Housing Now initiative approved by Council which will add 620 new affordable rental units bringing the total number of affordable rental homes approved on City-owned sites to 4,520
- Approved 250 modular supportive homes to be developed on City-owned sites with funding from the City and the federal government
- 2020 Open Door Call for Applications issued in Fall 2020 with new measures to prioritize non-profit housing applications, applications proposing lower rents and longer affordability periods

Measures:

- Number of new affordable rental & supportive homes approved
- Number of supportive homes approved for people experiencing homelessness
- Number of modular supportive homes approved
- Number of affordable rental homes completed and ready for occupancy.



11

Help People Buy, Stay in and Improve Their Homes

- 57 new affordable ownership homes ready for occupancy
- 8,468 first-time homebuyers assisted through the Land Transfer Tax Rebate Program valued at \$34.4 million
- On track to assist 22 households through the Home Energy Loan Program (HELP) disbursing approximately \$700,000 in loans

Measures:

- Number of renter households assisted to purchase their first homes
- Number of affordable homeownership opportunities created
- Value of financial assistance provided to homeowners through HELP and the Basement Flooding Protection Program.



12

Improve Accountability and Transparency in Delivery of Housing Services to Residents

- The Implementation Plan was developed in consultation with City divisions to set an accountability framework outlining roles and responsibilities for internal and external partners
- The Plan also includes actions for the next 10 years and outcomes and measures to monitor the progress towards achieving Council approved targets

Measures:

- Annual report to Council by the second quarter of each year on progress made against targets, risks and opportunities, and a summary of investments received from the federal and provincial governments versus what is required to deliver the plan.

HousingTO 2020-2030 Action Plan
Implementation Plan



Presented for Council consideration
September 2020



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Enhance Partnerships and Intergovernmental Strategy

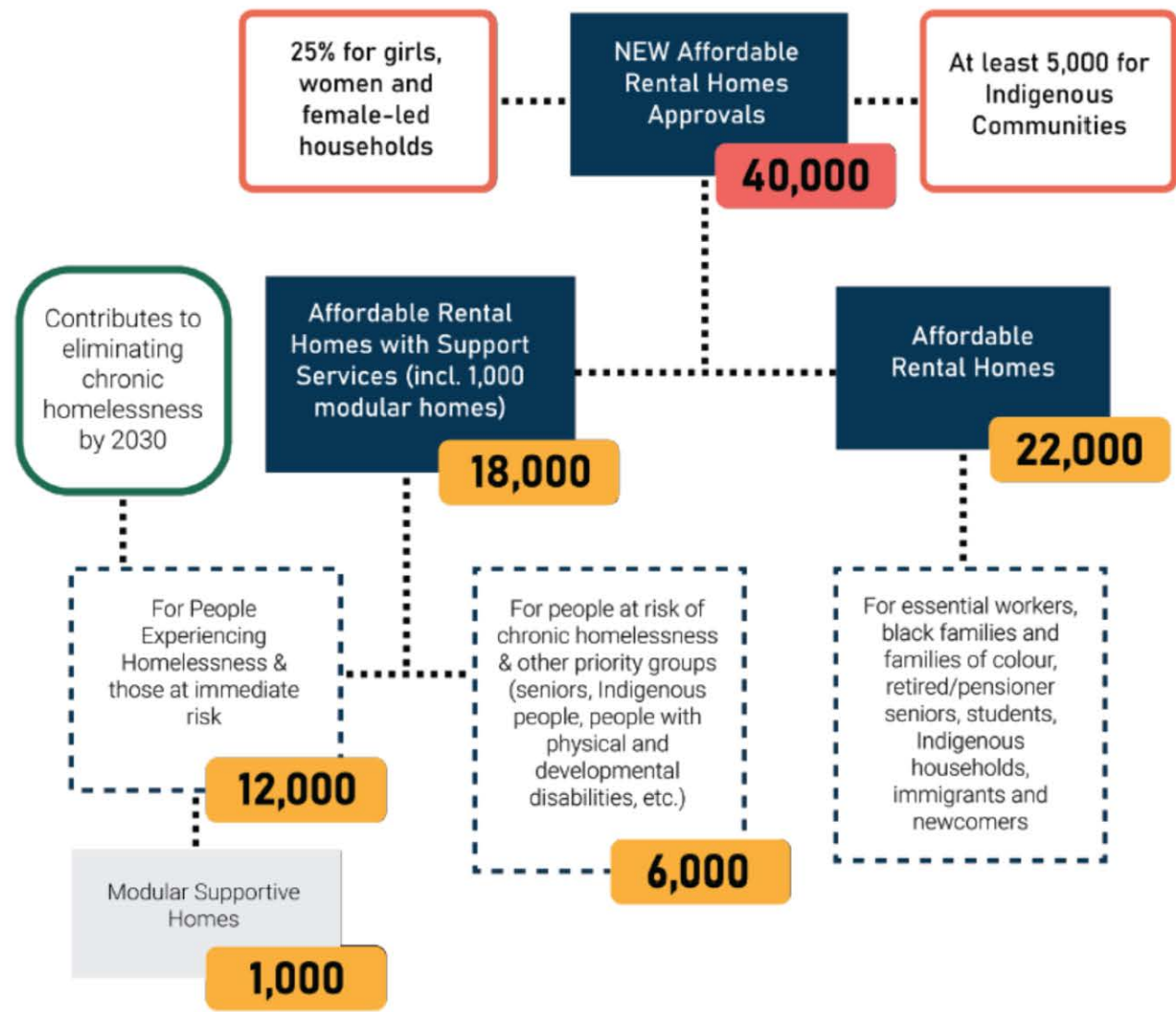
- The federal government provided funding directly to women's shelters and programs for domestic violence (approximately \$21 million under the Reaching Home program to the City of Toronto), as well \$18.75 million in grants and loans to the City to help fund 250 permanent modular supportive housing units
- The Province of Ontario:
 - Advanced the roll-out of the Canada-Ontario Housing Benefit,
 - Provided \$39.2 million to the City under the Social Services Relief Fund (distributed via the Community Homelessness Prevention Initiative)
 - Committed a further \$118 million to the City under a subsequent phase of funding through the SSRF

Measures:

- Investments secured from federal and provincial governments.



Proposed Breakdown of the 40,000 New Affordable Rental and Supportive Homes



Key Actions Planned for 2021 and 2022

Priority Actions for Implementing HousingTO in 2021 and 2022

Key Strategic Action #1 – Implement the revised Toronto Housing Charter

- Establish the Housing Commissioner role/function

Key Strategic Action #2 - Enhance Partnerships with Indigenous Community Partners

- Support Indigenous community partners in their advocacy efforts to the federal government in developing an urban, rural and northern Indigenous Housing Strategy to raise housing standards for Indigenous Peoples to that of non-Indigenous populations within the next 10 years

Key Strategic Action #3 - Prevent Homelessness and Improve Pathways to Housing Stability

- Fully implement the Coordinated Access System by 2022 to streamline the process for people experiencing homelessness to access the housing and support services. This will also meet federal Reaching Home funding requirements
- Conduct a portfolio review of existing shelter sites to identify options to convert current shelter sites to permanent housing infrastructure for long-term shelter users.



Priority Actions for Implementing HousingTO in 2021 and 2022

Key Strategic Action #4 - Provide Pathways to Support Women

- In collaboration with the Violence Against Women (VAW) sector:
 - Develop a plan to allocate 10,000 new supportive and affordable rental homes to women and women-led household
 - Develop project specific tenant access plans, to facilitate access to new affordable and supportive homes for women and women-led households

Key Strategic Action #5 - Maintain and Increase Access to Affordable Rents

- Launch an upgraded social housing waitlist management system and a choice-based online platform for applicants
- Create a one-window approach for prospective renters to apply for new affordable housing opportunities.



Priority Actions for Implementing HousingTO in 2021 and 2022

Key Strategic Action #6 - Meet the Diverse Housing Needs of Seniors

- Activate existing non-profit and private long-term care sites and create new affordable and supportive housing for seniors
- Explore the development of a new seniors' affordable rental building on City-owned land, including through Toronto Community Housing revitalization projects
- Continue to advocate to provincial government for increased long-term care funding

Key Strategic Action #7 - Ensure Renters Live in Well-Maintained and Secure Homes

- Improve the RentSafeTO building evaluation process
- Launch a colour-coded apartment building rating system
- Revise and/or develop new RentSafeTO standard operating procedures and staff training on various compliance tools
- Zoning By-law Amendment for multi-tenant housing presented to Council for consideration.



Priority Actions for Implementing HousingTO in 2021 and 2022

Key Strategic Action #8 - Support Toronto Community Housing and its resident

- Advocate for the provincial government to contribute a one-third share or \$1.34 billion in capital funding to address TCHC's capital repair backlog
- Advance the transfer of over 600 TCHC houses to non-profit housing providers

Key Strategic Action #9 - Continue the Revitalization of Neighbourhoods

- Continue to roll out of and expand the Housing Now Initiative to create complete communities on City-owned sites
- Continue Toronto Community Housing Revitalization program
- Advance analysis and public engagement on increasing permissions for additional residential dwelling units within existing buildings, increasing permissions for other forms of low-rise housing in areas designated as Neighbourhoods, along major streets, and allowing garden suites, coach houses, through-lot suites, and other forms of additional units in accessory buildings.



Priority Actions for Implementing HousingTO in 2021 and 2022

Key Strategic Action #10 - Create New Rental Housing Responsive to Residents' Needs

- Identify supportive housing opportunities including small sites, in collaboration with CreateTO
- Explore a Memorandum of Understanding with faith-based organizations to activate their surplus land for affordable rental and supportive housing development with St. Luke's United Church as a pilot project
- Support the Toronto Alliance to End Homelessness in their asset mapping project to identify opportunities to increase the supply of affordable and supportive housing
- Work with the non-profit and co-op sector to identify further opportunities for intensification in response to the expiry of operating agreements and leases
- Work with key stakeholders to establish a framework for the strategic acquisition of land for city building purposes including for affordable housing
- Explore co-location opportunities for including affordable housing in the redevelopment of other City facilities.



Priority Actions for Implementing HousingTO in 2021 and 2022

Key Strategic Action #11 - Help People Buy, Stay in and Improve their Homes

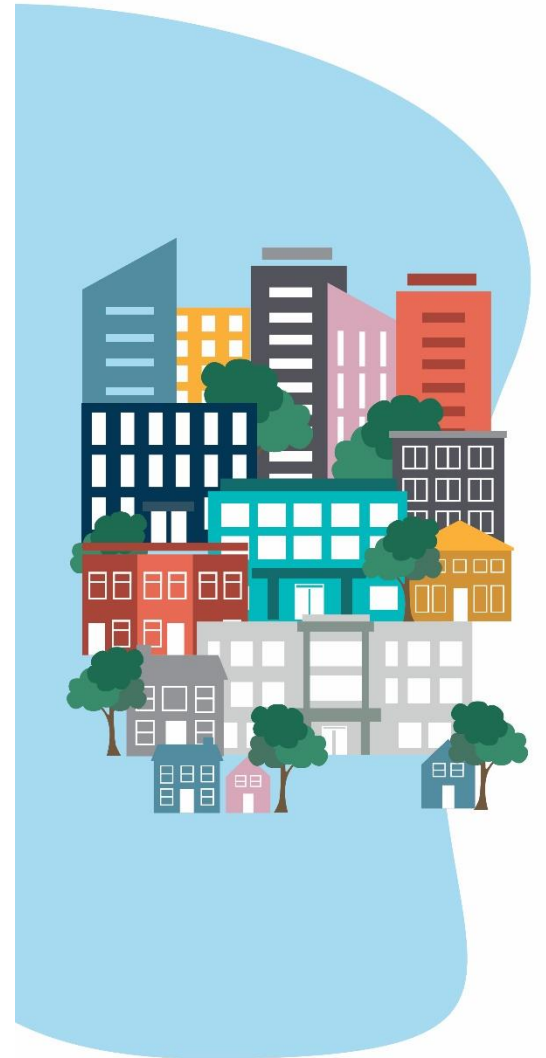
- Refine the Home Energy Loan Program to support deeper retrofit projects and organizations that home vulnerable, low-income residents

Key Strategic Action #12 - Improve Accountability and Transparency in Delivery of Housing Services to Residents

- Continue the HousingTO External Advisory Committee, with an updated structure and mandate, to monitor delivery of the HousingTO Plan
- Beginning in 2021, present robust annual reports to Council on the progress made against targets, funding secured from federal and provincial governments, and any proposed changes to the implementation plan

Key Strategic Action #13 - Enhance Partnerships and Intergovernmental Strategy

- The City, through the Intergovernmental Working Group, will continue to advocate to the federal and provincial governments for:
 - Urgent enhancement and delivery of the Canada Housing Benefit
 - Establishing a dedicated funding for a Modular Rental Housing Program
 - Establishing an Acquisitions and Renovations/Conversions Fund
 - Permissions for Right of First Refusal Authority/Approach for Strategic Acquisitions.



Next Steps

- Continued advocacy to the Federal and Provincial governments to support the deliver of the HousingTO Plan
- Continued and increased collaboration with stakeholders to implement actions
- Monitor and assessment of impacts of actions as it relates to improving lives of residents
- Continued environmental scan to determine impact of COVID-19 on Toronto's housing and homeless systems, and its impact of previously established targets under HousingTO Plan.

