

Addressing Housing and Homelessness Issues in Toronto through Intergovernmental Partnerships



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

COVID-19 Housing and Homelessness Recovery Response Plan

- Aims to create 3,000 permanent, affordable housing opportunities within the next 24 months
- Signals a strong pivot away from emergency measures to sustainable, long-term solutions that would improve the lives of vulnerable and marginalized residents through access to dignified homes
- Requests the federal and provincial governments to accelerate and expand initiatives under the National Housing Strategy and other existing federal and provincial funding programs
- Re-iterates previous requests to the federal and provincial governments to partner on the City's HousingTO 2020-2030 Action Plan - and now, front-loading of investments as an urgent response to the COVID-19 pandemic.



COVID-19 Housing and Homelessness Recovery Response Plan

What the City of Toronto wants to accomplish

Create **3,000** permanent housing opportunities (2,000 of which are intended to be supportive housing) through:



1,000 permanent modular homes



1,000 new units through acquisition, renovations and shovel-ready projects.

1,000 new portable (and flexible) Canada-Ontario Housing Benefits (COHB)

COVID-19 Housing and Homelessness Recovery Response Plan

The Funding Request

Expedited Development of Modular Housing			
What	Year funding required	Support requested*	Details
1,000 permanent modular homes	2020 One-time grant	\$200 million	Capital funding to support the City's existing modular, rental housing program.
*The City will contribute \$228.5 million towards this plan through capital and operating funding as well as land value			
Flexible Acquisition and Enhanced Investment Program			
What	Year funding required	Support requested	Details
1,000 new units through acquisitions and renovations	2020 One-time grant	\$475 million	Capital funding to support the acquisition of buildings and land, renovation of properties as well as investment in "shovel-ready" projects to create new homes.
Scale up the Canada-Ontario Housing Benefit			
What	Year funding required	Support requested	Details
1,000 new portable (and flexible) Canada-Ontario Housing Benefits (COHB)	2020	\$3.5 million	Move 1,000 residents into permanent housing by assisting with rental costs. The COHB pays the difference between 30 per cent of the household's income and the average market rent in the area. For recipients of social assistance, the COHB pays the difference between the shelter allowance and the household's rent and utilities costs.
	2021 and annually thereafter	\$7 million	Continue keeping these residents housed by assisting with rental costs.

Funding to support 2,000 of these residents to maintain stable housing

Housing and Support Services			
What	Year funding required	Support requested	Details
Assist 2,000 clients moving from shelters into permanent housing	2020 and annually thereafter	\$48 million	Ongoing investments in housing benefits and support services will help a range of individuals maintain their housing in the long term. This complements required federal and provincial health resources for the mental health and addictions sector to support those most vulnerable.

How was the COVID-19 Housing and Homelessness Recovery Plan informed?

- Through collaboration and advice from community sector partners, private sector partners, health partners, people with lived experience, advocates, elected officials and City staff
- Housing and People Action Plan and the SSHA/United Way COVID-19 Interim Shelter Recovery Strategy.



Housing and People Action Plan

- In late March 2020, in response to the COVID-19 crisis, and as part of the Mayor's Recovery Task Force the City of Toronto, under the leadership of Deputy Mayor Ana Bailão, established a Housing Action Team
- The multi-disciplinary team comprised of representatives from various sectors including housing, community service providers, the development industry, civil society, etc.
- Actions and considerations are for governments, and aimed at:
 - providing stability for cities and people; and
 - stimulating economic recovery and building resilience through protecting and increasing the supply of housing across the housing continuum.

Housing and People Action Plan:

Responding to the COVID-19 Crisis while
Planning for a More Resilient Future



Developed by the Housing and People Recovery Team
Chaired by Deputy Mayor Ana Bailão
August 2020

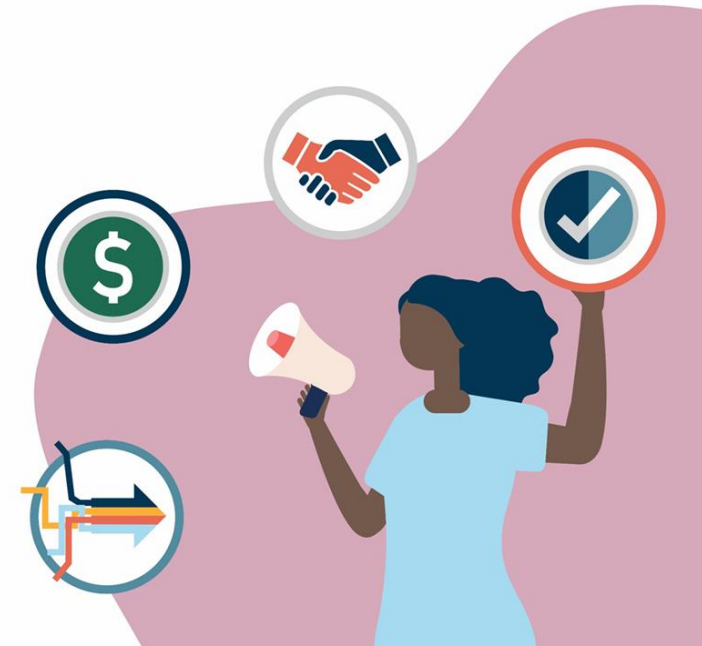
Housing and People Action Plan - Recommendations

Housing Emergency Response

- 1) Provide Emergency Funding for Cities and Community Agencies
- 2) Provide Urgent Renter Assistance

Housing Recovery

- 3) Expedite and Expand Delivery of the Canada Housing Benefit
- 4) Accelerate and Expand Funding for New Affordable Homes under the National Housing Strategy
- 5) Establish Dedicated Funding for a Modular Rental Housing Program
- 6) Fund Acquisitions and Renovations/Conversions
- 7) Provide Operating Funding to Create Supportive Housing
- 8) Consider Right of First Refusal Authority/ Approach for Strategic Acquisitions
- 9) Increase Investments in Permanent Affordable Housing, including:
 - a) Creating Affordable Housing Opportunities for Indigenous by Indigenous Peoples and Organizations; and
 - b) Housing Retrofit Programs
- 10) Increase Supply of Rental Housing through Other Policy and Financial Tools



SSHA/UWGT COVID-19 Interim Shelter Recovery Strategy

- Offers advice to guide the City of Toronto Shelter Support and Housing Administration, United Way Greater Toronto, community agencies, and other partners in responding to the COVID-19 pandemic in the shelter and homelessness service system.
- Engaged sector stakeholders through a Task Force to help guide the strategy development which includes representatives from the homeless sector, health partners, a range of community partner organizations and City staff.
- Presents immediate priorities in the context of the pandemic and lays a foundation to guide future investments. away from shelters to permanent housing.
- An implementation plan specific to measures needed to protect homeless clients and to continue to provide shelter services safely through any possible resurgence in the next 12 months will be brought forward to Council in October.



PH16.8 Attachment 2

Final Report **COVID-19 Interim Shelter Recovery Strategy: Advice from the Homelessness Service System**

SEPTEMBER 2020

PREPARED FOR CITY OF TORONTO - SSHA
AND UNITED WAY GREATER TORONTO
BY BGM STRATEGY GROUP

SSHA/UWGT COVID-19 Interim Shelter Recovery Strategy

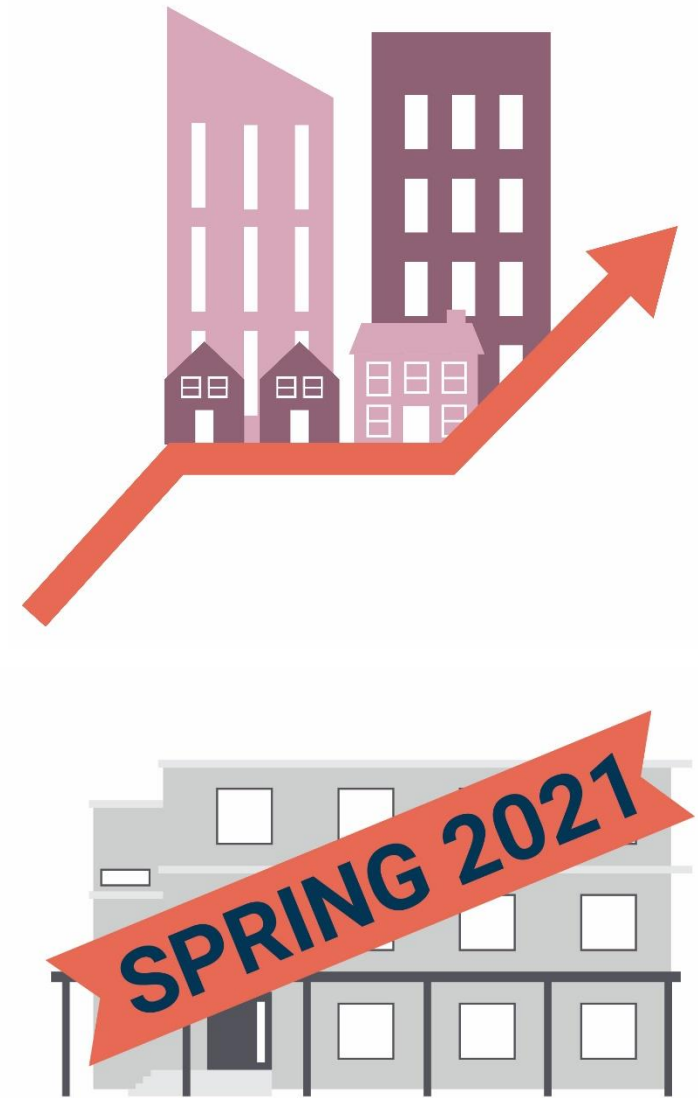
- Identifies a number of longer-term recommendations that support and are consistent with the actions outlined in Housing and People Action Plan
- Priority areas for intergovernmental advocacy and investments, to decrease the volume and duration of the need for emergency shelter, include:
 - Acquisitions of hotels, rooming houses, and other buildings such as office spaces or residential buildings.
 - Repurpose shelter space that is no longer viable into permanent housing infrastructure
 - Expedite development of modular housing units
 - Prevent entries into the shelter system due to evictions and discharges from other system.



What Success Looks Like

Short and Medium Term (over 24 months)

- 3,000 permanent housing opportunities created to transition people experiencing chronic homelessness out of emergency shelters and into permanent housing
- Improve health, housing and social-economic outcomes for vulnerable and marginalized residents
- Reduced population health risks related to the pandemic by moving people indoors and into safe and adequate housing
- Reduced cost for the public sector by \$60 - \$180 million per year by moving people out of shelters and into permanent housing
- Additional cost savings to the public sector through reduced use of hospitals and justice system
- Increased employment opportunities helping to boost economic recovery through investments in affordable housing (including jobs related to new construction and retrofits).



What Success Looks Like

Longer Term by 2030:

- HousingTO Plan fully funded with support from all three orders of government.
- Over 340,000 households in good quality, stable, affordable and accessible homes, including:
 - Chronic homeless eliminated
 - Seniors able to “age in place” in adequate homes with supports
 - Over 5,000 housing opportunities created for Indigenous Peoples
 - More housing opportunities for Black and people of colour
 - Neighbourhoods revitalized with a range of housing opportunities across the city
 - Renters in core housing need supported and able to achieve housing stability
- Health, social and economic outcomes improved for Toronto residents through safe, secure, affordable housing.

