



Supplementary Report - Implementing the HousingTO 2020-2030 Action Plan

Date: September 29, 2020

To: City Council

From: Executive Director, Housing Secretariat

Wards: All

SUMMARY

On September 22, 2020, the Planning and Housing Committee adopted Item No. "PH16.5 - Improving Outcomes for Toronto Residents through Implementation of HousingTO 2020-2030", and requested that staff provide further details on the \$650,000 in City funding allocated to three Toronto Community Housing communities in 2020.

The Committee also requested that staff further clarify which targets under the HousingTO 2020-2030 Action Plan ("HousingTO Plan") can be achieved, should the required share of funding from the federal and provincial governments not be received, and report directly to Council with this information at its meeting of September 30 and October 1, 2020. This report responds to Council's requests.

RECOMMENDATIONS

The Executive Director, Housing Secretariat recommends that:

1. City Council receives this report for information.

FINANCIAL IMPACT

There are no financial implications arising from this report.

EQUITY IMPACT STATEMENT

The HousingTO 2020-2030 Action Plan envisions a city in which all residents have equal opportunity to develop to their full potential. Through the adoption of an updated "Toronto Housing Charter: Opportunity for All", the City, within its jurisdiction, is

highlighting its commitment to the progressive realization of the right to adequate housing. This human rights-based approach recognizes that housing is essential to the inherent dignity and well-being of a person and to building inclusive, healthy, sustainable and liveable communities.

Creating new affordable housing and preserving the City's existing housing stock will increase the opportunity for lower-income and vulnerable individuals and families, as well as those from equity-seeking groups to access safe, healthy and adequate homes.

Access to good quality, safe, affordable housing is also an important determinant of health and also improves the social and economic status of an individual. Good quality, affordable housing is also the cornerstone of vibrant, healthy neighbourhoods and supports the environmental and economic health of the city, region and country as a whole.

DECISION HISTORY

At its meeting of September 22, 2020, the Planning and Housing Committee adopted, with amendments, Item No. PH16.5, "Improving Outcomes for Toronto Residents through Implementation of HousingTO 2020-2030" as the accountability framework to monitor the City's progress towards delivering on the actions identified in the HousingTO 2020-2030 Action Plan over the next ten years.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH16.5>

At its meeting of December 17 and 18, 2019, City Council adopted, with amendments, Item No. PH11.5, "HousingTO 2020-2030 Action Plan" and its recommended actions as a strategic framework to guide the City's programs, policies and investments on housing and homelessness needs over the next ten years.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.5>

COMMENTS

HousingTO Plan

In December 2019, City Council adopted the HousingTO Plan and requested that staff report back in 2020 with an implementation plan ("Implementation Plan") that includes measures, outcomes and actions to achieve the targets outlined in the HousingTO Plan over the next ten years.

Following Council's direction, the Implementation Plan was developed as a "living document" and sets out an accountability framework outlining roles and responsibilities for internal and external partners, plus actions planned over the next 10 years. These actions are aimed at helping over 340,000 households achieve and/or maintain housing stability by 2030.

Social Development Funding Allocated to Toronto Community Housing Communities in 2020

A Social Development Plan is a framework to manage change and promote community development. It is based on the principles of respect, belonging, communication, social inclusion, and social cohesion. Toronto's Alexandra Park, Lawrence Heights, and Regent Park communities are all participating in their revitalization, guided by the goals, objectives, and actions outlined in each community's respective Social Development Plan.

The City of Toronto's contribution to Social Development Plan funding is administered and monitored by the Social Development, Finance, and Administration (SDFA) division. As part of early implementation of the HousingTO Plan, by the end of 2020, SDFA would have provided \$725,000 in funding to Toronto Community Housing Corporation (TCHC) to support its revitalization projects as outlined in Attachment 1 and below.

Alexandra Park

The Alexandra Park Social Development Plan (AP-SDP) is a commitment by TCHC, Tridel, the City of Toronto, Alexandra Park Community Centre, local service agencies and community residents to support Alexandra Park's transition into a healthy and vibrant mixed-income community. More than 240 residents supported the development of the SDP. The AP-SDP Fund is dedicated to furthering the goals and objectives of the SDP which are noted in the table below. COVID-19 has slowed down the release of the SDP document and the funds in Alexandra Park to October 2020.

Lawrence Heights

The Lawrence Heights Social Development Plan (SDP) Fund is dedicated to supporting the implementation of actions prioritized in the Lawrence-Allen 2019-2022 Action Plan, which over 400 residents and service providers contributed to. These funds are being leveraged to resource the implementation of diverse initiatives in 2020-21, such as the development of a Resident's Coalition, a community website, a Neighbourhood Watch Program, a Social Enterprise Incubator, and Food Security Coordination to name a few. COVID-19 has slowed down the allocations process in Lawrence Heights. Partners have moved to online platforms and continue to work with the city to ensure funds are all allocated by October 2020.

Regent Park

The refreshed Regent Park Social Development Plan (SDP) is a roadmap to achieving the main goals of social cohesion and social inclusion for residents throughout the process of building a successful mixed-use community in Regent Park. The Social Development Plan has four areas of focus - Community Safety, Employment and Economic Development, Communication and Community Building. The plan is being implemented through the partnership of the Regent Park Social Development Plan Stakeholders Table which includes representatives from Regent Park resident groups and associations, non-profit organizations, City services and public and private sector

funders who regularly participate in various work groups and committees to implement and monitor resources invested through the Social Development Plan. COVID-19 has slowed down the allocations process in Regent Park. Partners have moved to online platforms and continue to work with the city to ensure funds are allocated in 2020.

City of Toronto Targets

Implementation of the full 10-year HousingTO Plan is estimated to cost all three orders of government a combined \$23.4 billion comprised of:

- City investments of \$8.5 billion (\$5.5 billion committed to-date);
- Federal investments of \$7.9 billion (\$1.48 billion committed to-date); and
- Provincial investments of approximately \$7 billion (\$148 million committed to-date)

As noted above, the City itself will invest \$8.5 billion over 10 years, with \$5.5 billion already committed through capital and operating funding, and other financial tools.

In the absence of support from the federal and provincial governments, the City, through its \$8.5 billion in investments over the next 10 years, will be able to:

- Prevent 10,000 evictions through programs such as Eviction Prevention in Community program.
- Bring 2,300 private rental homes to state-of-good repair through the Tower Renewal Program.
- Maintain affordability for 2,300 non-profit rental homes after their current operating agreements expire through the Community Housing Renewal Partnership Program.
- Help keep 4,000 co-operative homes affordable through maintaining below market rent arrangements with the City post-lease expirations.
- Support the creation of 1,500 new long-term beds for seniors through relief of development charges.
- Provide property tax relief for 6,000 low-income senior homeowners.
- Approve 4,000 affordable homeownership opportunities through the City's Home Ownership Assistance Program providing development charges deferrals to eligible housing organizations.
- Help 150,000 households buy their first homes through the Land Transfer Tax Rebate Program for First-Time Home Buyers.

- Approve 20,000 new affordable rental homes by 2030 through City programs such as Housing Now, Open Door and small sites acquisitions. To achieve 6,000 supportive homes, out of the 20,000 units, the City needs support funding from the Province.

In total, on its own, the City can help over 200,000 households achieve and/or maintain housing stability.

Targets that can be achieved through a Federal-Provincial-City Partnership

With the support of the federal and provincial governments, the HousingTO Plan can be delivered over the next decade, and would significantly improve housing, health and socio-economic outcomes for Toronto residents.

Combined investments from all three orders of government would help deliver:

- Approval of 40,000 new affordable rental including 18,000 supportive homes- estimated to require \$10.4 billion from federal and provincial governments in capital and operating funding in addition to the City's \$2.9 investments already committed.
- Redeveloping 1,232 beds in five City long-term care sites including the addition of 987 new beds - estimated to require a minimum of \$526 million from the provincial government in addition to the City's \$264 million contribution (to be approved through annual budget process).
- Repair of 58,500 TCHC units- estimated to require \$1.34 billion from the Province to match the federal government's contribution and complement the City's commitment to provide \$160 million in capital and over \$250 million in operating annually (with approval through the annual budget process).
- Adding 14,000 new market and affordable homes as part of revitalization of TCHC communities - estimated to require \$530 million from federal and provincial governments.
- Assisting 40,000 households pay their rents through some \$2 billion in federal and provincial investment in Canada-Ontario Housing Benefit and Housing Allowances.
- Assisting 10,000 households with in-situ support services (such as mental health and addiction) through investing \$230 million in federal and provincial funding.
- Assisting 300 senior homeowners with repairs and accessibility modifications estimated to cost \$30 million through programs such as Toronto Renovates program.

A tri-government partnership would help over 340,000 households achieve and/or maintain housing stability by the end of 2030.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1- Social Development Investments in Toronto Community Housing Corporation Communities

Attachment 2- What will the HousingTO 2020-2030 Action Plan Achieve?

Attachment 1- Social Development Investments in Toronto Community Housing Corporation Communities

Community	2020 Amount	Social Development Plan	Key Goals	Key Partners	Reporting
Alexandra Park	\$75,000	Launch in October 2020	1. Safety 2. Social Cohesion 3. Community Heritage 4. Accessible Programs and Services 5. Resident Engagement 6. Community Economic Development	TCHC, Tridel, the City of Toronto, Alexandra Park Community Centre, and local service agencies	Deliverables based on community-/project-specific work plans and SDP actions; monitoring completed annually with similar reporting tool.
Lawrence Heights	\$75,000	Shaping Our Community Together – Our Social Development and Action Plan for Lawrence Heights (Spring 2012)	1. Our Connections 2. Our Services 3. Our Safety 4. Our Housing 5. Our Green Space & Physical Infrastructure 6. Our Employment	Grassroots leadership, including Lawrence Heights Inter-Organization Network (LHION) and its workgroups, as well as numerous local services agencies	Upon confirmation of funding, successful applicants will work with city staff to develop a workplan which will identify intended outcomes for their project, as well as indicators and data sources that will be used for measurement and reporting.
Regent Park	\$75,000 + \$500,000	Refreshed Regent Park Social Development Plan (May 2018)	1. Community Safety 2. Employment and Economic Development 3. Community Building 4. Communication	Regent Park SDP Stakeholders Table, Regent Park Executive Directors Network, Regent Park Neighbourhood Association, Grassroots groups and TCHC Tenant Representatives. United Way of Greater Toronto, The Daniels Corporation.	



What will the HousingTO 2020-2030 Action Plan Achieve?

341,000+ households
(818,000+ individuals) assisted

40,000 households assisted through Canada Housing Benefit and Housing Allowances

- \$407 M* (+\$50M) in Housing Allowances
- \$1.5 B Canada Housing Benefit*

58,500 TCHC units repaired

- \$4.1 B in City capital and operating funding
- \$1.3 in capital from feds through National Housing Strategy*

10,000 evictions prevented

- \$33 M in City funding for Eviction Prevention in the Community (EPIC) program

Affordability maintained for 2,300 non-profit homes after expiry of operating agreements

- \$28.4 M in property tax exemption for non-profit and co-op organizations

Support services for 10,000 families and individuals in supportive housing

- \$233.3 M in operating funding for support services*

2,300 private rental homes brought to state-of-good repair

- \$36.3 M through Tower Renewal loan program

4,000 new affordable ownership homes supported

- \$18.4 M in development charge deferral for non-profit affordable ownership opportunities

10,010 seniors households assisted to remain in their homes or move to long-term care facilities

- \$527 M* (+\$264M) to redevelop five City-owned long-term care homes and add new long-term care beds
- \$25 M Property tax relief for low-income senior homeowners
- \$30 M home repairs and accessibility modifications*
- \$300 M development charge deferrals to new non-profit long-term care facilities

14,000 new market and affordable homes added to 5,000 replacement homes through TCHC revitalizations

- \$530M in capital funding to support revitalization efforts*

40,000 new affordable rental including 18,000 supportive homes approved

- \$2.9 B in City incentives (for 20,000 units) and land value and capital funding for 10,000 new units
- \$10.4 B in funding and financing, land value and operating funding for 20,000 new units*

150,000 first time home buyers assisted through Land Transfer Tax Rebate

- \$650 M in land transfer tax rebate

Other initiatives

- \$5.9 M pilot project to convert a long-term care facility to supportive housing
- \$250 K to hire a consultant to explore third-party fund
- \$4 M in renewed long term lease extensions for co-op organizations

Total cost of the Plan at \$23.4 B over 10 years:

- City investment of \$8.5 B (\$5.5 already committed)

- Federal request of \$7.9B (\$1.5B already committed)
- Provincial request of \$7.0 B (\$73M already committed)

*Federal/Provincial Request