

Implementing the Rapid Housing Initiative – Phase Two

Presentation to the Planning and Housing Committee



Presented on September 21, 2021

Rapid Housing Initiative: Phase Two

- The Rapid Housing Initiative (RHI) Phase Two was announced by the Government of Canada on June 30, 2021, to provide an additional \$1.5 billion in new funding nationally.
- This funding will continue to be delivered through the Canada Mortgage and Housing Corporation (CMHC) with the primary objective of rapidly creating new affordable housing for people who are vulnerable and marginalized.
- Similar to Phase One, Phase Two includes a “Cities stream” and a “Projects stream”:
 - **Cities Stream:** provides guaranteed funding allocations directly to municipalities to ensure that investments are directed to local areas where chronic homelessness is most prevalent; and
 - **Projects Stream:** projects from Provinces, Territories, municipalities, Indigenous governing bodies/organizations and non-profit organizations compete nationally for funding.

Rapid Housing Initiative: Phase Two (continued)

- On July 29, 2021 the Government of Canada announced **\$132,151,611** in capital funding to the City of Toronto under the Cities stream to create a minimum of **233 units** of new permanent affordable housing.
 - This funding will be transferred to the City in full upon the successful execution of an agreement with CMHC.
 - City staff submitted an application to CMHC on **August 31, 2021**. In total, approximately 1,000 units across 19 projects were submitted under the Cities and Project streams, with sites located in 11 wards. This includes a combination of City, non-profit and Indigenous-led projects.
- CMHC expects to announce successful projects by the end of October, and to sign Contribution Agreements with municipalities by December 1, 2021. Projects must be complete within **12 months**.



Priority Groups to be Housed through RHI

Priority groups to be housed include:

- Women and/or women and their children (**new 25% target**)
- Indigenous Peoples (15% target)
- Black People
- Seniors
- people with disabilities
- young adults
- racialized groups
- people dealing with mental health and addiction issues
- Veterans
- 2SLGBTQ+
- recent immigrants or refugees; and
- people experiencing homelessness or those at risk of homelessness.



Report Recommendations

Staff are recommending Council's approval of a number of actions required to implement Phase Two of the RHI within the tight program timelines, including:

- Pre-approval of **Open Door incentives** for up to 1,000 new affordable and supportive housing units.
- Authority to **enter into agreements with CMHC** to receive RHI Phase Two funding and to initiate projects.
- Direction to set commit at least **20% of our Cities stream funding for Indigenous-led and owned projects.**
- Reiterate **requests to the Federal and Provincial governments** for additional, accelerated investments to achieve the 24 month homelessness response plan, including **\$48 million in annual operating funding** for support services from the Provincial government, **beginning in 2022.**



RHI Two Project Milestones

Due diligence on properties

Q3 2021

- Submitted Projects to CMHC Aug 31
- Engagement with intermediaries to update applications
- **Report to Planning & Housing Committee and Council in September**

Q4 2021

- **Late October:** Decision on successful projects expected and signing Contribution Agreement with CMHC
- Engagement and communication plans developed

Acquisitions, renovations and modular development

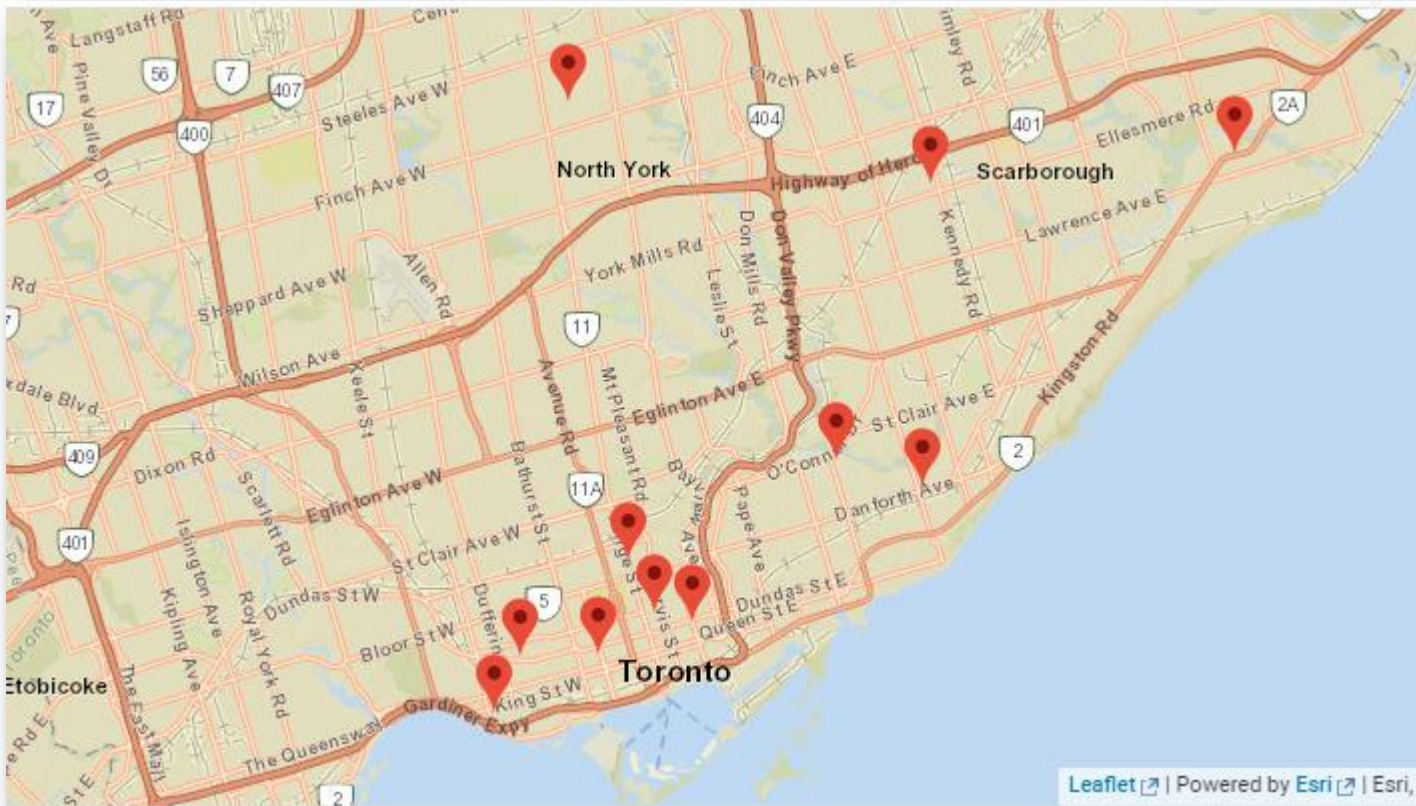
Q1 -Q3 2022

- Engagement underway
- Planning approvals secured
- Acquisitions completed
- Renovations underway
- Manufacturing of modules underway
- RFPs released for non-profit operators

Q4 2022

- Non-profit operators selected
- Completion of construction and occupancy of new units

RHI Phase One Update and Additional Requests



- This report requests Council's approval to declare 3 former hotel/motel properties surplus, and issue to a request for proposals to secure long-term non-profit operators for the sites
- In total, the City is on track to deliver 1,248 new supportive housing opportunities by Spring 2022, through the Rapid Housing Initiative plus other City and federal programs

COVID-19 24 Month Housing and Homelessness Recovery Response Plan - Update

- Aims to create 3,000 permanent, affordable housing opportunities, including 2,000 new homes with supports by end of 2022.
- The City is on track to open 964 new affordable and supportive homes by the end of 2021, with another 283 to open in early 2022.
- Phase Two of the RHI will further advance our progress, pending the number of successful projects selected by CMHC.
- Additional support is needed from Federal and Provincial governments to meet this target.

