



OLIVIA CHOW  
MAYOR

August 24, 2023

Dear Executive Committee,

Re: Urgently Building More Affordable Homes

We are facing an unprecedented housing crisis. Each year, more of our friends and neighbours are losing their homes or finding it impossible to afford a place to live. Newly-arrived refugees find themselves in shelters, church basements, or sleeping on the street. Seniors are forced to work beyond retirement age or watch their rent take up a greater share of their fixed incomes. Families are facing exploding mortgage prices that push their finances under water. Young people are having trouble starting a family and some are forced to move out of the city. People experiencing intimate partner violence can't afford to move to safety. Employers struggle to hire workers who can afford to live in the city.

While thousands of new homes are built in the city every year, it is not enough to address the affordability crisis we're facing. We must act with urgency and a renewed determination to make sure everyone can find a place to call home.

As Mayor, I have committed to building 25,000 more homes above what the City is already planning. This is my top priority. Today, I am asking staff to take the necessary actions to start making this commitment reality.

With the right tools and resources in place, we can build new affordable housing, create stronger and more caring communities, and ensure a better quality of life for all residents.

Together, we can build the affordable housing people need and deserve. With this motion we take the first step.

I recommend that:

1. City Council direct the City Manager, in consultation with the Deputy City Manager, Development and Growth Services, to work with all of the agencies, boards, corporations, and divisions at the City of Toronto to assess preliminary cost estimates, to create a plan, and an implementation framework and timeline to achieve 25,000 new rent-controlled homes by:
  - a. Increasing the affordable housing target by a minimum of 7,500 affordable homes, of which a minimum 2,500 are new rent-geared-to-income homes; and
  - b. Adding a new target for 17,500 rent-controlled homes
2. To support the above recommendation, City Council direct the Deputy City Manager, Development & Growth Services to report back in Q4 2023 on:

- a. an effective alignment of resources, mandates, structure, and personnel of all City of Toronto agencies, boards, commissions, corporations and divisions, in particular Toronto Community Housing and CreateTO, that would enable the City of Toronto to build new public and community housing in collaboration with co-ops, non-profit housing providers, governmental organizations, and other partners;
  - b. current suitable parcels of City lands that are available for development purposes;
  - c. identification of housing-ready sites that are immediately available and suitable, including land owned by the City, co-ops, non-profit housing providers, governmental organizations, and other partners.
3. City Council, as Shareholder, request the Board of Directors of Toronto Community Housing to work with the Deputy City Manager, Development & Growth Services to undertake the development of complete communities on TCHC lands and properties through revitalization, redevelopment or stand-alone developments on existing sites; and create a model that includes staff and TCHC Board members to initiate and carry out this work.

Sincerely,

Olivia Chow

Mayor of Toronto