

Update on the Delivery of the HousingTO 2020-2030 Action Plan

Housing Rights Advisory Committee
November 4th, 2024



Building the HousingTO 2020-2030 Action Plan

Toronto's [City Council adopted](#) the HousingTO 2020-2030 Action Plan (HousingTO Plan) in 2019, which provides a blueprint for action across the housing continuum, from social and supportive housing to affordable rental and ownership housing.

The HousingTO Plan was informed by:

- Lessons learned from the Housing Opportunities Toronto Action Plan 2010-2020;
- Evidence from the Housing Market Analysis;
- Public and Stakeholder Consultations; and
- Council directions.



Housing TO 2020-2030 Action Plan

The Plan includes over 76 actions across **13 strategic themes** and **5 key areas**:

- Creating new supply;
- Protecting and preserving existing supply;
- Supporting renters and improving housing stability;
- Responding to diverse housing needs; and
- Transforming housing policies.

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



Adopting Toronto's Housing Charter

When the HousingTO Plan was approved in 2019, the [Toronto Housing Charter](#) was also adopted, which recognizes the progressive realization of the right to adequate housing.

As part of the implementation of the Charter, since 2020:

- A dedicated Deputy Ombudsman, Housing was appointed.
- The Housing Rights Advisory Committee (HRAC) was established.

The City will continue to:

- Develop an enhanced training program for City staff to apply a human rights approach to their work.
- Create new opportunities for intergovernmental dialogue, including with the Federal Housing Advocate.
- Commit to provide Council with independent assessments of the City's progress in moving towards the right to adequate housing as outlined in the Housing Charter, in 2025 and 2030.

Toronto Housing Charter – Opportunity for All

Policy Statement:

Adequate housing is a fundamental human right that is recognized in international law, including the Covenant on Economic, Social and Cultural Rights, to which Canada is a party. All orders of government, including municipalities, have a role to play in furthering the progressive realization of the right to adequate housing that is affirmed in international law.

It is the policy of the City of Toronto to recognize that housing is essential to the inherent dignity and well-being of the person and to building sustainable and inclusive communities. The City of Toronto supports improved housing outcomes for its residents. Its Policy is to move deliberately to further the progressive realization of the right to adequate housing recognized in the International Covenant on Economic, Social and Cultural Rights. The Toronto Housing Charter is consistent with the federal Housing Policy Declaration adopted as part of the *National Housing Strategy Act* S.C. 2019, c. 29 s. 313.

The Act came into force on July 9, 2019, and states that it is the housing policy of the Government of Canada to recognize that adequate housing is a fundamental human right affirmed in international law and that housing is essential to the inherent dignity and well-being of the person and to building sustainable and inclusive communities. The Act received Royal Assent on June 21, 2019 and recognized that housing is a fundamental human right affirmed in international law.

Housing and Homelessness Responses During a Global Pandemic

- In response to the COVID-19 Pandemic and increased pressure on the shelter system, the City focused attention and resources on creating new supportive housing starting in 2020.
- Supportive housing is key to moving people out of homelessness to permanent, deeply affordable housing and on-site supports that help people to live as independently as possible.



Supporting the City's Recovery & Resilience

- As the City moved towards recovery, the [Housing Action Plan \(2022-2026\)](#) (HAP) was adopted, which includes a wide range of actions, policies and programs to increase the supply of housing within complete, inclusive and sustainable communities with the critical infrastructure to support growth.
- The HAP actions focus on:
 - Removing policy and zoning barriers to building housing, particularly purpose-built rental homes (including market and non-market);
 - Leveraging public lands to increase housing supply;
 - Preserving existing rental homes; and,
 - Supporting the community housing sector (including non-profit and co-op housing providers) to modernize and grow their stock.



HAP Priorities

1. Official Plan, Zoning and Guideline Changes

EHON
(multiplexes,
major streets)

Increasing permissions for
housing and addressing
exclusionary zoning

Avenues
and Mixed
Use Areas

Transition
Zones

Major
Growth
Areas

2. Advancing Housing System Policy & Program Initiatives

Community Housing
Modernization and
Growth

Affordable Housing
Program Updates
(Housing Now, Open Door, HOAP)

Training and
Trades
Strategy

Rental
Housing
Roundtable

3. Leveraging Public Land to Increase the Supply of Housing

Housing
Now Sites

School boards
strategy

Post-Secondary
Housing
Strategy

Federal &
Provincial
Land

TCHC &
Waterfront
Revitalization

4. Preserving the Existing Rental Housing Stock

Multi-Unit Residential
Acquisition (MURA)
Program

Maintaining
rental
replacement

Application of
OPA 453
(dwelling rooms)

5. Public Accountability and Reporting on Progress

Dashboard:
affordable & rental
replacement housing

HousingTO
Plan Update

HAP Annual
Updates

Housing
Pledge

A Generational Transformation of the Housing System

City Council adopted the '[Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes](#)' report in November 2023.

- This report highlighted the **increased housing target of 65,000 rent-controlled homes**, including 6,500 rent-geared-to-income, 41,000 affordable rental and 17,500 market rent-controlled homes, by 2030.
- The actions and initiatives in this report are focused on **responding to those in greatest need** in Toronto.
 - This includes through using City-owned land and working with partners, including other orders of government to create new homes (particularly RGI, affordable rental and rent-controlled market homes).



Tracking Progress

Annual Update Reports

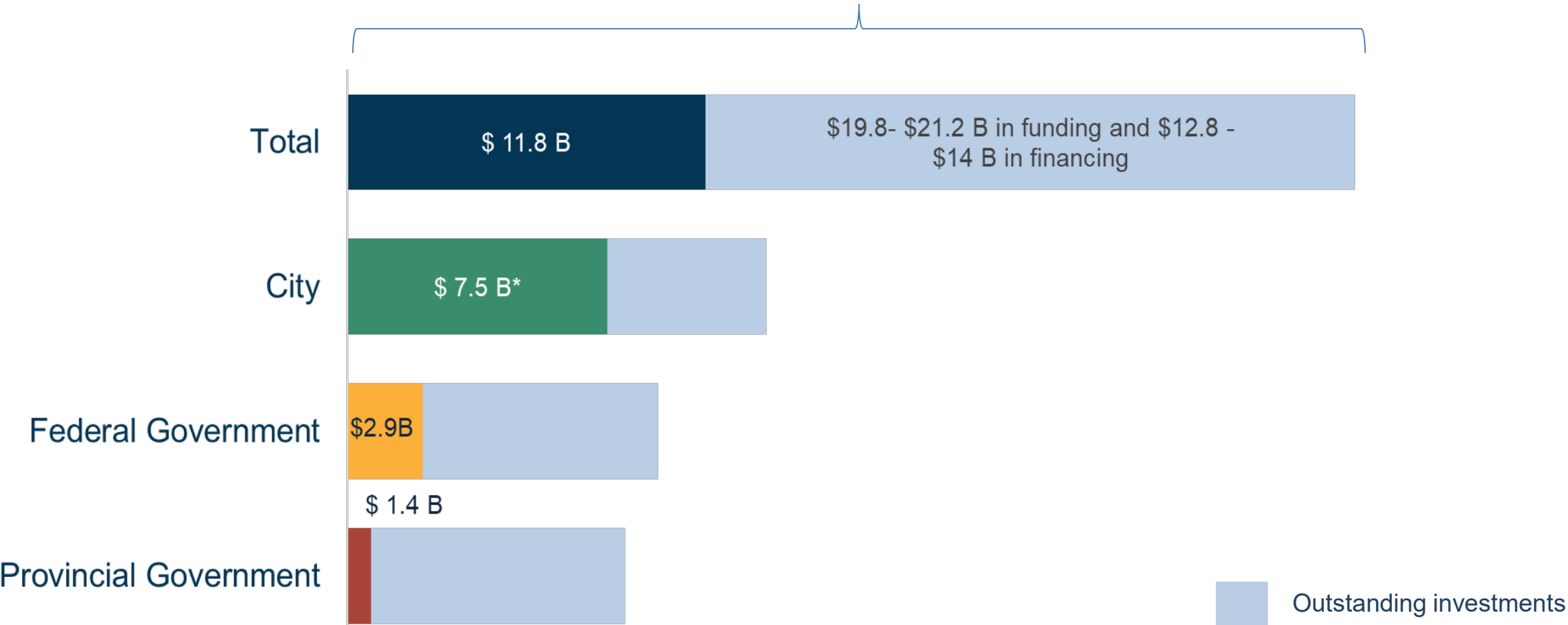
- The City has prepared **annual update reports since 2020** to monitor progress on advancing HousingTO Plan actions and targets, as well as financial commitments from the City and other orders of government, to support the implementation of the Plan.
- To ensure the **progressive realization of the right to housing**, the City's progress reports track actions and priorities to address housing and homelessness issues with a particular focus on those facing structural and systemic marginalization in our city, including Indigenous and Black residents, and all other equity-deserving groups.



HousingTO Plan Dashboard

Total estimated 10-Year investment required by all orders of government

Total cost of delivery estimated at \$44.4 - \$47 B including \$31.6 to \$33 B in funding and \$12.8 to \$14 billion in financing



Creating New Supply

New Rent-Controlled, Affordable, RGI, and Supportive Rental Homes Approved (#)

23,374

(as of December 31, 2023)

new rent-controlled, affordable, RGI, and supportive homes approved towards overall 65,000 target



New Homes in Toronto Community Housing Revitalization Communities (#)

6,667

(as of December 31, 2023)

net new affordable rental and market homes approved towards overall 14,000 target



New Homes For Indigenous, By Indigenous (#)

375

(as of December 31, 2023)

new affordable rental and supportive homes approved towards overall 5,200 target



New Homes for Women-led and Gender Diverse Households (#)

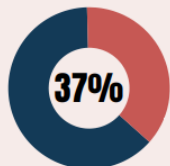
224[★]

(as of December 31, 2023)

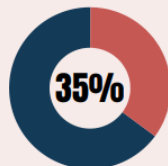
new affordable and supportive rental homes approved towards overall 10,000 target



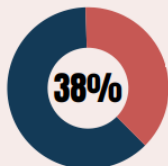
RENT-GEARED-TO-INCOME
6,500



AFFORDABLE RENTAL
41,000

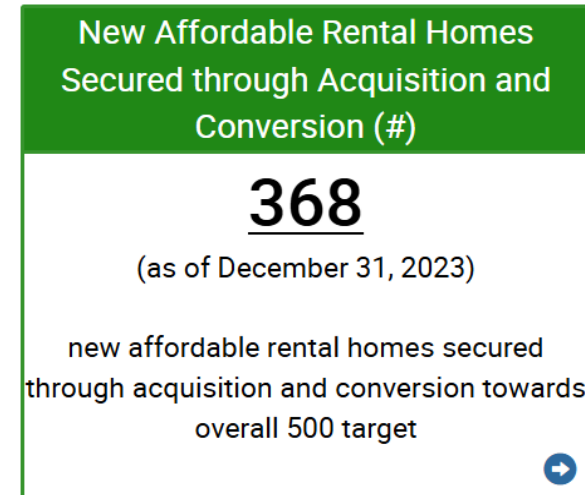
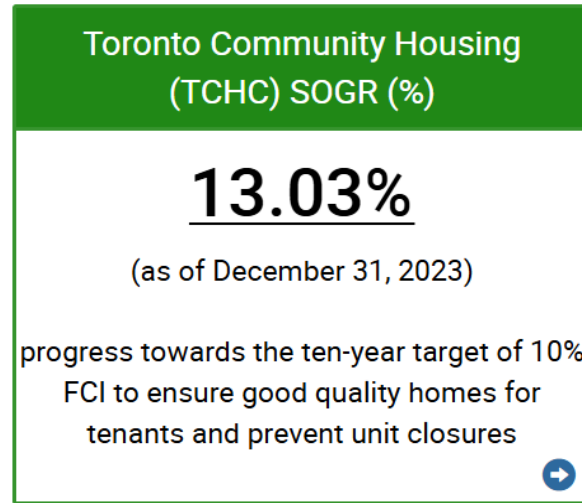
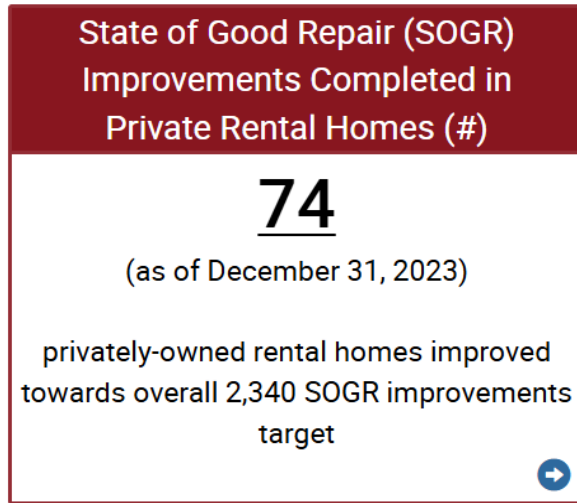


RENT-CONTROLLED
17,500



* Due to data collection limitations, the City is reporting on number of affordable homes delivered by women- and gender diverse people-serving organizations or those targeted for women and gender diverse people.

Protecting and Preserving Existing Supply



* Facility Condition Index (FCI) is the industry standard to measure the condition of buildings and physical infrastructure. TCHC [reports](#) that in 2023 it delivered on its full \$350M capital budget resulting in a year-end close out FCI of 13.03%. This exceeds both the original 2017 forecast of 14.50% as well as the 2022 year-end reforecast for 2023 of 13.30%.

* Taking Action on Tower Renewal program restarted its work in May of 2023 and staff are working to increase the program take-up in the coming years.

Assisting Renters

Providing support services to residents in supportive housing (#)

6,151

(as of December 31, 2023)

households receiving individualized health and social support services with an overall target of 10,000 households assisted



Protecting Affordability in Non-Profit Homes (#)

606

(as of December 31, 2023)

affordability secured in non-profit homes after the expiry of operating agreements with an overall 2,300 target



Evictions Prevented (#)

8,781

(as of December 31, 2023)

households assisted to maintain their homes with an overall 10,000 households assisted target



Housing Benefits (#)

9,397

(as of December 31, 2023)

households assisted with housing cost with an overall 40,000 households assisted target



Long-Term Care and Seniors Support



* Without a new funding model, City Council [has signaled to the province](#) an inability to implement the previously announced 978 new LTC home beds as part of the SSLTC Capital Redevelopment Plan.

Homeownership Assistance

Assisting First-time Home Buyers (#)

65,506

(as of December 31, 2023)

first-time home buyers assisted through the Land Transfer Tax Rebate with an overall 150,000 households assisted target



Property Tax Reliefs for Low-income Senior Homeowners (#)

30,703

(as of December 31, 2023)

low-income senior homeowners assisted to maintain their homes with an overall 6,000 homes target



Home Repairs and Accessibility Modifications for Low-Income Seniors (#)

50

(as of December 31, 2023)

homes repaired/modified to help low-income senior homeowners age in place with an overall 300 homes target



Affordable Homeownership Opportunities (#)

151

(as of December 31, 2023)

new non-profit affordable ownership homes approved with an overall 4,000 homes target



* The cumulative number of assistance recipients through the Property Tax Increase Cancellation and Deferral programs (not unique households).

* The Affordable Homeownership program is currently under review, and the program updates are expected to be considered by Committee and Council in fall 2024.

HousingTO Plan: Midpoint Review

The mid-point review will include assessing the progress made and making recommendations to course correct where needed for the next 5 years (2025-2030).

- In July 2022, [City Council directed staff](#) to provide an independent assessment of the City's progressive realization of the right to adequate housing, as outlined in the HousingTO Plan at the halfway and endpoints.



Questions