



DEPUTATION

To: Planning and Housing Committee
Date: Thursday, June 13, 2024
Re: PH13.8 - Launching the Rental Supply Housing Program.

The Toronto Alliance to End Homelessness (TAEH) is a community-based collective impact initiative committed to ending homelessness in Toronto. Our network includes non-profit organisations that support those living with homelessness and those who are housed and who must spend a disproportionate amount of income on housing, as well as affordable and supportive housing developers, property managers, and landlords.

As part of our mission, TAEH works directly with the City of Toronto in its mandates surrounding homelessness and maintaining and growing affordable housing stock in the city, including engagement on client support services and funding. This includes TAEH co-chairing the Toronto Housing and Homelessness Service Planning Forum with both the City of Toronto Shelter, Supports and Housing Administration and the Housing Secretariat.

TAEH is also the non-Indigenous Community Advisory Board to the City of Toronto on housing and homelessness.

TAEH supports the report presented by the Executive Director of the Housing Secretariat and of the recommendations in that Report for Action that City Council:

- 1) Approve the new Rental Supply Housing Program;
- 2) Authorize the Housing Secretariat to provide financial support for 18 stalled affordable rental housing projects, up to \$260k per affordable rental unit, up to a total of \$351.5M;
- 3) Request staff to expedite projects approved under the Rental Supply Housing Program by reviewing them under the Priority Development Stream;
- 4) Request the support of the Governments of Canada and Ontario in implementing the Rental Supply Housing Program by

- a) Allocating land for development for projects to develop new purpose-built affordable, rent controlled and RGI homes, and that this comprises at least 30% of the allocated land; and
 - b) Launching the Canada Builds program in partnership, and to each allocate
 - i) Between \$0.5M and \$0.8M annually in grant funding to Toronto for the next 7 years;
 - ii) Between \$6.5B and \$8B in low-cost financing and re-payable loans over the same time frame; and
 - iii) Providing loan guarantees for City-supported non-profit, and public led purpose-built affordable and market rental projects; and
- 5) Request the Government of Ontario
- a) Allow zoning with conditions to secure purpose-built rental housing as part of site-specific zoning by-laws;
 - b) Allow for Inclusionary Zoning to be applied across the City;
 - c) Approve the City's Protected Major Transit Station Areas;
 - d) Require the homes built through b) and c) to meet the City's income-based affordable housing definition with affordability secured for 99 years; and
 - e) Adopt the City's income-based definition of affordable housing.

TAEH believes that the Rental Supply Housing Program, proposed because of City Council's direction in late 2023 to the Housing Secretariat to create an effective program to effectuate the goals set out in the Generational Transformation Housing Plan has significantly improved the ability of the non-profit housing sector to create realistic development proposals that will be financially feasible, not only in the context of construction, but most importantly in terms of ongoing operating costs.

Specifically, TAEH believes that the new proposals regarding Community Housing Led rent-controlled rental homes, with rents up to 150% of AMR, will be a gamechanger in the current non-profit affordable housing market in Toronto.

TAEH notes that housing builds to date under the City's Housing Action Plan for the years 2020-2030 show that the private market is unable or unwilling to build significant numbers of affordable housing units, let alone supportive housing. TAEH believes that this Rental Supply Housing Program recognises this reality, and that the City, by taking on a more proactive role in relation to partnerships and development supports in relation to the non-profit housing sector in Toronto, is moving in the right direction if Toronto is to achieve the affordable and supportive housing component of its Housing Action Plans.

TAEH also applauds the City's focus in ensuring, through the new Rental Housing Supply Program, that sufficient supportive housing is built through its partnership with the non-profit housing sector, to meet the goals set out in the Supportive Housing Growth Plan.

Finally, TAEH reiterates its previous observation that the City has a critical role in liaising with the Federal and Provincial governments regarding the allocation of adequate funding for its housing plans, especially in relation to the building of affordable and supportive housing. We support and encourage the recommendation from the Housing Secretariat that the City of Toronto reiterate its request to both the Federal and Provincial governments together to support delivering on the commitments set out in the 2024 Federal and Ontario Budgets, along with Toronto's Housing Action Plan.

Thank you,

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