

HousingNowTO.com



**PH15.5 - 2023-2024 Annual Progress
Update Report,
HousingTO 2020-2030 Action Plan
& Housing Action Plan (2022-2026)**

**(Planning & Housing
Committee)**

SEPT. 26, 2024

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TWITTER - [@HousingNowTO](https://twitter.com/HousingNowTO)



'NICE' POLICY ≠ SUCCESSFUL PROJECTS



David Rider
@dmrider

Unusual to see @JoshMatlow standing with @JohnTory at a news conference like this one, announcing sale of surplus land for housing.

None of the backdrop councillors looked particularly excited about being there



11:16 AM · Dec 7, 2018

[DEC. 7, 2018] HOUSING NOW program launched

2,120 days ago...

<https://x.com/dmrider/status/1071075926153277441>



David Rider
@dmrider

Here is list of city sites proposed for sale and mixed use development including affordable housing

Appendix 1- Proposed sites identified through the "Housing Now"

	Address	Ward
1	777 Victoria Park	20
2	50 Wilson Heights	6
3	3741 Bloor St. West and part 925 Kipling Ave.	3
4	3326 Bloor St. West and 1226 Islington Ave.	3
5	805 Don Mills	16
6	770 Don Mills	16
7	140 Merton St.*	12
8	705 Warden Ave.	20
9	1250 Eglinton Ave. West	8
10	251 Esther Shiner*	17
11	3933 Keele St.*	6

*Surplus process pending or in progress.

8:13 PM · Dec 7, 2018



'NICE' POLICY ≠ SUCCESSFUL PROJECTS



Olivia Chow
@oliviachow

...

Thanks to @HousingNowTO for the tour this morning at Bloor & Islington!

Glad to connect, discuss #AffordableHousing, and how Toronto can do better to build homes people can afford.



4:48 PM · May 7, 2023 · 13.5K Views

New Toronto Mayor Olivia Chow, sworn-in...

442 days ago

<https://x.com/oliviachow/status/1655313573244022785>



HousingNowTO @HousingNowTO · Sep 21

...

Toronto "Progressives" made THREE (3) wishes to solve our #HousingCrisis during 2023 election =

♥ **Progressive** Mayor!

♥ **Progressive** Chair of Planning & Housing!

💰 **100% Unlimited** Access to Federal & Provincial Dollars!

🔥 They got 2 outta 3.

@CBCToronto - [cbc.ca/news/canada/to...](https://www.cbc.ca/news/canada/to...)



Toronto

NEWS

Toronto housing plan needs more fed, provincial funding: report

The city's plans to increase housing are at risk of failing to deliver, according to its latest update



Ethan Lang · CBC News · Posted: Sep 21, 2024 4:00 AM EDT | Last Updated: 3 hours ago

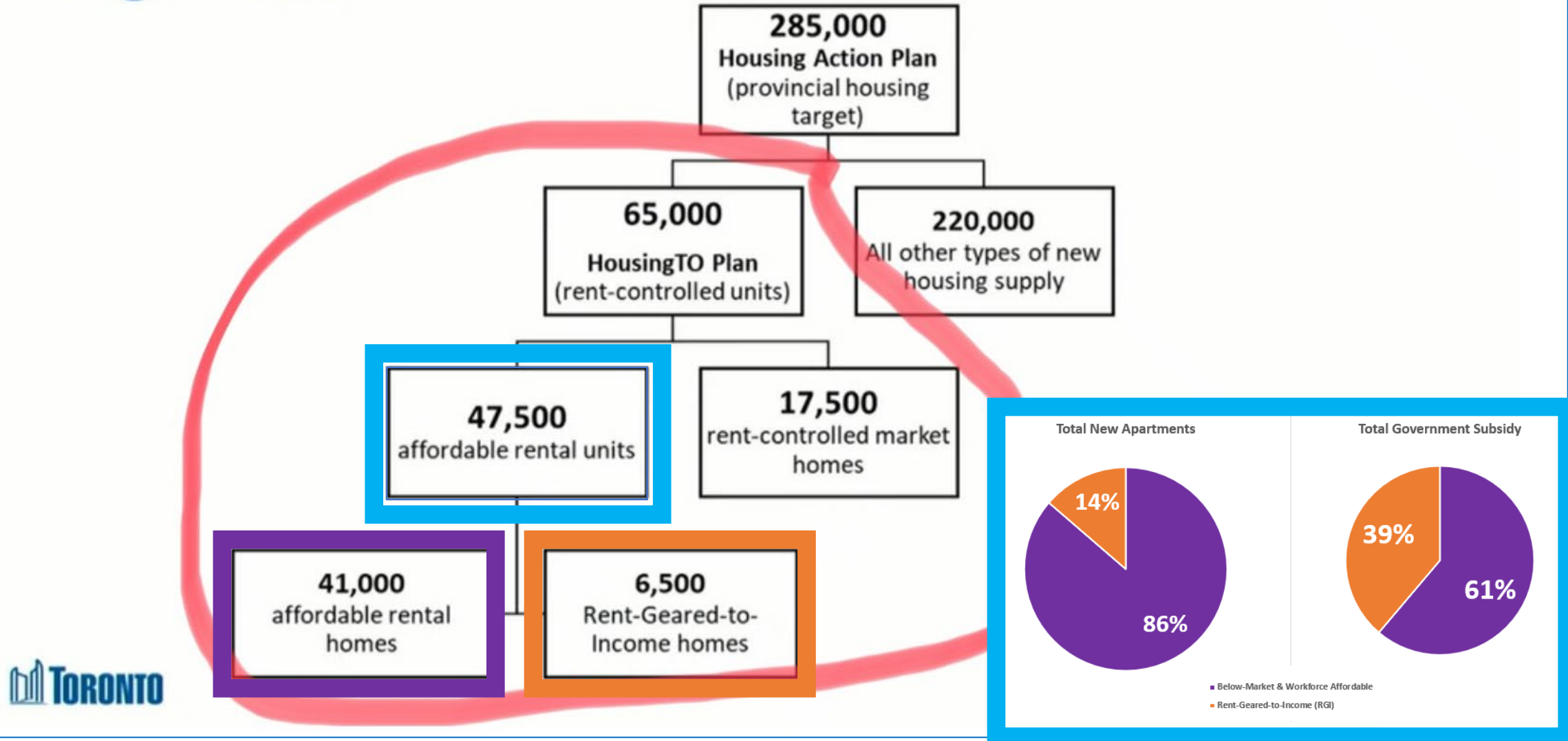


An annual report updating progress on the HousingTO 2020-2030 plan says the city will need more federal and provincial funding to stay on track. (Cole Burston/Canadian Press)

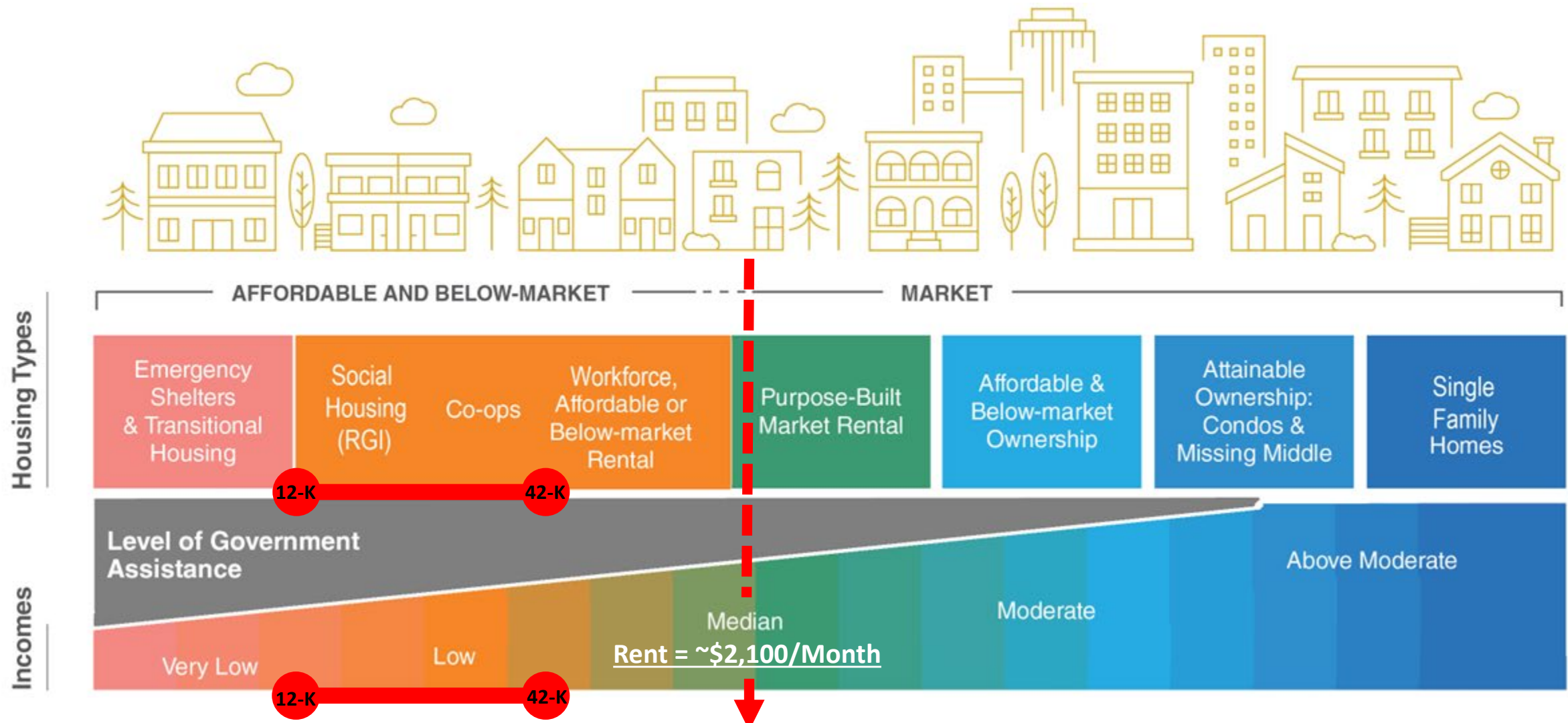
CBC Toronto

<https://x.com/HousingNowTO/status/1837514447520174330>

Putting the Targets into Perspective – The ‘Big Picture’



“GOVERNMENT-SUPPORTED AFFORDABLE RENTAL HOUSING” (*Toronto 2023)



In 2021 Census, the median total household income within **City of Toronto** was -

\$84,000



TCHC - Social / Rent-Geared to Income

Rent Geared to Income (RGI)

Rent charged at 30% of pre-tax income

Example 1: Single parent with two children on Ontario Works (OW)

Total annual income



RGI rent



Example 2: Couple over 65 years old

Total annual income

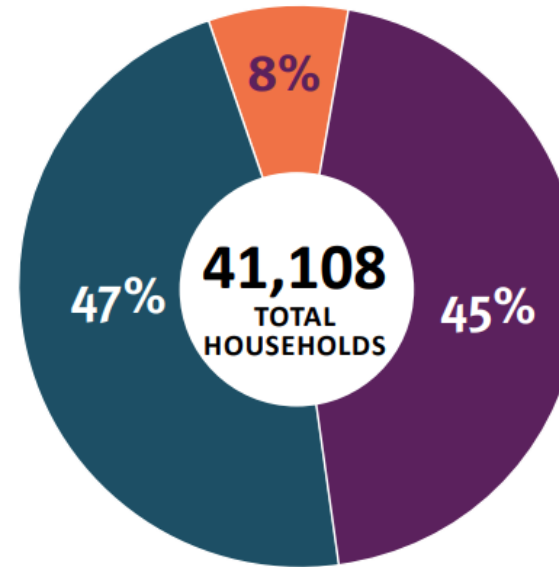


RGI rent



2022

Household



Household Composition

	Single-person households	18,294
	Multigenerational households*	19,457
	Couple/Roommate households	3,357

*Multigenerational households include parent/child relationships of all ages

\$ 19,262.40

Average RGI household annual income

12.6 years

Average tenancy length (current unit)

AVERAGE TCHC RGI RENT (2023) = ~\$485/month

Explainer – RGI rent bands (June 2023)

<https://x.com/HousingNowTO/status/1666880604120416296>



Housing Assessment Resource Tools (HART)

<https://hart.ubc.ca/>

2021 Affordable Housing Deficit

The following table shows the total number of households in Core Housing Need by household size and income category, which may be considered as the existing deficit of housing options in the community.

Toronto C (CSD, ON)						
Income Category (Max. affordable shelter cost)	1 Person HH	2 Person HH	3 Person HH	4 Person HH	5+ Person HH	Total
Very Low Income (\$425)	11,385	1,405	290	65	40	13,185
Low Income (\$1062)	83,755	30,365	8,590	3,525	1,190	127,425
Moderate Income (\$1700)	9,715	25,580	16,465	11,110	6,655	69,525
Median Income (\$2550)	0	0	855	1,780	2,460	5,095
High Income (>\$2550)	0	0	0	0	0	0
Total	104,855	57,350	26,200	16,480	10,345	215,230

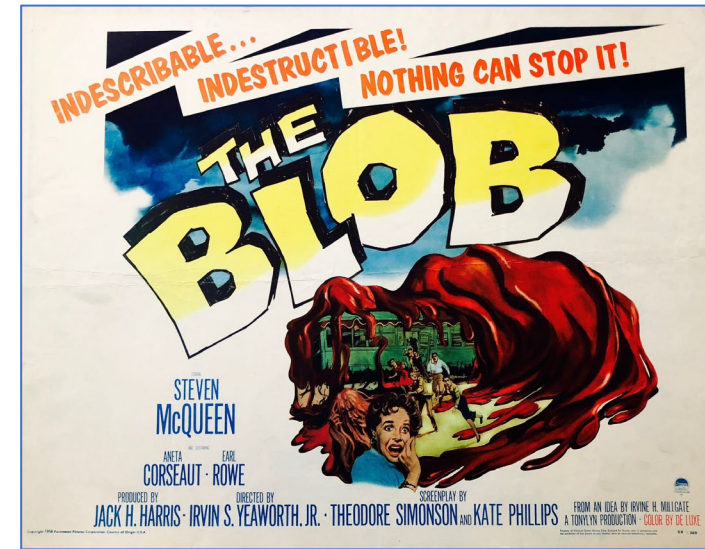
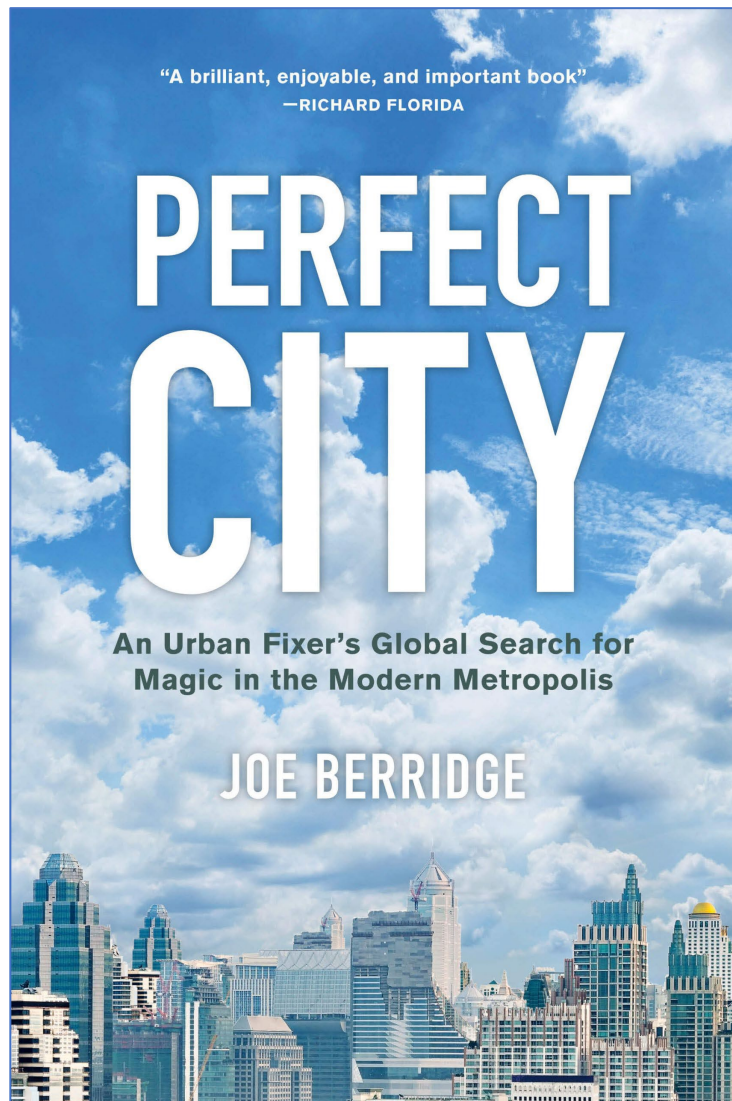
City of Toronto

210,135

Deficit of units below
\$1,700 / month rent

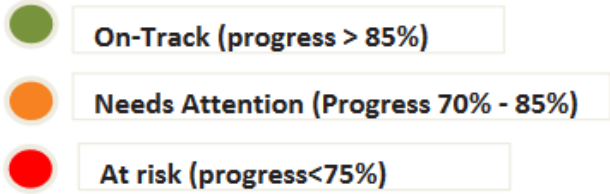
Toronto

The Housing Needs Assessment data produced by HART's HNA Tool



"...The ENEMY is always '*the BLOB*', the congealed mess of outdated & overlapping jurisdiction, the diffuseness of responsibility, the fact that simultaneously no one & everyone is in charge..."

- Joe Berridge, PERFECT CITY (2019)



Attachment 2- Progress toward the HousingTO 2020-2030 Action Plan Targets – As of 2023 year-end

"APPROVED" is a very amorphous phrase, that can mean many things.

Target: 14,000 new affordable rental and market homes approved in revitalized TCHC communities
• 6,667 new affordable and market homes approved
Target: 65,000 new rent-controlled homes approved including 6,500 RGI and 41,000 affordable rental homes
• 23,374 new affordable and supportive rental homes approved
Target: 58,500 TCHC units repaired (FCI portfolio target of 10% by 2026)
• \$350 million annual investment in capital repairs of TCHC buildings to ensure good quality homes for tenants and prevent unit closures.
• 13.03% Facility Condition Index (exceeding anticipated 2023 FCI) ¹
Target: Provide support services for 10,000 residents in supportive housing
• 6,151 households receiving individualized health and social support services
Target: 1,500 new non-profit long-term care beds supported
• Development charges deferred for 546 new non-profit long-term care beds
Target: 6,000 low-income senior homeowners assisted to maintain their homes through property tax relief
• 30,703 low-income senior homeowners assisted ²
Target: 10,000 evictions prevented
• 8,781 households assisted to maintain their homes through Rent Bank and Eviction Prevention in Community programs
Target: 150,000 first time home buyers assisted through Land Transfer Tax Rebate
• 65,506 first-time home buyers assisted through Land Transfer Tax rebates

Target: 40,000 households assisted through Canada-Ontario Housing Benefit and Housing Allowances
• 9,397 Households assisted with housing cost
Target: 5,200 new affordable rental and supportive homes approved for Indigenous, by Indigenous
• 375 new affordable rental and supportive homes approved
Target: 10,000 new affordable and supportive rental homes approved for women-led and Gender Diverse Households
• 224 new affordable rental and supportive homes approved ³
Target: 1,232 City-operated long-term care beds redeveloped
• 127 City-operated long-term care beds approved to be re-developed
• 0 net new City-operated long-term care beds added towards overall target of 978 ⁴
Target: 2,340 private rental homes brought to state-of-good repair
• 74 privately-owned rental homes improved ⁵
Target: 300 low-income seniors homeowners assisted to age in place through home repairs and accessibility modifications
• 50 low-income senior homeowners assisted (the Toronto Renovates Program is on pause due to lack of provincial funding)
Target: 4,000 new affordable ownership homes approved
• 151 new non-profit affordable ownership homes approved ⁶
Target: Protect affordability in 2,300 non-profit homes
• Affordability secured in 606 non-profit homes after the expiry of operating agreements



ALTERNATE FUNDING (2025)

Construction Canada @ConstructCanMag

Scotiabank targets \$10 Billion commitment in support of affordable housing. @Building_mag has more. buff.ly/3g8eJal. @scotiabank



1:15 PM · Apr 13, 2021

<https://x.com/ConstructCanMag/status/1382019542772285441>

Toronto Star @TorontoStar

Pension plans should build housing members can actually afford.

Toronto's public sector pension funds need to take some direct responsibility for housing the next generation of public sector workers in our city at rents that they can afford. #Opinion



Pension plans should build housing their members can actually afford

From thestar.com

5:35 PM · Sep 5, 2024 · 11.8K Views

<https://x.com/TorontoStar/status/1831808294727348533>



Volunteer Team - Contact Information

H2 | REAL ESTATE

G THE GLOBE AND MAIL | FRIDAY, SEPTEMBER 25, 2020



Left to right: Housing advocates Andrea Adams of St. Clare's, Rich Analytics chief technology officer Mark Richardson, Smart Density's Joshua Papernick, architect Naama Blonder, urban planner Alexei Guerra and Diane Dyson of The Neighbourhood Group gather at 2444 Eglinton Ave. East in the Scarborough neighbourhood of Toronto. Their work aims to ensure that when the City of Toronto builds affordable housing on this site through its Housing Now initiative, the maximum number of units is built. DAVE LEBLANC/THE GLOBE AND MAIL

HousingNowTO

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