

Attachment 3: Summary of Progress Towards the HousingTO Plan Targets

This attachment provides an overview of the City's progress towards achieving the HousingTO Plan's targets by the end of 2024, noting target areas that are on track, those needing attention, and those at risk.

Overall Progress

Of the 18 targets:

- eight targets are on-track, where progress is at 85% or more.
- one target is listed as “needs attention” and its methodology has been updated to address recent provincial legislative changes (as further explained below).
- nine targets are “at-risk”, where progress is less than 70%. Most of these targets are dependent on new or increased funding from other orders of government, without which Toronto will continue to fall behind on these ten-year targets.

Updated Reporting

New Supportive Homes Approved

Starting in 2024, the City is reporting separately on the number of new supportive homes approved, as a subset of the overall target of 65,000 new rent-controlled homes approved.

Affordable Rental Homes Preserved through Acquisition and Conversion

Starting in 2024, the City is reporting on the number of rental homes that are acquired and secured as affordable through the Multi-Unit Residential Acquisition Program. The program was launched in 2021 to support 500 affordable rental homes. In 2024, ([PH13.9](#)) the target was increased to 1,500 affordable rental homes.

Updated Methodology

The methodology has been updated for two target areas:

1,500 New Non-Profit Long-Term Care Beds Supported

Previously this target tracked the number of non-profit long-term care beds receiving development charge deferrals under City policy. Bill 17, Protect Ontario By Building Faster and Smarter Act, 2025, exempts long-term care homes from municipal development charges. The City is now tracking exemptions for non-profit long-term care beds exempted by provincial legislation towards this target, in addition to the previous deferrals provided.

4,000 New Affordable and Attainable Ownership Homes Approved

In December 2024, City Council adopted updates to the Home Ownership Assistance Program (HOAP) through [PH17.7](#), which expanded the program to include a new attainable program tier aligning with the Toronto-Ontario New Deal. In alignment with this program change, the City has updated the methodology for tracking the number of new affordable ownership homes approved to also count the number of attainable ownership homes approved.

Summary of Progress Towards the HousingTO Plan Targets (As of 2024 year-end)

 On-Track (progress > 85%)  Needs Attention (Progress 70% - 85%)  At risk (progress<70%)

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
• 29,744 new rent-controlled, affordable, RGI 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
• 11.8% Facility Condition Index (exceeding anticipated 2024 FCI) ¹
Target: Provide support services for 10,000 residents in supportive housing
• 7,594 households receiving individualized health and social support services
Target: 6,000 low-income senior homeowners assisted to maintain their homes through property tax relief
• 40,922 low-income senior homeowners assisted ²
Target: 10,000 evictions prevented
• 11,940 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
• 79,799 first-time home buyers assisted through Land Transfer Tax rebates
Target: 1,500 affordable rental homes preserved through acquisition and conversion
• 1,076 rental homes secured as affordable through the Multi-Unit Residential Acquisition Program
Target: 1,500 new non-profit long-term care beds supported
• Development charges deferred for 546 new non-profit long-term care beds ³

Target: 18,000 new supportive homes approved within 65,000 rent-controlled homes target
• 1,812 new supportive homes approved
Target: 40,000 households assisted through Canada-Ontario Housing Benefit and Housing Allowances
• 12,725 Households assisted with housing costs
Target: 5,200 new affordable rental and supportive homes approved for Indigenous, by Indigenous
• 420 new affordable rental and supportive homes approved
Target: 10,000 new affordable and supportive rental homes approved for women-led and gender diverse households
• 271 new affordable rental and supportive homes approved ⁴
Targets: 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 ⁵
Target: 2,340 private rental homes brought to state-of-good repair
• 140 privately-owned rental homes improved ⁶
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 & attainable ownership homes approved ⁷
• 184 new non-profit affordable and attainable ownership homes approved
Target: Protect affordability in 2,300 non-profit homes
• Affordability secured in 606 non-profit homes after the expiry of operating agreements

1) Facility Condition Index (FCI) is the industry standard to measure the condition of buildings and physical infrastructure. In 2024 TCHC delivered on 99.7% of its \$350M capital budget resulting in a year-end close out FCI of 11.8%. This exceeds the original 2017 forecast of 13.10% as well as exceeding the 2022 year-end reforecast for 2024 of 13.43%.

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

3) In 2025, the Province introduced Bill 17, which automatically exempts long-term care homes from payment of development charges (DCs).

4) Due to data collection limitations, the City is reporting on the number of affordable homes approved since 2020 that will be delivered by women-serving organizations or those specifically targeted for women or gender diverse households. This excludes the number of affordable rental homes offered to women and gender diverse-led households through random draws.

5) 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.

6) Taking Action on Tower Renewal program restarted its work in 2023. In addition to improvements for private homes, the City also supports the community housing sector-operated rental housing stock, with 7,214 affordable homes improved in 2024

7) As of 2024, attainable ownership homes will be counted as part of this target.