



DEPUTATION

To: Planning and Housing Committee.

Date: July 15, 2025.

Re: PH23.5 - From Concept to Construction: Creating More Homes Across the Housing Continuum.

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.

TAEH acknowledges that this City Council has taken a sustained and focused approach to creating and modifying its policies and programs to address the housing crisis in Toronto. We also have fully supported, and continue to support, those actions that have been taken to make it easier to build both supportive and deeply affordable housing. Of these initiatives, one of the more successful programs is the Rental Housing Supply Program (RHSP).

The RHSP's success can be seen both in the oversubscription to the Community Housing Pre-development Fund (CHPF) and the RHSP's Capital Funding Stream (CFS), and in the recommendation in this agenda item to increase the funding for the CHPF from \$15M to \$16.9M, and for the CFS from \$50M to \$85.7M. TAEH asks the City to consider increasing the budgets for both of these programs in 2026: funding pre-existing development projects, for both the pre-development and development phases, not only supports organisations that are prepared to build supportive and deeply affordable housing, but also results in more such housing being built more quickly than would take place if the City only funded City-led housing initiatives. TAEH believes this is a good use of time as well as money.

Likewise, TAEH fully supports the recommendation that the City expand the range of financial exemptions or reductions in relation to affordable housing developments, such as municipal and school tax exemptions and reductions in the parkland dedication by a percentage in relation to the percentage of affordable housing in developments.

TAEH is concerned that there were no applications by Indigenous-led housing organisations for either the CHPF or the CFS. TAEH fully supports the existing requirement that 20% of all funding and City led housing initiatives be provided to Indigenous-led

housing organisations. As well, TAEH is gratified by the recognition that the City's Indigenous housing policy needs to be revisited in consultation with Indigenous housing organisations, including Miziwe Biik Development Corporation and the Toronto Indigenous Community Advisory Board (TICAB), to determine and address the reason(s) for an absence of applications.

TAEH takes this opportunity to highlight the work done by TAEH, in furtherance of its Memorandum of Understanding with the Housing Secretariat, and in collaboration with the University of Toronto's School of Cities Infrastructure Institute, to facilitate the rollout of both the CHPF and the CFS. We note that this collaboration was productive, particularly in relation to the CHPF, where we provided a wide range of services, such as a webinar/information session, documentary materials including a manual on the pre-development process, and the pre-submission review of application materials.

TAEH believes that this facilitation is a model for the City to use in relation to other aspects of both the RHSP and the HousingTO 2020-2030 Action Plan, and TAEH welcomes the opportunity to do so, in association with entities such as the Infrastructure Institute and with other organisations representing the various subsectors of Toronto's nonprofit housing community.

Finally, TAEH recognises the need to scale up supportive and deeply affordable housing projects if the City is to even near, let alone achieve, the City's housing targets by 2030. One way to do so is by increasing the number of City-led partnerships with the nonprofit housing sector. Another is to explore large scale portfolio projects with various degrees of City support or partnership.

TAEH encourages negotiations between all levels of government as a reasonable extension of this collaborative principle. We support the creation of a Canada-Ontario-Toronto Builds policy and program to facilitate and speed up the housing development process, especially for supportive and deeply affordable housing. Doing so will rationalise the co-ordination of funding related to pre-development, development, and operations funding, making Toronto's supportive and affordable housing targets more likely to be realised.

Thank you,



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