



## DEPUTATION

To: Planning and Housing Committee.

Date: May 6, 2025.

Re: PH30.6 – Building Toronto’s Housing Future – Housing Development Office 2026 Annual Toronto Builds Update and Three-Year Work Plan.

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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 Toronto Shelter & Support Services and the Housing Secretariat. The TAEH also serves as the non-Indigenous Community Advisory Board on housing and homelessness for the City of Toronto. This means that we convene and coordinate the diverse range of homelessness service and housing providers in order to strategically inform City planning and policy on issues related to homelessness.

When the creation of the Housing Development Office (HDO) was originally proposed, TAEH strongly supported the proposal, agreeing that it would provide a value-added component to the existing suite of departments within the Development and Growth Services area, through unified end-to-end oversight for projects led and supported by the City. While many of the recommendations contained in this agenda item’s Report for Action pertain to both CreateTO and TCHC (and by extension to Toronto Seniors Housing Corporation) projects, it is important to recognise the role HDO will play in overseeing projects the City will support, especially regarding community housing developed by the co-operative, Indigenous, and non-Indigenous NFP housing sector.

TAEH reminds the committee that, unlike for profit developments or developments with a substantial above market rental component which either have few affordable housing units, or have a rental structure that allows cross subsidisation of the operating costs for the affordable units through the revenue generated by the (above)market rental units, (deeply) affordable NFP housing requires lower financing carrying costs to be sustainable

projects, which are accordingly especially sensitive to rises in interest rates as well as construction and labour costs.

TAEH notes that such ordinarily thin margins in penciling out a pro-forma for a (deeply) affordable project are even thinner when considering the additional operational costs inherent in transitional and especially supportive housing. Speed is of the essence. As such, TAEH believes HDO oversight and support is imperative for the success of the HousingTO 2020-2030 Action Plan (HAP) in reaching its targets as they relate to both affordable and supportive housing. Regarding the latter target, (18,000 new supportive housing units by 2030), TAEH applauds the recent acceleration in housing starts on supportive housing projects, in contrast to the first half of the HAP, when a mere 1,763 units were built. The Toronto Builds policy specifically referenced the need to build these types of housing as part of the mandate of HDO and TAEH fully supports this focus, and HDO's role therewith.

TAEH believes it is important to note that notwithstanding this initial intention, both in the proposal to establish HDO, as well as through the Toronto Builds policy framework, the current Toronto Builds update and HDO three-year workplan no longer emphasise this mandate. TAEH believes this intention needs to be re-emphasised and central to HDO's mandate.

Likewise, the recommendations related to the HDO through the Toronto Builds framework specifically referenced collaboration and consultation with TAEH in implementing the policy and mandate. We recognise that HDO to date has needed to focus on internal processes as HDO has been staffed up and the practical implications of its mandate, including in relation to the Toronto Builds policy framework worked out. TAEH has supported HDO in this process to ensure that HDO can fulfill its purpose moving forward.

TAEH believes that the time is ripe for HDO to build on its recent collaboration with TAEH (and the Housing Secretariat) in reviewing past City-NFP partnerships, and we look forward to regularising, expanding and deepening our relationship as TAEH supports HDO in its work in relation to growing housing stock in the NFP housing sector, as it currently does with the Housing Secretariat, working together so as to achieve the Toronto Build objectives, and reach and even exceed the targets contained in the HAP.

Thank you,



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