



PROGRESS REPORT 2016





Table of Contents

	Introduction	3
1.	Creating Housing Opportunities In All Neighbourhoods	4
2.	Help Homeless and Vulnerable People Find and Keep Homes	6
3.	Assist Families and Individuals to Afford Rents	9
4.	Preserve and Repair Rental Housing	12
5.	Revitalize Neighbourhoods	15
6.	Create New Affordable Rental Homes	18
7.	Help People Buy and Stay in Their Homes	21
8.	Working Together	24
	Conclusion	27

INTRODUCTION

Toronto City Council adopted *Housing Opportunities Toronto, An Affordable Housing Action Plan 2010-2020* (HOT) in 2009.

HOT addresses the City's affordable housing priorities, including moving vulnerable people from streets and shelters into stable homes, assisting people to stay in their homes, improving private apartments and social housing, building affordable rental homes, and making home ownership more affordable.

HOT is aligned with a number of City, Provincial, and Federal priorities including poverty reduction, job training and creation, housing for Aboriginal people, seniors and people with disabilities, and supporting victims of domestic violence. These priorities require effective and ongoing collaboration between the three orders of government.

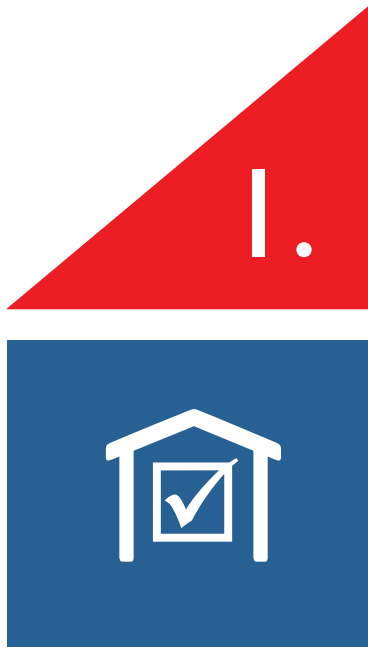
During its first six years, *HOT* has been a reliable road map guiding the City's housing investments, as well as public and private sector activity. The City has worked closely with our partners in Provincial and Federal government as well as in the non-profit and private sectors to make progress on the shared goal of affordable housing for all. At the same time, we continue to face considerable challenges including the rising cost of housing, a shortage of rental housing, homelessness, and Toronto Community Housing's capital repairs funding shortfall.

The City is pleased to provide this 2016 Annual Progress Report based on the eight key themes used to organize the 67 recommended actions in the *HOT* Plan

1. Creating housing opportunities in all neighbourhoods
2. Help homeless and vulnerable people find and keep homes
3. Assist families and individuals to afford rents
4. Preserve and repair rental housing
5. Revitalize neighbourhoods
6. Create new affordable rental homes
7. Help people buy and stay in their homes and;
8. Working together

The City will soon begin work on *HOT 2.0*, a new action plan to guide the work of Council and staff from 2020 to 2030.





CREATING HOUSING OPPORTUNITIES IN ALL NEIGHBOURHOODS

Highlights 2016

Rooming House Review

Actions 2017

Landlord Licensing

Draft Rooming House Strategy

New Engagement and Service Planning Process for Shelters



2016 Highlights

i) Rooming House Review

Results of the first phase of the public consultations on rooming houses were released, and Executive Committee adopted the staff report on the *Proposed Regulatory and Licensing Strategy for Multi-Tenant Houses and Consultation Plan*. This report included a number of actions including: public consultations on a regulatory and licensing strategy and its potential impact on all stakeholders; an enforcement strategy for multi-tenant houses, including enforcement in areas where they are not permitted; proposals to improve the renewal process for existing rooming house licenses; and, an engagement strategy for universities, colleges and developers that will result in a report on student housing solutions, including education and outreach programs on housing options for students.



2017 Actions

i) Landlord Licensing

In 2016, the City completed consultations with hundreds of residents and stakeholders on the challenges and opportunities of introducing landlord licensing in multi-residential properties. The consultations informed a proposed landlord licensing by-law adopted by Council in 2016 that will apply to multi-residential buildings with three or more stories and 10 or more units. Building owners will be required to register with the City and maintain processes for operating requirements such as managing tenant service requests, pests, waste, cleaning, preventative maintenance, tenant notification, and a state of good repair capital plan, with the City conducting audits and site visits to enforce the by-law. The program will be implemented in the summer of 2017.

ii) Draft Rooming House Strategy

Phase two consultations are underway, as the result of the adoption of the *Proposed Regulatory and Licensing Strategy for Multi-Tenant Houses and Consultation Plan*. The consultations will continue throughout the summer of 2017 with stakeholder groups and the general public. A report is planned for Executive Committee in September 2017 with a pilot proposal in non-permitted areas, new licensing requirements and consolidation of consultation feedback.

iii) New Engagement and Service Planning Process for Shelters

In 2016, the City initiated a review of the community engagement process for proposed new shelters under the leadership of Councillors Bailão and Fletcher, with the objective of establishing a new framework for siting shelters in Toronto. The process includes focus groups with people experiencing homelessness, as well as a full-day charrette to bring together community agencies, shelter operators, community members, experts in public relations, facilitation, architecture, planning and real estate development. The goal is to recommend a new community engagement process for homeless services in Toronto. It will also describe the steps needed to change the conversation about homelessness in Toronto.

2.



HELP HOMELESS AND VULNERABLE PEOPLE FIND AND KEEP HOMES

Highlights 2016

Housing First Pilot for Long-Term Shelter Users

George Street Revitalization Project

Red Door Shelter

Actions 2017

Allocate New Homelessness Partnering Strategy Funding for a Range of Supports for People who are Homeless

Coordinated Access to Housing Supports Pilot

Home for Good Supportive Housing Program

Street Needs Assessment Magnet Events



2016 Highlights

In 2016, Shelter, Support and Housing Administration (SSHA) continued its implementation of the 2014-2019 Housing Stability Service Plan, which guides the planning, management and delivery of housing and homelessness services over five years. An important tool to help achieve HOT goals, the objective is to transform Toronto's housing and homelessness service system into a client-centred, outcome-driven service system that is focussed on preventative approaches aimed at improving the housing stability of Torontonians.



i) Housing First Pilot for Long-Term Shelter Users

The Hostels to Homes pilot program is its second year of operation as a partnership between City staff and community agencies. Using a Housing First approach, the pilot has assisted over 50 people who had been in shelter for more than 18 months to move into permanent housing with supports. An evaluation of the Hostels to Homes pilot program is underway and will be completed in 2017.

ii) George Street Revitalization Project

The George Street Revitalization project will redevelop Seaton House, the City's largest homeless shelter, into an innovative facility with a dynamic range of services to meet the unique and complex needs of homeless, vulnerable and elderly individuals in the community. The redevelopment will include an emergency shelter, long-term care home, transitional living service, affordable housing, and a community services hub. In 2016, Toronto City Council approved the financing and procurement model for the implementation of the George Street Revitalization project. The capital funding strategy for the project will be considered by City Council next year.

iii) Red Door Shelter

City Council approved a new interim shelter for families at 1430 Gerrard Street East to be operated by the Red Door Family Shelter. The Shelter at 875 Queen Street East required an interim location to accommodate women and children while the existing site is redeveloped into a mixed-use building, including a permanent shelter for the Red Door, scheduled to open in 2019.

As the Red Door Family Shelter vacated its home, City staff worked closely with Red Door to implement a transition plan which included enhanced resources for families to secure housing before the move.



2017 Actions

i) **Allocate New Homelessness Partnering Strategy Funding for a Range of Supports for People who are Homeless**

In its 2016 Budget, the Government of Canada announced an enhancement to the current Homelessness Partnering Strategy (HPS) program for the next two years. The City will use this additional funding to enhance the continued implementation of Housing First and complementary initiatives to assist people who are homeless, or at risk of homelessness or recently housed within the City of Toronto. This includes funding for two Aboriginal Supports to Daily Living (SDL) projects that provide support services to assist vulnerable tenants to attain and maintain housing stability and to prevent homelessness.

ii) **Coordinated Access to Housing Supports Pilot**

Using new HPS funding, the Coordinated Access to Housing Supports Pilot will develop and test a model of coordinated referrals to housing allowances and housing supports for people who are homeless. The purpose is to make the most effective use of available resources through a consistent and coordinated process, and achieve greater housing outcomes to assist people who are homelessness to exit the shelter system or the street.

iii) **Home for Good Supportive Housing Program**

The Home for Good Supportive Housing program will contribute to the provincial goal of ending chronic homelessness by 2025. In 2017, Toronto submitted a proposal to the Ontario government to use Home for Good funding to have a positive impact in addressing homelessness in Toronto while providing much needed supports to improve the housing stability of vulnerable residents. Proposed projects will range from providing moderate-level support and housing assistance to people in the private rental market, to high intensity dedicated supportive housing programs delivered with 24/7 wrap around, harm reduction supports for clients with complex needs who have experienced long-term homelessness. Projects will be delivered by SSHA and experienced community agencies who specialize in working with clients with a variety of needs, with whom the City has established relationships.

iv) **Street Needs Assessment Magnet Events**

Working with the Toronto Alliance to End Homelessness and Toronto Aboriginal Support Services Council, the City will plan a series of community events designed to connect homeless and precariously housed participants to housing and homelessness services and to better understand the service needs and profile of people experiencing homelessness through a survey. The events will provide the opportunity for the City and its community partners to test new Federal and Provincial survey questions and to pilot new approaches collaboration for a city-wide point-in-time count of Toronto's homeless population planned for 2018.

3.



ASSIST FAMILIES AND INDIVIDUALS TO AFFORD RENTS

Highlights 2016

Eviction Prevention Framework

Launch of Housing Hub

Implementation of New Funding for Housing Allowances

Actions 2017

Survivors of Domestic Violence Portable Housing Benefit Pilot

Eviction Prevention in the Community Pilot

Portable Housing Benefit Framework Implementation Options

Issue RFP for new Choice Based Housing Access System



2016 Highlights

i) **Eviction Prevention Framework**

An Eviction Prevention Framework consisting of a review of eviction prevention programs and policies, client journey mapping and a housing worker survey was completed and publically released. The framework built upon community and stakeholder consultation to identify a vision, set of principles and potential actions and next steps for how Toronto can prevent evictions and reduce homelessness across the city. The Eviction Prevention Framework will inform the development of a comprehensive eviction prevention strategy in 2017.

ii) **Launch of Housing Hub**

The launch of the housing hub provided Toronto residents with a single access point for user-friendly information online about programs and services to help them find and keep housing including housing help and eviction prevention services; a range of housing options from market rent to subsidized; and programs to enable them to enhance home accessibility and/or age in place.

iii) **Implementation of New Funding for Housing Allowances**

The Social Infrastructure Fund (SIF) contains \$29.6 million dollars assigned to support more than 1,000 households with housing allowances and rent supplements. The housing allowances are being allocated to clients of Housing Connections, Streets to Homes, directly-operated shelters and community agencies to support vulnerable Torontonians including seniors, people who are chronically homeless and people who need support to maintain their housing.



Actions 2017

i) **Survivors of Domestic Violence Portable Housing Benefit Pilot**

In 2016, the City received funding from Ontario's Ministry of Housing to deliver the Survivors of Domestic Violence Portable Housing Benefit pilot program. The pilot program provides a monthly housing benefit to survivors of domestic violence who are eligible under the Special Priority Policy on the City's Centralized Waiting List for Rent-Geared-to-Income housing. A housing benefit in the monthly amount of \$500 will be available to eligible clients.

ii) **Eviction Prevention in the Community Pilot**

The development of an eviction prevention pilot initiative was an action identified in the Eviction Prevention Framework. The Eviction Prevention Intervention in the Community (EPIC) is a one-year pilot project that provides wrap around eviction prevention services to help tenants facing imminent risk of eviction. The pilot will also implement standardized tools and resources to enhance client assessment, case management and follow up supports. A third party evaluation will track outcomes and inform changes to other eviction prevention approaches and future service implementation.

iii) **Portable Housing Benefit Framework Implementation Options**

In 2017, the Province will release regulatory changes that enable Service Managers to implement a new Portable Housing Benefit model of housing subsidy. Portable housing benefits that meet the new provincial framework can be used to make up part of the City's Service Level Standards for social housing, alongside traditional rent-geared-to-income units. The City will be exploring options for implementation of the new benefit model in 2017, including supporting the directions of the Tenants First initiative by providing more choice in housing options to TCHC tenants.

iv) **Issue RFP for new Choice Based Housing Access System**

A Request for Proposals (RFP) has been released to procure an IT solution that can operate the City's new Choice-Based housing access system. Through this process, a vendor will be selected to work with the City's project team to design and implement a system that will support coordinated access for social and affordable housing and empower applicants with better information and more choices. Development of this system is one of the key deliverables of the Housing Stability Service Plan.

4.



PRESERVE AND REPAIR RENTAL HOUSING

Highlights 2016

Mayor's Task Force on Toronto Community Housing

Toronto Renovates Rooming House Repair and Rehabilitation

Housing Improvement Programs

Social Housing Improvement Program

Actions 2017

Toronto Community Housing Transformation

Social Housing Apartment Retrofit Program Funding for
Social Housing Repair



2016 Highlights

i) Mayor's Task Force on Toronto Community Housing

The independent Housing Task Force on how Toronto Community Housing serves the people of Toronto and how it is governed delivered a Final Report in January, 2016. Using the report, City staff consulted with the public and reported back through “Tenants First: A Way Forward for Toronto Community Housing and Social Housing in Toronto”, which was approved by Council in July, 2016. The Tenants First Project Management team continued the work of the Task Force by developing a plan based on its recommendations.

ii) Toronto Renovates Repair Funding for Rooming Houses

The City continued to deliver \$24 million in Federal/Provincial Toronto Renovates funding to make essential health, safety and accessibility repairs to legal rooming houses. The funds supported 24 landlords of rooming houses to improve living conditions for 422 residents.

iii) Housing Improvement Programs

The City delivered some \$700,000 in Federal funds for essential repairs and renovations to transitional and supportive rental homes for low-income and formerly homeless residents. The funds supported 13 non-profit landlords of affordable rental buildings and rooming houses to make health and safety repairs and accessibility modifications for 362 residents.

iv) Social Housing Improvement Program

New funding was announced in the 2016 Federal budget's Social Infrastructure Fund. With matching funds from the Province, Toronto allocated more than \$70 million under the Social

Housing Improvement Program for repairs and energy-saving retrofits to TCHC and non-profit/co-operatives. The City conducted an application process and ratified funding agreements with housing providers by the end of 2016, with all SHIP funded retrofit activities commencing within three months of the date of funding.





2017 Actions

i) **Toronto Community Housing Transformation**

In 2017, the Tenants First Phase I implementation plan will be developed and brought to Council for approval. The implementation plan is being developed with input from the Tenant Advisory Panel, a series of Tenant Information Sessions and feedback from the non-profit sector. The Tenants First Project team is continuing the work of the Task Force by making a plan for real and positive change for residents of Toronto Community Housing. Council will consider a number of key transformational changes to TCH, including partially transitioning homes to new and existing community-based non-profit housing corporations. The Task Force noted that though the City has committed contributing nearly \$900 million to address TCH's capital repair plan, neither the Federal nor Provincial governments have committed to funding their share.

ii) **Social Housing Apartment Retrofit Program Funding for Social Housing Repair**

Through Ontario's Green Investment Fund, the Province has made funding available for social housing providers across the province to complete retrofit projects which would reduce greenhouse gas emissions. The City's allocation for the Social Housing Apartment Retrofit Program (SHARP) funding is \$42,948,037. This one-time investment presents a much needed investment in the improved efficiency and reduced carbon footprint of social housing high-rise buildings (150+ units) across the city. Energy audits will be complete early in 2017 and TCHC and non-profits/co-operatives will enter into funding agreements to complete SHARP funded projects by March 31, 2018.

5.

REVITALIZE NEIGHBOURHOODS



Highlights 2016

Toronto Community Housing Neighbourhood Revitalizations

Weston Community Hub and Live/Work Homes

Actions 2017

Tippett Road Revitalization Area

Emery Village Revitalization





2016 Highlights

i) **Toronto Community Housing Neighbourhood Revitalizations**

Neighbourhood revitalizations continue at Toronto Community Housing's Regent Park, Alexandra Park, Lawrence Heights, Allenbury Gardens, and Leslie Nymark neighbourhoods. Upon completion, the five neighbourhoods will include 3,900 replacement rent-geared-to-income homes, 700 new affordable rental homes, 470 refurbished affordable homes and 12,500 market homes. In addition to the creation of more vibrant, safer and mixed-income communities, there are retail spaces, businesses and job opportunities for residents, as well as recreational and athletic facilities.

ii) **Weston Community Hub and Live/Work Homes**

Toronto Artscape, the City's Affordable Housing Office, the Toronto Parking Authority, Rockport Group and Woodbourne Capital Management are collaborating on the new Weston Cultural Community Hub. Scheduled to open in 2018, the Hub will include 26 affordable rental homes for arts workers and their families, new space for arts, cultural and community events programming, community gatherings and the Weston farmers' market, and six fully-accessible affordable rental homes in a new market-rent building next door.

2017 Actions

i) Tippet Road Regeneration Area

Work is underway to deliver the first 100 affordable rental and ownership homes in the Tippet Road Regeneration Area. In total, 100 affordable rental and 150 affordable ownership homes will be delivered across four development sites in the Area. Two of the sites, representing 200 of the affordable homes, are former City lands brought to market by Build Toronto.

ii) Emery Village Revitalization

Casa Emery at 3415 Weston Road officially opened in May, 2017 as part of the Emery Village revitalization project. The two buildings, developed by Medallion, contain 348 new affordable rental homes for low-income seniors and disabled persons. Casa Emery kick starts the development of a new mixed use neighbourhood with an enhanced public realm and access to the Finch West LRT line.



6.



CREATE NEW AFFORDABLE RENTAL HOMES

Highlights 2016

Open Door Initiative

50 Regent Park Boulevard

200 Madison Avenue

Bayside Aquavista

Actions 2017

Open Door Implementation

Mirvish Village

Homewood Aboriginal Housing

Humewood Drive Initiative Assists Homeless Young Mothers



2016 Highlights

The City had 453 new affordable rental homes under development in 2016 supported by the Federal/Provincial Investment in Affordable Housing Program and City funding and incentives.

i) Open Door Initiative

In July, 2016, City Council approved the Open Door Affordable Housing Program to provide City financial incentives, the new Open Door Planning Service, and activate surplus public land for affordable housing. Council also approved the five-year Open Door Affordable Housing Investment Plan Projections, based on Council's approved annual targets of 1,000 new affordable rental homes and 400 new affordable ownership homes.

City funding commitments include:

- Fees, charges and property tax exemptions representing investment of approximately \$35M annually
- Direct capital contributions averaging \$10M annually (from the *Capital Revolving Fund for Affordable Housing and Development Charges Reserve Fund for Subsidized Housing*)
- City support may include contributions from Section 37 and surplus residential sites

ii) 50 Regent Park Boulevard

Work began on a Toronto Community Housing building as part of Phase 3 of the ongoing Regent Park revitalization. The affordable rental building will offer 47 two- and three-bedroom homes with completion expected in the spring of 2018.



iii) 200 Madison

Work continued on 82 new affordable rental homes at 200 Madison following an RFP which launched the Open Door initiative. The site is surplus City land and the homes, which will remain affordable for 50 years, will open in early 2019.

iv) Bayside Aquavista

Construction continued on Aquavista, a mixed-use market condominium building on the waterfront which will contain 80 affordable rental homes for arts workers and their families. Located in the emerging East Bayside community, the building will open in 2018. This initiative is the result of a partnership between the City's Affordable Housing Office, City Planning, Waterfront Toronto, Artscape and developer Hines/Tridel.

2017 Actions

i) Open Door Implementation

Staff will continue to implement the Open Door Program with the first Request for Affordable Rental Housing Applications issued in January. The City will publish program guidelines with a new application form and launch a registry for affordable housing developers.

ii) Mirvish Village

Demolition will begin in the summer of the Honest Ed's building at Bloor and Bathurst and an 806-unit rental development by Westbank Projects Corporation will rise in its place. Some 60 affordable rental homes will be included under Part One of the Affordable Housing Plan. Funding will be provided through a Section 37 contribution from Westbank and the Social Infrastructure Fund/ Investment in Affordable Housing, along with financial incentives from the City.

iii) Homewood Aboriginal Housing

Renovations will transform a bed and breakfast at 63-65 Homewood Ave. into non-profit affordable rental for low-income indigenous men. This initiative is a result of a partnership between the City of Toronto, Mizwe Biik Development Corporation and the Native Men's residence.

iv) Humewood Drive Initiative Assists Homeless Young Mothers

In partnership with Humewood House, renovations are underway to convert buildings at 55 and 57 Humewood Drive into eight affordable rental homes for young homeless mothers and their children. The project is receiving \$1.2 million in Federal/Provincial funding and is slated for completion by the end of 2017.



7.

HELP PEOPLE BUY AND STAY IN THEIR HOMES



Highlights 2016

Housing Improvement Programs

Investment in Affordable Housing Program Homeownership Loans

Affordable Ownership Homes Ground-breaking

New Affordable Homes under Construction

Actions 2017

Public Sites for New Affordable Housing



Highlights 2016

i) **Housing Improvement Programs**

Through the Toronto Renovates program, the Affordable Housing Office completed 148 projects assisting lower-income seniors and persons with disabilities to make essential health and safety upgrades and accessibility modifications to their homes. The Federally/Provincially funded program assists households to stay in their homes and neighbourhoods.

ii) **Investment in Affordable Housing Program Homeownership Loans**

The Affordable Housing Office ramped up affordable home ownership loan funding approvals in 2016 with over 430 homeownership loans approved through the Investment in Affordable Housing Program (IAH) – Homeownership Component and the City's Home Ownership Assistance Program (HOAP).

The loans are being provided to low – and moderate-income families in partnership with non-profit groups like Habitat for Humanity and Home Ownership Alternatives/Options for Homes, and private developers working with Build Toronto to build new homes on surplus City lands. In 2017 the AHO is on-track to approve an additional 200 loans.

iii) **Affordable Ownership Homes Ground-breaking**

Toronto's Housing Advocate, Councillor Ana Bailão, and Options for Homes CEO Heather Tremain joined future affordable housing owners at Toronto City Hall on March 21 to celebrate the ground breaking of Danforth Village Estates, a new affordable home ownership development in Scarborough. A \$4 million investment from the City of Toronto's Home Ownership Assistance Program will help make many of the 250 homes more affordable to eligible purchasers.

iv) **New Affordable Homes under Construction**

On November 23, Options for Homes broke ground for 275 affordable ownership homes at The Village by Main Station in East York. The City of Toronto is facilitating \$1.93 million in Federal/Provincial additional funding for up to 90 down-payment assistance loans for this initiative. The loans make it easier for low and moderate-income households to become home owners.



2017 Actions

i) Public Sites for New Affordable Housing

The Affordable Housing Office, in collaboration with Build Toronto, Toronto Parking Authority, and Waterfront Toronto, has identified 18 future surplus City sites for the development of market and affordable rental and ownership housing. The City will issue site-specific Requests for Proposals for these public land opportunities starting in 2017.



8.



WORKING TOGETHER

Highlights 2016

Toronto Housing Summit

City Submission on a National Housing Strategy

City Submission on Inclusionary Zoning legislation

Actions 2017

City Input on National Housing Strategy

Inclusionary Zoning Consultations

HOT 2020 – 2030



2016 Highlights

i) Toronto Housing Summit

Mayor Tory and Toronto's Housing Advocate Councillor Bailão hosted the Toronto Housing Summit on September 30, 2016 to urge the Federal and Provincial governments to take a greater role in addressing the affordable and social housing crisis facing Canadian cities. The Summit also generated concrete housing solutions to help shape the Federal government's National Housing Strategy.

It was organized by the City's Affordable Housing Office and presented in partnership with United Way Toronto and York Region, Co-operative Housing Federation of Toronto, Evergreen Brick Works, Toronto Community Housing, Building Industry and Land Development Association, and Daniels Corporation. It brought more than 250 representatives of non-profit, co-operative and private sector organizations, residents and housing experts together in workshop settings.

The results of these workshops informed Toronto's submission to the Federal government's National Housing Strategy consultation. Toronto will also use these results to continue advocating for sustained and adequate funding from Provincial and Federal governments and to engage with stakeholders in designing and updating its housing and homelessness programs.



ii) City Submission on a National Housing Strategy

In the face of a growing housing crisis, the City submitted *Taking Action on Housing* on Oct. 21, 2016 to the Federal government's consultations on a new National Housing Strategy. The submission, based on Council decisions, cross-divisional input and public consultations, sets out six strategic recommendations and 25 recommended actions. It speaks to the housing crisis in Toronto and across the country that has engulfed so many – from seniors to young professionals to vulnerable persons.

Taking Action on Housing emphasizes the need for urgent and immediate action across the broad spectrum of housing and homelessness issues. The City is looking forward to further consultations with the Federal government on the National Housing Strategy.

iii) City Submission on Inclusionary Zoning Legislation

In August, 2016, the City submitted its recommendations concerning the Province's draft *Promoting Affordable Housing Act, 2016*, which proposed providing municipalities the power to ensure affordable housing is included in developments through inclusionary zoning. Toronto called for changes to the draft legislation to enable municipalities to respond to local needs and housing markets. The Affordable Housing Office and City Planning collaborated on this submission.

2017 Actions

i) City Input on National Housing Strategy

The federal government announced in its 2016 budget that it would begin consultations on a new national housing strategy. The City will continue to engage with the Province and other stakeholders on the emerging policy and program issues coming from the National Housing Strategy.

ii) Inclusionary Zoning Consultations

The City is awaiting the release of the draft inclusionary zoning regulations. Following the release of the regulations, the City will consult with housing stakeholders to ensure the City's approach to implementation responds to Toronto's unique market conditions and affordable housing needs.

iii) HOT 2020 – 2030

The *Housing Opportunities Toronto* Action Plan is now past its mid-point and the City has begun work on HOT 2020-2030. In developing the new plan, the City will draw on the latest housing and demographic data, identify emerging policy issues and innovative approaches in Toronto and other jurisdictions, and consult broadly to ensure the new plan addresses Toronto's evolving affordable housing needs.

Along with public, stakeholder and internal input, the new plan will incorporate recent City initiatives, such as the new Open Door Program to accelerate affordable housing construction, the Poverty Reduction Strategy, the Housing Stability Service Plan, a new choice-based housing access system and a new City-wide realty agency. As well, future Federal/Provincial actions and policies will also play a role.

CONCLUSION

Housing Opportunities Toronto has reliably guided the City's housing investments since 2010. Toronto continues to work to create affordable rental and ownership homes across the city, preserve and repair rental housing, revitalize neighbourhoods, solve homelessness, improve housing stability, address affordability needs and partner with Federal and Provincial governments and public and private stakeholders to create more housing opportunities for residents.

The City will also continue to advocate to the Federal and Provincial governments to increase their support in meeting the housing needs of Torontonians.

Looking ahead, the City anticipates that we will continue to face big challenges in addressing the decline in overall housing affordability. Similarly, the Toronto Community Housing capital funding shortfall will continue to erode the number of social housing units until our Provincial and Federal partners increase their investments. The National Housing Strategy is an important opportunity to begin to address these and other challenges to improve housing affordability in Toronto.

June 30, 2017

NOTE: *Housing Opportunities Toronto 2010-2020-An Affordable Housing Action Plan* can be found at toronto.ca/affordablehousing