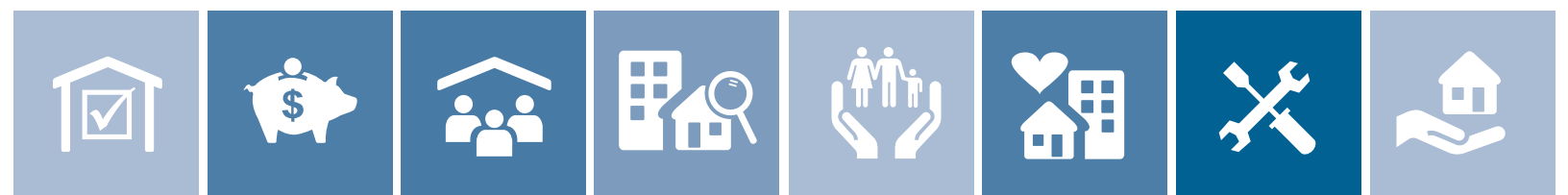




# PROGRESS REPORT 2015





## Table of Contents

1.	Introduction	3
2.	Creating Housing Opportunities In All Neighbourhoods	4
3.	Help Homeless and Vulnerable People Find and Keep Homes	6
4.	Assist Families and Individuals to Afford Rents	10
5.	Preserve and Repair Rental Housing	12
6.	Revitalize Neighbourhoods	15
7.	Create New Affordable Rental Homes	18
8.	Help People Buy and Stay in Their Homes	21
9.	Working Together	23
10.	Conclusion	26

## INTRODUCTION

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

*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 1,000 affordable rental homes annually, and making home ownership more affordable.

HOT is aligned with a number of City and provincial priorities including:

- Poverty reduction
- Job training and creation
- Housing for Aboriginal people, seniors and people with disabilities, and
- Supporting victims of domestic violence

During its first five years, *HOT* has been a reliable road map guiding the City's housing investments, as well as public and private sector activity. Now at the mid-point, HOT is undergoing a review.

The review will update what was approved in 2009 to better reflect current realities and future challenges and opportunities. It will also focus on how the City can work together with all of its housing partners through to 2020 to better achieve the outcomes set out in HOT.

Public consultations have been completed and internal consultations with various City Divisions will take place. A number of other initiatives, such as the City's Open Door Program, the federal government's anticipated National Housing Strategy, the province's proposed inclusionary zoning legislation and new federal and provincial housing investments announced in their 2016 budgets will all have an impact on the HOT review.

In the meantime, the City is pleased to provide this 2015 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



# CREATING HOUSING OPPORTUNITIES IN ALL NEIGHBOURHOODS

## Highlights 2015

New Funding for Alexandra Park Revitalization

Rooming House Review

## Actions 2016

Funding for Leslie-Nymark Revitalization

Draft Rooming House Strategy



## 2015 Highlights

### i) **New funding for Alexandra Park Revitalization**

The revitalization of Alexandra Park and the Atkinson Housing Co-operative Inc. is being accomplished through the replacement and refurbishment of 806 Toronto Community Housing affordable rental townhouses and apartments and the creation of 1,540 new market homes.

Council approved funding from Toronto Community Housing to purchase two condominiums on behalf of the Atkinson Co-op to be rented at or below 80% of average market rent, and funding from the Home Ownership Assistance Program for affordable housing for up to five affordable home purchases from the community.



### ii) **Rooming House Review**

In April and May, the City consulted more than 1,500 residents about the regulation and operation of rooming houses.

## 2016 Actions

### i) **Funding for Leslie-Nymark Revitalization**

Council approved funding for the Leslie Nymark Revitalization Plan, which includes the replacement of 121 existing Toronto Community Housing social housing homes. The Plan proposes to demolish and replace 121 rent-geared-to-income homes, 115 on-site at Leslie Nymark and six off-site at Allenbury Gardens and create up to 540 new market homes.

### ii) **Draft Rooming House Strategy**

Following public consultations, staff from City Planning and Municipal Licensing and Standards, in consultation with Interdivisional Rooming House Working Group, will develop a draft rooming house strategy for the city based on consultation findings, a jurisdictional scan, and other research.

The draft strategy will be presented to Executive Committee and Council for consideration in the fall. It will include options for enhancing licensing and zoning regulations as well as improved enforcement.

## 2.



## HELP HOMELESS AND VULNERABLE PEOPLE FIND AND KEEP HOMES

### Highlights 2015

Housing First Pilot for Long-Term Shelter Users

24-Hour Women's Drop-in Services

24-Hour Cold Weather Drop-in Services

LGBTQ2S Youth Shelter/Transition to Housing Programs

Toronto Shelter Standards

Aboriginal Tenant Support Programs

Covenant House Transitional Housing for Victims of Human Trafficking

### Actions 2016

George Street Revitalization Project

Seniors Shelter Program

Interim Funding Model for Shelters

Aligning Health Supports and Housing Allowances





## 2015 Highlights

In 2015, the City 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 now in operation as a partnership between City staff and community agencies, with a target to house 200 long-term shelter users over 12 months. A new service model based on a Housing First approach has been developed, along with staff training and client eligibility and assessment processes. The objective is that people will be assisted to move to more appropriate permanent housing with supports, and those shelter beds will then be available for emergency use for people in short-term housing crises.

### ii) **24-Hour Women's Drop-in Services**

Two new low-barrier 24-Hour Women's Drop-in Services have opened and are providing a safe and welcoming space to vulnerable women who may not otherwise be accessing services. The service approach is intended to build trust and ultimately connect women with the services they need to achieve positive outcomes, such as finding and maintaining safe housing, improved health and safety, and decreased social isolation. A program evaluation is underway in 2016 to measure program outcomes.

### iii) **24-Hour Cold Weather Drop-in Services**

Two new 24-hour cold weather drop-in services provide low-barrier services from November 15 to April 15 when Extreme Cold Weather Alerts (ECWA) are called. The service was provided continuously in January and February and remained alert-based the remainder of the cold weather season. Cold weather drop-in services provide accessible, pet-friendly supports when cold weather conditions increase the vulnerability of people experiencing homelessness.

### iv) **LGBTQ2S Youth Shelter/Transition to Housing Programs**

Funding was approved in 2015 for two new LGBTQ2S transition to housing shelters and one location is now in operation with the other planned to open in 2017. These new services were developed to respond to the specific needs of LGBTQ2S youth, who are over-represented in the emergency shelter system and who report facing additional barriers in accessing the existing shelter system.

**v) Toronto Shelter Standards**

Updated Toronto Shelter Standards were approved by City Council in September 2015 after extensive consultation with community service providers. The Shelter Standards set clear guidelines and expectations for the provision of shelter services and reflect the City's commitment to delivering high quality service that is client-centred and outcome focused. The next phase of work will focus on providing support to ensure shelter providers can successfully implement the new Standards, along with development of Quality Assurance processes.

**vi) Aboriginal Tenant Support Programs**

As part of Toronto's Poverty Reduction Strategy initiatives, two Aboriginal agencies are testing new models of providing tenant support, housing support and eviction prevention services for Aboriginal People. Reports on successful program models, tools and resources will be delivered in 2016.

**vii) Covenant House Transitional Housing for Victims of Human Trafficking**

Council approved funds to complete repairs and renovations to a Toronto Community Housing property to provide transitional housing for young women who are victims of sexual exploitation and human trafficking. This initiative activates the City's strategy to combat human trafficking and will open in 2016.





## 2016 Actions

### i) **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 our community. The redevelopment will include an emergency shelter, long-term care home, transitional living service, affordable housing, and a community services hub. In 2015, City Council approved the George Street Revitalization Recommended Scope and Approach report. In 2016, work continues with analysis of project procurement options and implementation of the transition plan.

### ii) **New Seniors Shelter program**

A new emergency shelter program model to respond to the needs of seniors and older adults who are homeless is being developed, based on identified best practices and consultations with service users and community stakeholders. The focus of the program, to be implemented as part of the development of a new 110 bed shelter in Scarborough, will be on assisting homeless seniors to move into housing with appropriate supports as quickly as possible.

### iii) **New Interim Shelter Funding Model**

A proposed new interim funding model will be developed for shelters that starts to shift the funding focus away from compensating shelter providers for occupied shelter beds. This is the first step towards development of a funding model that is predictable and performance based with a continued focus on moving shelter users into appropriate housing as quickly as possible.

### iv) **Aligning health supports and housing allowances**

The City of Toronto and the five Greater Toronto Area (GTA) Local Health Integration Networks (LHINs) have established a Resilient Tenancy and Services Work Group to build opportunities for the City and LHINs to work together to align housing allowances with health support services. A Request for Information (RFI) was issued seeking written submissions to identify innovative options for new or existing community based projects or initiatives aimed at meeting the needs of vulnerable people who require both City housing allowances and LHIN-funded support services to achieve successful tenancies and improved health outcomes.

3.



## ASSIST FAMILIES AND INDIVIDUALS TO AFFORD RENTS

### Highlights 2015

Housing Access Revitalization

Creation of Housing Allowance Reserve Fund

Investment in Affordable Housing – Housing Allowance

### Actions 2016

Development of a Choice Based System

Eviction Prevention Framework



## 2015 Highlights

### i) **Housing Access Revitalization**

Following a multi-year review of the Centralized Waiting List for social housing, City Council provided a number of directions aimed at transforming the wait list into a more proactive and responsive part of a coordinated system for accessing a full range of housing benefits and support services. In the first phase of this Housing Access Revitalization process, Housing Connections, which administers the Centralized Waiting List, has been transferred into the City's governance and operative structure.

### ii) **Creation of Housing Allowance Reserve Fund**

The City has created a Housing Allowance Reserve fund, which establishes a mechanism to contribute funding to a made-in-Toronto permanent housing allowance program. Previously, all funding was through federal or provincial contributions. Housing allowances provide a fixed monthly amount to help recipients afford rent in the private market and possibly move to a better home.

### iii) **Investment in Affordable Housing – Housing Allowance**

In 2015, the City assisted over 3400 low-income households to make their rents more affordable in their current homes through the provision of housing allowances, as well as assisting approximately 150 homeless clients access housing allowances and support services to facilitate long-term housing stability.

## Actions 2016

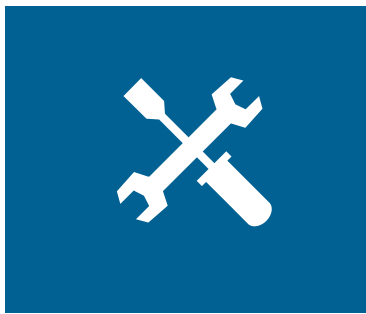
### i) **Development of a Choice Based Housing Access System**

A central part of the Housing Access Revitalization is development of a new Choice Based Housing Access System. An RFP for an IT system replacement to support this transformation will be issued. An online housing portal is also under development, which will function as a coordinated online access point for social and affordable housing options and housing help resources. Additionally, a new choice based housing allowance program that will provide greater housing affordability to more than 500 households on the social housing waiting list has been launched.

### ii) **Eviction Prevention Framework**

Work is underway to develop an eviction prevention strategy aimed at reducing the number of people becoming homeless due to eviction. A comprehensive review of eviction prevention programs and policies was completed, including client journey mapping and a housing worker survey, to support further consultation and development of a comprehensive eviction prevention strategy and pilot initiatives in 2016.

4.



## PRESERVE AND REPAIR RENTAL HOUSING

### Highlights 2015

Mayor's Task Force on Toronto Community Housing

Toronto Renovates Rooming House Repair and Rehabilitation

Housing Improvement Programs

### Actions 2016

Strategies for End of Social Housing Operating Agreements

Toronto Community Housing Transformation

Social Housing Improvement Program





## 2015 Highlights

### i) Mayor's Task Force on Toronto Community Housing

Mayor Tory initiated an independent Task Force to recommend improvements to governance, organizational and service delivery structures at Toronto Community Housing. A final report was released with 29 recommendations directed at the City, the Province, the Federal government and TCH on a range of issues considered by the Task Force.

### ii) Toronto Renovates Repair Funding for Rooming Houses

The City released a Toronto Renovates Request for Proposals to make essential health, safety and accessibility repairs to legal rooming houses, allocating \$5 million in federal/provincial funds. The funds supported 26 landlords of rooming houses to improve living conditions for 484 residents. Half the funds were delivered in 2015 and the remainder will be in 2016.

### iii) Housing Improvement Programs

The City delivered some \$600,000 in federal funds for essential repairs and renovations to 560 transitional and supportive rental homes for low-income and formerly homeless residents. The funds supported 10 non-profit landlords of affordable rental buildings and rooming houses to make health and safety repairs and accessibility modifications for residents. An additional \$500,000 will be available in 2016.



## 2016 Actions

### i) **Strategies for End of Social Housing Operating Agreements**

To preserve and strengthen the existing social housing stock, City Council in July, 2015 approved a strategic framework for end of social housing operating agreements. The report sets out directions for work in 2016, including development of quality standards for housing providers, new partnerships with providers whose operating agreements are expiring, and a capital repair financing strategy for non-profit and co-operative housing providers.

### ii) **Toronto Community Housing Transformation**

City staff provided recommendations on implementation of the Mayor's Task Force's recommendation to City Council in June. Council will consider a number of transformational changes to TCH, including partially transitioning homes to new and existing community-based non-profit housing corporations.

### iii) **Social Housing Improvement Program**

New funding was announced in the 2016 federal budget's Social Infrastructure Fund. With matching funds from the province, Toronto will allocate more than \$70 million under the Social Housing Improvement Program for repairs and energy-saving retrofits.





5.



## REVITALIZE NEIGHBOURHOODS

### Highlights 2015

Pan Am/Parapan Am Athlete's Village Housing

Toronto Community Housing Neighbourhood Revitalizations

Weston Community Hub and Live/Work Homes

### Actions 2016

Leslie Nymark

Tippett Road Revitalization Area

Emery Village Revitalization





## 2015 Highlights

### i) **Pan Am/Parapan Am Athlete's Village Housing**

In 2015, Toronto hosted the Pan Am & Parapan Am Games, and six new buildings were built to accommodate the 10,000 visiting athletes and team officials. After the games were complete, the Athlete's Village was converted to apartments, including two non-profit affordable rental buildings with 251 homes. The City waived property taxes and allocated 158 housing allowances to increase their affordability.

### ii) **Toronto Community Housing Neighbourhood Revitalizations**

Neighbourhood revitalizations continue at Toronto Community Housing's Regent Park Alexandra Park, Lawrence Heights and Allenbury Gardens neighbourhoods. Upon completion, the four neighbourhoods will include 3,751 replacement rent-geared-to-income homes, 700 new affordable rental homes, 473 refurbished affordable homes and 11,939 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.

### iii) **Weston Community Hub and Live/Work Homes**

Work has begun on the Weston Cultural Community Hub, scheduled to open in 2018, which will include a new market-rent building containing six affordable rental homes, 26 affordable ownership live/work homes for arts workers and their families, new cultural and community space and a farmers' market. The initiative is a collaboration between the City's Affordable Housing Office, the Toronto Parking Authority, Artscape and developer The Rockport Group.



## 2016 Actions

### i) **Leslie Nymark**

Toronto Community Housing's Leslie Nymark revitalization was provided with development approvals in March 2016. Upon completion, the redeveloped Leslie Nymark neighbourhood will contain some 120 replacement rent-geared-to-income homes and some 530 market homes.

### ii) **Tippett Road Regeneration Area**

In March 2016, City Council made an affordable housing funding allocation to deliver the first 100 affordable rental and ownership homes in the Tippett Road Regeneration Area. In total, 100 affordable rental and 150 affordable ownership homes will be delivered across 4 development sites in the Tippett Road Regeneration Area. Two of the sites, representing 200 of the affordable homes, are former City lands brought to market by the City's development corporation Build Toronto.

### iii) **Emery Village Revitalization**

Casa Emery at 3415 Weston Road is scheduled for completion this fall as part of the Emery Village revitalization project. The first of two buildings planned for the site, it will provide 172 new affordable rental homes for low-income seniors and disabled persons.

6.



## CREATE NEW AFFORDABLE RENTAL HOMES

### Highlights 2015

Open Door Initiative

200 Madison Avenue

Weston Community Hub and Live/Work Homes

Bayside Aquavista

### Actions 2016

Open Door Implementation

Queen's Wharf Road Development

Homewood Aboriginal Housing



## 2015 Highlights

The City had 1,052 new affordable rental homes under development in 2015 supported by the federal/provincial Investment in Affordable Housing Program and City funding and incentives.

### i) **Open Door Initiative**

Mayor John Tory and Toronto Housing Advocate Councillor Ana Bailão announced the Open Door initiative to increase affordable rental and ownership housing. Open Door includes measures to:

- Unlock opportunities on private, public and non-profit land
- Fast-track the planning-approval process
- Expand City financial incentives to reduce construction costs
- Challenge provincial and federal governments and private and non-profit developers to scale up their efforts.

In December, City Council approved Open Door in principle and directed City staff to develop an implementation plan in 2016.

### ii) **200 Madison**

Work began on 82 new affordable rental homes at 200 Madison following an RFP which launched the Open Door initiative. The site is surplus public land and the homes, which will remain affordable for 50 years, are expected to open in late 2017.

### iii) **Weston Community Hub and Live/Work Homes**

In March, the City committed funding for the development of 26 affordable rental live/work homes for artists in the Weston Cultural/ Community Hub. Part of the broader Weston revitalization, the hub will provide new community space programmed by Artscape for the neighbourhood. This unique partnership will redevelop a Toronto Parking Authority surface lot into a new private rental tower, with the affordable live/work homes and the hub in an adjacent building. Construction is to start in 2016.

### 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 is expected to 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.



## 2016 Actions

### i) **Open Door Implementation**

In July, Council will consider recommendations in an interdivisional staff report to implement the Open Door Program, including program guidelines and a new application form, as well as information sessions and a registry for affordable housing developers to be launched in the fall.

### ii) **Queen's Wharf Road Development**

Council will consider recommendations concerning the successful proponent of an RFP for construction and operation of 80 new affordable rental homes on surplus public land near Fort York. The new building will be located on Queen's Wharf Road in the dynamic City Place community and will include a mix of rent levels, including a number of rent-geared-to-income homes.

The development is the result of an RFP under the City's Open Door program to accelerate affordable housing creation. It involves a partnership between the Affordable Housing Office, Toronto Community Housing and Dominus Capital Corporation.

### iii) **Homewood Aboriginal Housing**

Renovations will proceed to transform a bed and breakfast at 63-65 Homewood Ave. into non-profit affordable rental housing following the selection of a successful proponent through an RFP.



7.

## HELP PEOPLE BUY AND STAY IN THEIR HOMES



### Highlights 2015

Housing Improvement Programs

Investment in Affordable Housing Program Homeownership Loans

### Actions 2016

Toronto Community Housing Foundation Program –  
Leslie Nymark

Built Toronto City Surplus Sites





## Highlights 2015

### i) Housing Improvement Programs

Through the Toronto Renovates program, the Affordable Housing Office assisted some 164 lower-income households by providing federal/provincial funding to senior homeowners and persons with disabilities allowing them to stay in their homes and neighbourhoods. The funds enabled homeowners to make essential health and safety upgrades and accessibility modifications to their homes.

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

The Affordable Housing Office delivered some 84 homeownership loans worth \$2 million through the Investment in Affordable Housing Program (IAH) – Homeownership Component. The loans were provided to low - and moderate-income families in partnership with Habitat for Humanity and Home Ownership Alternatives / Options for Homes.

## 2016 Actions

### i) Toronto Community Housing Foundation Program – Leslie Nymark

Based on its success in Regent Park providing home ownership loans to residents, Toronto Community Housing will begin delivering its Foundation Program in the Leslie Nymark community. Some \$700,000 will be provided by the City from federal/provincial funds to help TCH residents make the move into home ownership.

### ii) Build Toronto City Surplus Sites

The Affordable Housing Office, in collaboration with Build Toronto, private and non-profit developers, will build 97 affordable ownership homes at 2 Bicknell Avenue, 30 Tippet Road and 505 Richmond St W. All are surplus City sites transferred to Build Toronto. Total investments include some \$8 million from the City, federal/provincial governments, and private and non-profit developers. The 15 ownership homes at 505 Richmond St W. will provide housing for lower-income arts workers and their families.



8.



## WORKING TOGETHER

### Highlights 2015

Queen's Park Lobby Day

Close the Housing Gap Rally

Close the Housing Gap Summit

Close the Housing Gap Campaign Results

### Actions 2016

Affordable Housing Summit

City Input on National Housing Strategy

Provincial Social Housing Modernization Consultations

Inclusionary Zoning Consultations



## 2015 Highlights

### i) Queen's Park Lobby Day

In March, the City, TCH and the Co-operative Housing Associations of Toronto and Canada organized a Close the Housing Gap lobby day at Queen's Park. More than 100 people attended Question Period and met with MPPs, while some 34 MPPs, including the finance and housing ministers, attended an evening reception.

### ii) Close the Housing Gap Rally

Some 400 people packed the Council Chambers and a committee room at City Hall in April for a Close the Housing Gap rally. Speakers shared experiences, stories and suggestions for future campaign actions.

### iii) Close the Housing Gap Summit

More than 50 people came together April 29 to discuss next steps for the campaign and what needed to be done to help build and maintain affordable, social and co-op housing. Their comments and suggestions will assist in shaping the campaign in the months ahead.

### iv) Close the Housing Gap Campaign Results

The two-year Close the Housing Gap campaign, led by the Affordable Housing Office and Toronto Community Housing, was instrumental in putting affordable housing on the political agenda – federally, provincially and locally. The 2016 federal and provincial budgets included significant funding increases. Federal initiatives, such as a National Housing Strategy, and provincial ones, such as inclusionary zoning, were advocated for during the campaign.

## 2016 Actions

### i) Affordable Housing Summit

The City is organizing an affordable housing summit in the fall that will bring together federal, provincial and municipal officials along with stakeholders in the private and non-profit sectors. The goal is to make sure Toronto is fully prepared to take full advantage of new funding and strategies from Ottawa and Queen's Park.

### ii) 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 work with federal government on the design and implementation of that strategy.



### iii) Provincial Social Housing Modernization Consultations

In Ontario's Long Term Affordable Housing Strategy (LTAHS) Update, released in March, 2016, the province committed to significant legislative and regulatory changes required to modernize the social housing system in Ontario. The City is committed to working with the Province to implement those commitments and staff are participating in a number of Steering Committees and Working Groups on related topics.

### iv) Inclusionary Zoning Consultations

In Ontario's Long Term Affordable Housing Strategy (LTAHS) Update, released in March, 2016, the province committed to consult with municipalities, developers and other stakeholders before introducing inclusionary zoning legislation. This provides the opportunity for the City to provide input into the framework and identify implementation and transition matters that must be addressed if the legislation is to have any immediate impact. Council has requested that Toronto Housing Advocate Councillor Ana Bailão prepare the City's submission.



## CONCLUSION

With HOT at its mid-point, the City held public consultations in the fall of 2015 as part of a 5-Year update. The update will refresh HOT with adjustments to existing actions and, potentially, new actions to help guide the City through the plan's remaining five years.

Along with public input, a number of other factors will influence the update. City initiatives include the new Open Door Program to accelerate affordable housing construction, the Poverty Reduction Strategy and a review of the City's real estate portfolio.

The 2016 federal and provincial budgets and housing initiatives such as a national housing strategy and inclusionary zoning legislation will also play a role in the revisions. Once the impact of these initiatives has been assessed and combined with public input, an updated version of HOT will be presented to City Council for consideration.

The City will report annually on progress under HOT and continue to advocate to the federal and provincial governments to increase their support in meeting the housing needs of Torontonians.

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.

NOTE: Housing Opportunities Toronto 2010-2020-An Affordable Housing Action Plan can be found at [www.toronto.ca/affordablehousing](http://www.toronto.ca/affordablehousing)