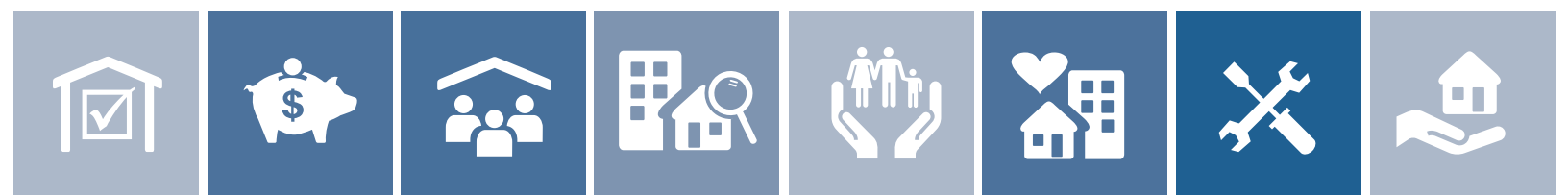




PROGRESS REPORT 2017



INTRODUCTION

The City is pleased to provide this 2017 Annual Progress Report based on the eight key themes in the Housing Opportunities Toronto, Affordable Housing Action Plan 2010-2020 (HOT). The eight themes of Toronto's Housing Action Plan are:

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](#)
8. [Working together](#)

The City has begun work on HOT 2020-2030 with a report for Toronto City Council in July 2018 outlining next steps. The HOT Action Plan 2020-2030 will be a comprehensive plan addressing challenges and pressures across the housing continuum: from the need for emergency shelter beds, safe and legal multi-tenant houses, long-term care homes, supportive, transitional, social and affordable rental housing, to market affordability challenges for first-time home buyers. The new Action Plan will also meet the requirements of the Housing Services Act, 2011.



CREATING HOUSING OPPORTUNITIES IN ALL NEIGHBOURHOODS

Highlights 2017

New Engagement and Service Planning Process for Shelters Approved

Toronto for All Campaign

Provincial Affordable Housing Lands Program – Phase I

RentsafeTO

Actions 2018

Implement the 2018 Shelter Infrastructure Plan

Update on Initiatives to Change the Conversation

HOT 2020-2030 Directions Report

Provincial Affordable Housing Lands Program – Phase 2



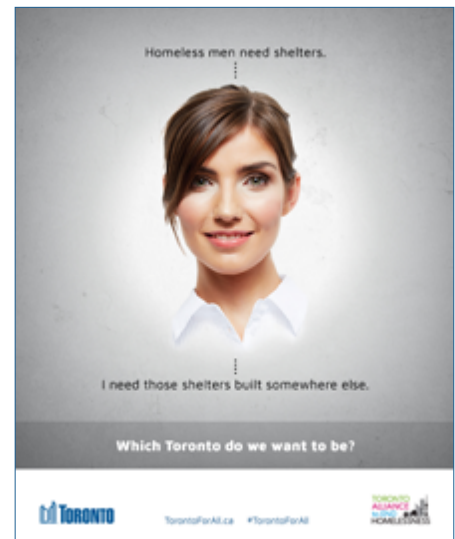
2017 Highlights

1. New Engagement and Service Planning Process for Shelters Approved

In 2017, Council approved a new property development approach to shelter infrastructure planning and approvals, as well as a new community engagement process for opening emergency homeless shelters. The objective is to strengthen the City's ability to successfully and quickly secure properties for shelter locations in neighbourhoods throughout the city, and implement a process which effectively engages Council, service users and the community. The new community engagement process involves identifying key community stakeholders, engaging a third party facilitator, and developing a localized engagement strategy and customized communication tools for each local community.

2. Toronto for All Campaign

In partnership with the Toronto Alliance to End Homelessness, in May 2017, the Toronto for All Campaign highlighted the importance of ensuring there are services for people experiencing homelessness in neighbourhoods throughout Toronto, and how each new shelter is being developed with a new community engagement model. The campaign ran for 4 weeks and featured 160 bus shelter ads across the City, along with interior subway car ads, social media posts and an interactive website.



Toronto for All Campaign Poster

3. Provincial Affordable Housing Lands Program – Phase I



3D aerial view of 27 Grosvenor/26 Grenville Streets, image via UrbanToronto.ca

In April 2017, the Ontario Government, as part of its Fair Housing Plan, announced that it would establish a program to leverage provincial land assets to build more affordable housing across the province including the West Don Lands (Blocks 8/20 and 3W, 4W and 7W) and 27 Grosvenor/26 Grenville Streets in downtown Toronto.

Through partnership with the City of Toronto, this program is expected to create approximately 2,000 market and affordable rental homes for low- and moderate-income Torontonians. In October 2017, the City pre-approved the Open Door Program's financial incentives to support the construction and operation of up to 600 new affordable rental homes in these two sites.

4. RentsafeTO

On March 28, 2017, Toronto City Council approved a new regulatory bylaw for rental apartment buildings. The bylaw is now part of a new program called RentSafeTO: Apartment Building Standards Program. This program and new bylaw took effect July 1, 2017, and applies to all residential rental apartment buildings that are three or more storeys tall and have 10 or more apartment units. There are 3,431 buildings that fall under the scope of this program.

The goal of the new program is to ensure that residents of Toronto have a clean, safe and secure place to call home by strengthening the enforcement of city bylaws, enhancing tenant engagement and access to information, and promoting preventative maintenance in apartment buildings. City staff will evaluate every apartment building falling under the scope of this program at least once every three years.

2018 Actions

1. Implement the 2018 Shelter Infrastructure Plan

Staff will continue to implement the 2018 Shelter Infrastructure Plan and meet Council's objective of adding 1,000 new permanent shelter beds to the system capacity by 2020. This includes opening 4 new shelters in 2018 with 342 additional beds. Council has also approved the 2019 Shelter Infrastructure Plan, with an additional 3 sites and 289 new shelter beds planned in 2019.

2. Update on Initiatives to Change the Conversation

As one of the recommended directions from the review of shelter planning and engagement processes, consultants were engaged in 2017 to develop options for a new name for Toronto's homelessness services system, including shelters. The purpose of the work was to identify names that could reflect the new service model and the positive roles that shelters play in neighbourhoods and in the lives of Toronto's most vulnerable residents.



Changing the Conversation: new community engagement process for shelter siting

As part of implementation of the new shelter service model at 5 pilot sites, options for a new name will be tested. The next phase of work involves engaging internal and external public relations, marketing, communications, and public opinion research professionals to develop and implement a strategy to educate Torontonians about poverty and homelessness and engage them in a new framework to help our most vulnerable residents.

3. HOT 2020-2030 Directions Report

In July 2018, a report will be considered by City Council outlining the process to develop the HOT Action Plan 2020-2030, the City's new long-term housing and homelessness action plan.

This directions report seeks Council approval on a framework and funding requirements for staff to undertake technical studies including a Toronto housing market analysis and public consultations to develop the new Action Plan. The outlined work plan also guides staff to undertake a review of the current HOT Action Plan 2010-2020, an analysis of new housing and homelessness data, and environmental scans of federal, provincial and local housing policies.

4. Provincial Affordable Housing Lands Program – Phase 2

The second phase of the Provincial Affordable Housing Lands Program includes approximately 11 hectares of developable land, in a 19 hectares parcel, on the former Thistletown Regional Center lands at 51 Panorama Court in in the Finch-Kipling area.

In January 2018, the City pre-approved the Open Door Program's financial incentives to support the construction and operation of up to 160 new affordable rental homes and 80 new affordable ownership homes in this site. The City is awaiting approval from the provincial government for this initiative to proceed.



51 Panorama Court

2.



HELP PEOPLE FIND AND KEEP HOMES

Highlights 2017

Allocate New Homelessness Partnering Strategy Funding to Enhance Services for People who are Homeless

Coordinated Access to Housing Supports Pilot

Home for Good Housing with Supports Program

George Street Revitalization Project

Actions 2018

New Shelter Service Model Pilots

Home for Good Year Two Implementation

Meeting in the Middle Indigenous Engagement and Action Plan

Street Needs Assessment

Anti-Human Trafficking Programs



Highlights 2017

1. **Allocate New Homelessness Partnering Strategy Funding to Enhance Services for People who are Homeless**

The federal government provided enhancement to the existing Homelessness Partnering Strategy (HPS) of approximately \$4.3 million annually for two years. Services funded included a new Eviction Prevention in the Community pilot, voluntary trusteeship programs, expanded access to the Furniture Bank, and increased housing follow-up support services to help people maintain their housing.

2. **Coordinated Access to Housing Supports Pilot**

A Coordinated Access to Housing Supports Pilot was launched in 2017 which tested 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. In total, 1249 households experiencing homelessness were assisted through the pilot in 2017.

3. **Home for Good Housing with Supports Program**

The provincial government allocated \$90 million in Home for Good (HFG) capital and operating funding for Toronto until March 2020. Home for Good will fund housing assistance and supports to help people maintain their housing for up to 2,000 people who meet one or more of the provincial homelessness priority areas: people experiencing chronic homelessness (six months or longer), Indigenous people experiencing homelessness, youth experiencing homelessness, and those leaving institutional care into homelessness.

In the first year of the program, this funding has supported more than 900 people through 32 programs (clients were a combination of in situ tenants and newly housed people).

4. **George Street Revitalization Project**

The George Street Revitalization (GSR) 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, a long-term care home, a transitional living program, affordable housing, and a community hub.

In 2017, Toronto City Council approved Official Plan and Zoning Amendment Applications for GSR. Infrastructure Ontario (IO) was retained to guide the development of Project Specific

Output Specifications with the project's Planning, Design and Compliance Consultants. A shared services governance model and operational structure was also developed. Project funding was approved as part of the 2018 Capital Budget process. Pending further Council approvals, construction is estimated to begin in 2020 with move-in estimated for early 2024.

Actions 2018

1. New Shelter Service Model Pilots

In addition to expanding shelter system capacity, the City is introducing a new service model, aimed at enhancing the way shelters operate. Elements of the new service model include:

- Wrap around services including housing, health, employment, culture and recreation;
- Housing-focused case management supports that use a client-centred and strengths focussed approach;
- Increased access to health services, in collaboration with the Local Health Integration Networks (LHINs);
- Community integration and co-location with housing and other City and community services;
- Development of best practice design guidelines.

This new service model will be piloted in the five new shelter sites already in operation or currently planned to open in 2018, and will be added to any additional new shelter programs that open in future.

2. Home for Good Year Two Implementation

As part of the second phase of implementation of Home for Good, two additional RFPs have been completed, which will result in a further 1,100 units being supported through 25 projects in this funding stream over the coming year.



Artist's Conception - George Street Revitalization Project

3. Meeting in the Middle Indigenous Engagement and Action Plan

Indigenous homelessness is a significant issue and critical priority for the housing and homelessness sector in Toronto. Indigenous homelessness and its risk factors can be directly traced to colonization, structural and institutional racism, government policies and practices, and intergenerational trauma.

Shelter, Support and Housing Administration Division and Indigenous partners have co-created the Meeting in the Middle Engagement Strategy & Action Plan to foster better relationships to improve housing outcomes for First Nations, Inuit and Métis communities in Toronto. The strategy includes commitments to the relationship-building process and actions that SSHA and Indigenous partners have agreed to uphold that are intended to honour and align with the City of Toronto's Statement of Commitments to the Aboriginal Communities in Toronto.

4. Street Needs Assessment

The fourth Street Needs Assessment (SNA) was held on the evening of April 26, 2018. Hundreds of volunteers and team leads from community agencies participated in the event across the city to ask people in shelters, 24-hour respite sites and on the streets to complete a 23-question survey. Occupancy data was also collected for those with no fixed address staying in health care and corrections facilities.

The 2018 results will be used as a snapshot to measure the size and profile of people experiencing homelessness in Toronto. The results help inform service planning as they provide a valuable source of feedback on the services that homeless people find useful in helping them to get into permanent housing and remain in their homes. For the first time, the City of Toronto's SNA is part of federal and provincial coordinated point-in-time counts. Interim results will be available this summer, with a full analysis report released by the end of 2018.



Street Needs Assessment volunteer team on April 26, 2018

5. Anti-Human Trafficking Programs

In response to changes in the Housing Services Act, the City developed and implemented new eligibility criteria for the Special Priority Program for rent-geared-to-income housing to include individuals exiting human trafficking. In addition, the City has partnered with Covenant House Toronto to provide safe, supportive housing options for six young women who are survivors of human trafficking and sexual exploitation. The City will also be working with three community agencies in 2018 to administer housing allowances as part of the provincial Anti-Human Trafficking Community Supports Fund program.

3.



ASSIST FAMILIES AND INDIVIDUALS TO AFFORD RENTS

Highlights 2017

Eviction Prevention in the Community (EPIC) Pilot Program

Implementation of New Funding for Housing Allowances

Survivors of Domestic Violence Portable Housing Benefit Pilot

Actions 2018

Choice Based Housing Access System

Portable Housing Benefit - Special Priority Policy
(PHB-SPP) Program



Highlights 2017

1. Eviction Prevention in the Community (EPIC) Pilot Program

The EPIC program, launched in March 2017, provides wrap around eviction prevention services to tenants facing an imminent risk of eviction within the City of Toronto. EPIC uses a blended model of direct and contracted community agency service delivery, and offers a range of services including mediation with landlords, accompaniment to the Landlord Tenant Board, connection to income supports and voluntary trusteeship services, as well as system navigation and referral to other services and supports. Results of a 3rd party evaluation of the pilot demonstrated that the program was particularly effective in preventing evictions and stabilizing clients in their current housing. Of the 97 clients discharged from the program during the evaluation, 90% were stabilized in their housing, 8% were rehoused, and 2% exited into homelessness.

2. Implementation of New Funding for Housing Allowances

More than 1,000 households have been assisted with housing allowances through an allocation of \$29.6 million in Social Infrastructure Funding (SIF). The housing allowances have supported vulnerable Torontonians including seniors, people who are chronically homeless and people who need support to maintain their housing.

A 3rd party evaluation of the Housing Allowance program completed in early 2018 found that in addition to improving their ability to afford rent, the housing allowance program had positive outcomes for program participants in terms of their personal health, ability to purchase nutritious food and other essentials, and better connections with family and friends. Program participants also saw an improvement in the condition of their homes, safety of their neighbourhood, and the ability to choose where they live.

3. Survivors of Domestic Violence Portable Housing Benefit Pilot

In 2016, the City received funding from the provincial Ministry of Housing to deliver the Survivors of Domestic Violence Portable Housing Benefit pilot program. The pilot program provides a \$500 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. Over the course the pilot, 170 households participated in the program and received a housing benefit.

Actions 2018

1. Choice Based Housing Access System

Capital funding was approved in 2017 to replace the current chronological waiting list for rent-geared-to-income housing with a new Choice Based Housing Access System. A project team is working with Corporate IT to complete the necessary work on design and modernization in 2018 to enable system implementation in 2019. The new system will empower applicants with better information to make more informed choices for housing that best meets their needs.

2. Portable Housing Benefit - Special Priority Policy (PHB-SPP) Program

The provincial Ministry of Housing has announced a new program for 2018 which will provide households eligible for the Special Priority Policy for survivors of domestic violence and survivors of human trafficking with access to a portable housing benefit to assist with housing costs for 3,000 households across the province. The City will be developing process to promote and roll-out the new program to eligible households in Toronto to help improve housing stability for this vulnerable group.

4.



PRESERVE AND REPAIR RENTAL HOUSING

Highlights 2017

Tenants First and Transformation of Toronto Community Housing Corporation (TCHC)

Social Housing Improvement Program and Social Housing Apartment Retrofit Program Funding

Housing Improvement Programs: Toronto Renovates and Homelessness Partnering Strategy

Actions 2018

Social Housing Green Energy Programs

Modernization of St. Hilda's Towers

Modernization of 389 Church Street

TCHC Scattered Portfolio Plan: Next Steps



2017 Highlights

1. **Tenants First and Transformation of Toronto Community Housing Corporation (TCHC)**

The focus of Tenants First is to implement a plan in which TCHC focuses on the role of social housing landlord, where buildings are in a good state of repair, and where tenants are connected to appropriate services and are active participants in their communities.

Phase I of the Tenants First implementation plan was unanimously approved by Council in July 2017. The implementation plan includes steps relating to the transfer of the Toronto Community Housing scattered housing portfolio, and an interim process to select Tenant Directors for the Toronto Community Housing Board of Directors.

The City of Toronto and TCHC issued a Request for Expressions of Interest (REOI) seeking information about the interest of non-profits, cooperatives, land trusts and other community agencies in the operation of 693 houses (647 single and multi-family houses and 46 rooming houses).

2. **Social Housing Improvement Program and Social Housing Apartment Retrofit Program Funding**

Through the Social Infrastructure Fund, the federal government allocated \$76.1 million to the City for the Social Housing Improvement Program (SHIP). This one-time investment enabled Toronto to allocated funding to social housing providers to complete critical building repairs and improve the health and safety of residents living in social housing buildings.

Through Ontario's Green Investment Fund (OGIF), the Province has allocated \$42.9 million to the City for the Social Housing Apartment Retrofit Program (SHARP). This one-time investment has allowed Toronto to realize timely energy efficiencies and significant reductions in greenhouse gas emissions throughout our ageing social housing portfolio in high-rise buildings with 150 or more units across the city. The program's requirements to utilize energy assessment to determine projects and to measure and evaluate project outcomes will ensure that impactful changes are achieved to reduce GHGs and improve quality of life for social housing residents.



Social Housing Improvement Program site

3. Housing Improvement Programs: Toronto Renovates and Homelessness Partnering Strategy

The City continued the Toronto Renovates Rooming House Program to make essential health, safety and accessibility repairs to 22 rooming houses involving 409 bed units funded under the Federal Provincial Investment in Affordable Housing (IAH) Program.

The City also managed the delivery of \$5.9 million of Social Infrastructure Funding allocated to Toronto Renovates to repair and improve 127 apartment units for seniors at the Beech Hall Housing Co-op.

Between 2014 and 2017, the City administered nearly \$11.7 million of federal government Homelessness Partnering Strategy funding to 78 different projects with 32 different non-profit transitional and supportive housing organizations. Capital improvements to existing housing, made it possible for homeless people to move from streets or shelters to stable housing.

In 2017, capital funding of \$500,000 completed eight projects, providing 316 residents with improved housing. The result of the funded work extended the lifespan of buildings by undertaking renovations and repairs, and improved the health, safety and security of low income and formerly homeless tenants and provided accessibility features to accommodate aging in place.

Actions 2018

1. Social Housing Green Energy Programs

The province, in support of their Climate Change Action Plan, have provided Toronto with \$135.6 million through the Social Housing Apartment Improvement Program (SHAIP). The program aims to reduce greenhouse gas (GHG) emissions in large social housing buildings with more than 100 units. The City has allocated all SHAIP funding to replace building heating and cooling systems, re-clad or upgrade building envelopes and replace windows and doors, etc. The funding will enable Toronto Community Housing Corporation to address necessary state-of-good repair priorities, reduce on-going operating costs through improved energy efficiency, and enhance the quality of life for their residents.

2. Modernization of St. Hilda's Towers

St. Hilda's Towers Inc. is currently facing financial difficulty due to vacancy rates of over 60 percent, resulting from capital repair issues in two of their three buildings (Dufferin and Vaughan Towers) and an unsustainable operating model.

The City has been working with St. Hilda's, the Toronto Central Local Integration Network (TC-LHIN), the Ministry of Housing, and ERA Architects to develop a modernization strategy to rehabilitate the Dufferin and Vaughan Towers, working to secure funding from the City's Development Charges Reserve Fund, the Provincial Home for Good program, and the National Housing Co-Investment Fund in addition to providing exemptions from development fees and charges. The Province will provide \$12 million in capital funding for this project. An update on this initiative will be presented to Council in 2019.



3D aerial view showing the St. Hilda's Towers

3. Modernization of 389 Church Street

Following approval by the TCHC Board in 2017 to implement the modernization program and transfer the building to a non-profit housing provider, the City will issue a request for proposals in 2018, seeking a qualified non-profit housing provider to take ownership of 389 Church Street upon completion of the modernization and operate the 120 affordable rental homes with supports for women.



389 Church Street

4. TCHC Scattered Portfolio Plan: Next Steps

The TCHC and the City of Toronto will issue a joint Request for Proposals in 2018 to transfer ownership and operation of rooming houses to qualified non-profit housing operators with expertise in providing necessary services to vulnerable tenants, including people with a history of homelessness, to ensure successful tenancies.

Additionally, the City- in partnership with the TCHC- will create a plan to transfer the balance of the scattered portfolio of community housing to non-profit housing providers, co-ops and community land trusts that are qualified and can engage with tenants, improve the condition of the properties and retain them as non-profit housing in perpetuity.

The Tenants First report related to establishing a Seniors Housing and Service Entity was approved by Council in May 2018.

5.

REVITALIZE NEIGHBOURHOODS



Highlights 2017

Toronto Community Housing Neighbourhood Revitalizations

Actions 2018

Lawrence Heights Revitalizations



Highlights 2017

I. Toronto Community Housing Neighbourhood Revitalizations

Neighbourhood revitalizations continue at Toronto Community Housing's Regent Park, Alexandra Park, Lawrence Heights, and Allenbury Gardens neighbourhoods.

In Regent Park, a total of 1,089 Rent-geared-to-income (RGI) units and 415 affordable rental homes have been completed. In Alexandra Park, in addition to 61 RGI units, 139 homes have been refurbished. In Lawrence Heights and Allenbury Gardens, respectively, 77 and 30 RGI units have been built.

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.

Actions 2018

I. Lawrence Heights Revitalizations

In Fall 2018, the first rental replacement building as part of the Lawrence Heights revitalization initiative will be ready for occupancy. This is a seven-floor, 77 unit building with close to 80% of the units being large 3, 4 and 5 bedroom family sized units. Tenants that were relocated when the revitalization initiative began, will be moving into the new building along with some tenants from Phase I that will move directly into a new unit.

6.



CREATE NEW AFFORDABLE RENTAL HOMES

Highlights 2017

Results of the Open Door Program in 2017

Creating New Affordable Rental Housing at Mirvish Village

Actions 2018

Open Door Call for Application in 2018 Mirvish Village

Partnering with the Non-Profit Sector in Creating Affordable Rental Housing: R6 Bayside

Affordable Housing in Complete Communities: Celestica Lands

Prioritizing Affordable Housing: Galleria Mall Redevelopment



Highlights 2017

1. Results of the Open Door Program in 2017

The City approved 1,200 new affordable rental homes in 2017, surpassing, for the first time, the annual target of 1,000 units as set in the City's HOT Action Plan 2010-2020. This was achieved by:

- Issuing the first Open Door Call for Applications in February 2017, which resulted in the approval of 298 new affordable homes;
- Partnering with the Ontario government to implement the Provincial Affordable Housing Lands Program and approving an additional 600 new rental homes in the West Don Lands and Grosvenor/ Grenville sites;
- Approving funding and financial incentives for a range of affordable rental housing initiatives through the planning approval process, such as the Mirvish Village redevelopment.



Open Door Program is Open for Business

2. Creating New Affordable Rental Housing at Mirvish Village

The Mirvish Village Redevelopment is a unique city-building opportunity for Toronto. The development scale and location of this site, which lies at the intersection of Bathurst Street and Bloor Street West, allow for affordable rental homes to be incorporated into a complete, mixed-use community. Westbank has been engaged with City staff on the delivery of affordable rental housing.

The City provided federal and provincial funding as well as City financial incentives to facilitate the creation of 85 affordable rental homes (at or below 80 percent of average market rents for a minimum of 25 years) as part of the Mirvish Village Redevelopment.



Aerial view of Mirvish Village facing north, image retrieved from submission to City of Toronto

Actions 2018

1. Open Door Call for Application in 2018

Through the 2018 Open Door Call for Affordable Rental Housing Applications, the City is approving 606 affordable rental homes and 422 mid-range market homes.

The City is investing up to \$10 million in City funding and approximately \$27 million in financial incentives (based on the City's 2018 fees, charges and tax relief estimates) to support the creation of 606 affordable rental homes for eight housing projects across the city.

2. Partnering with the Non-Profit Sector in Creating Affordable Rental Housing: R6 Bayside

Bayside is one of the first new neighbourhoods developed in the East Bayfront. It is comprised of public lands, with Waterfront Toronto spearheading their revitalization. In an effort to expedite development and to ensure the inclusion of a mix of housing opportunities for low-and-moderate income residents, the City will issue a competitive proposal call to offer the R6 Bayside site for a 99 year term lease, at below-market rent, to create approximately 215 new affordable rental homes to be operated by a non-profit housing provider.

3. Affordable Housing in Complete Communities: Celestica Lands

The City is reviewing planning applications proposing the redevelopment of the 60 acre (24 hectare) property at the northwest quadrant of Eglinton Avenue East and Don Mills Road into a new mixed-use, transit supportive community called Wynford Green. There are 4,974 residential units proposed within buildings ranging in height from three and four storey townhouses to eight to ten storey midrise buildings and tall buildings with heights between 27 and 48 storeys.

The proposal integrates these lands into the larger community and connects with the Eglinton LRT. It also includes two new public parks on parcels of land large enough to accommodate a new community centre; a mix of uses including residential, retail, employment and community uses; both rental and ownership affordable housing totalling more than 390 homes; and a non-profit child care facility.

4. Prioritizing Affordable Housing: Galleria Mall Redevelopment

The City is reviewing planning applications on the Galleria Mall site (1245 Dupont Street & 213 Emerson Avenue) and Wallace Emerson Park and Community Centre (1260 Dufferin Street).

The proposal includes a total of 8 mixed-use towers, ranging in height from 18 to 35-storeys. The buildings will contain some 2,846 residential units, including 150 affordable rental homes.

The City's Open Door Program will support the creation of affordable rental units on this site, providing capital funding in the amount of \$1.5 million and exemption from development fees, charges and property taxes for the duration of affordability (25 years inclusive of a 5-year phase out). The City will also secure a minimum of 15 housing benefits (enough to fulfill 10% of the affordable rental housing allotment) to assist future tenants.

7.



HELP PEOPLE BUY AND STAY IN THEIR HOMES

Highlights 2017

Housing Improvement Programs

Request for Proposals - Home Ownership Assistance Program

Investment in Affordable Housing Program Homeownership Loans

Public Sites for New Affordable Housing

Actions 2018

Development Charges Deferral Update to the City's Home
Ownership Assistance Program



Highlights 2017

1. Housing Improvement Programs

To help lower income seniors and persons with a disability to stay in their homes, the Toronto Renovates Program provided \$2.4 million in Federal Provincial funding from both the Investment in Affordable Housing and Social Infrastructure Fund programs to repair and make modifications to improve the accessibility of 140 homes.

2. Request for Proposals - Home Ownership Assistance Program

The City's Affordable Housing Office released a Request for Proposals (RFP) to deliver \$2.0 million through the Home Ownership Assistance Program (HOAP). This funding was made available to non-profit affordable ownership developers with new affordable housing projects in the predevelopment or development stages.

HOAP loans reduce up-front development costs, and these savings flow through to eligible buyers of the new homes in the form of down-payment assistance. The \$2.0 million available through this RFP is intended to be converted into approximately 80 down-payment assistance loans.

3. Investment in Affordable Housing Program Homeownership Loans

The City of Toronto is facilitating \$2.8 million in Federal/Provincial and \$1.4 million in City funding for up to 86 down-payment assistance loans for new purchasers. The loans make it easier for low and moderate-income households to become home owners.

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 CreateTO to build new homes on surplus City lands.

Actions 2018

I. Development Charges Deferral Update to the City's Home Ownership Assistance Program

As part of the City's Development Charges Bylaw Review, Council will consider the conversion of the HOAP loan program (currently funded directly from the Development Charges Reserve Fund for Subsidized Housing) to a development charges deferral program.

Following consultations with the non-profit affordable ownership sector on the redesign of HOAP, the proposed development charges deferral enables HOAP to continue to support the sector as development charges increase over time.

The deferral will offset an estimated average of \$39,000 per home when the City's new Development Charge Bylaw is fully phased in at November 1, 2020. The program will prioritize assistance to non-profit organizations.

8.

WORKING TOGETHER



Highlights 2017

Toronto Alliance to End Homelessness

Release of the National Housing Strategy

Actions 2018

Housing Opportunities Toronto Action Plan 2020 – 2030

Inclusionary Zoning Regulation



Highlights 2017

1. Toronto Alliance to End Homelessness

Throughout 2017, the City continued its partnership with the Toronto Alliance to End Homelessness (TAEH), a community-based collective impact initiative that recognizes the critical importance of working in a new way towards a common vision of zero chronic and episodic homelessness in Toronto. TAEH members represent a broad and diverse network including people with lived experience of homelessness, service delivery agencies, research and policy organizations, consumer driven organizations, businesses, associations, advocacy groups and community organizations. TAEH is SSHA's designated multisector stakeholder advisory body. The City is working in collaboration with TAEH on the national 20,000 Homes campaign.

2. Release of the National Housing Strategy

On November 22, 2017, the National Housing Day, the federal government released Canada's first national housing strategy. The City has worked closely with federal counterparts in developing the national housing strategy and is committed to continue working with the Canada Mortgage and Housing Corporation and the Ontario government to implement the strategy in Toronto.

Actions 2018

1. Housing Opportunities Toronto Action Plan 2020 – 2030

The City has begun work on developing the HOT Action Plan 2020-2030 which is expected to be completed in 2019. In developing the new plan, the City will undertake technical studies including a Toronto housing market analysis and public consultations in addition to undertaking a review of the current HOT Action Plan 2010-2020, an analysis of new housing and homelessness data, and environmental scans of federal, provincial and local housing policies.

The HOT Action Plan 2020-2030 will be a comprehensive plan addressing challenges and pressures across the housing continuum: from the need for emergency shelter beds, safe and legal multi-tenant houses, long-term care homes, supportive, transitional, social and affordable rental housing, to market affordability challenges for first-time home buyers. The new Action Plan will also meet the requirements of the Housing Services Act, 2011.

2. Inclusionary Zoning Regulation

On April 11, 2018, the Minister of Housing announced the enactment of a regulation to implement inclusionary zoning. The regulation positively responds to City Council's recommendations to the province earlier in 2018 including:

- Explicitly enable municipalities to secure purpose-built rental housing as part of condominium developments;
- Allow for municipal priority setting regarding the exemption of purpose-built rental housing projects in the context of government policy and programs to stimulate new purpose built rental housing;
- Provide for municipal flexibility to establish unit set-aside rates, with the principle that a minimum of 10 percent of the units or gross floor area be set aside;
- Measures and incentives should be determined by the municipality based on the local market and value of public investment; and
- Allow for municipal decision making regarding matters such as the affordability period, equity sharing, and off-site provisions.

The City is required to undertake an assessment report to analyze housing need, demand and supply, and financial impacts, develop draft and final official plan policies and implement a full consultation and engagement.

Throughout this work in 2018 and 2019, the city will build on existing initiatives such as the Open Door Affordable Housing Program to design a “made in Toronto” framework that balances the need to support growth while building a more inclusive city.

CONCLUSION

To address the issue of housing affordability, Toronto continues to tackle homelessness through increasing shelter capacity and Housing First programs, preserve and repair rental housing, revitalize neighbourhoods, and improve housing stability. The City has a strong track record of partnering with Federal and Provincial governments and public and private stakeholders to create more affordable rental and ownership homes across the city for residents.

As Toronto's housing market and residents' needs and housing ambitions evolve, the City's Housing Action Plan also needs to be updated. The HOT Action Plan 2020-2030 will enable the City to address the housing challenges of its residents, its aging housing stock, create a wide range of housing opportunities, and revitalize its neighbourhoods.