



Open Door Program Information Session

April 8, 2019



Welcome!

Purpose of today's meeting:

- To provide an overview of the Open Door Program
- To answer questions/provide clarification on the 2019 Call for Applications.



Today's Agenda

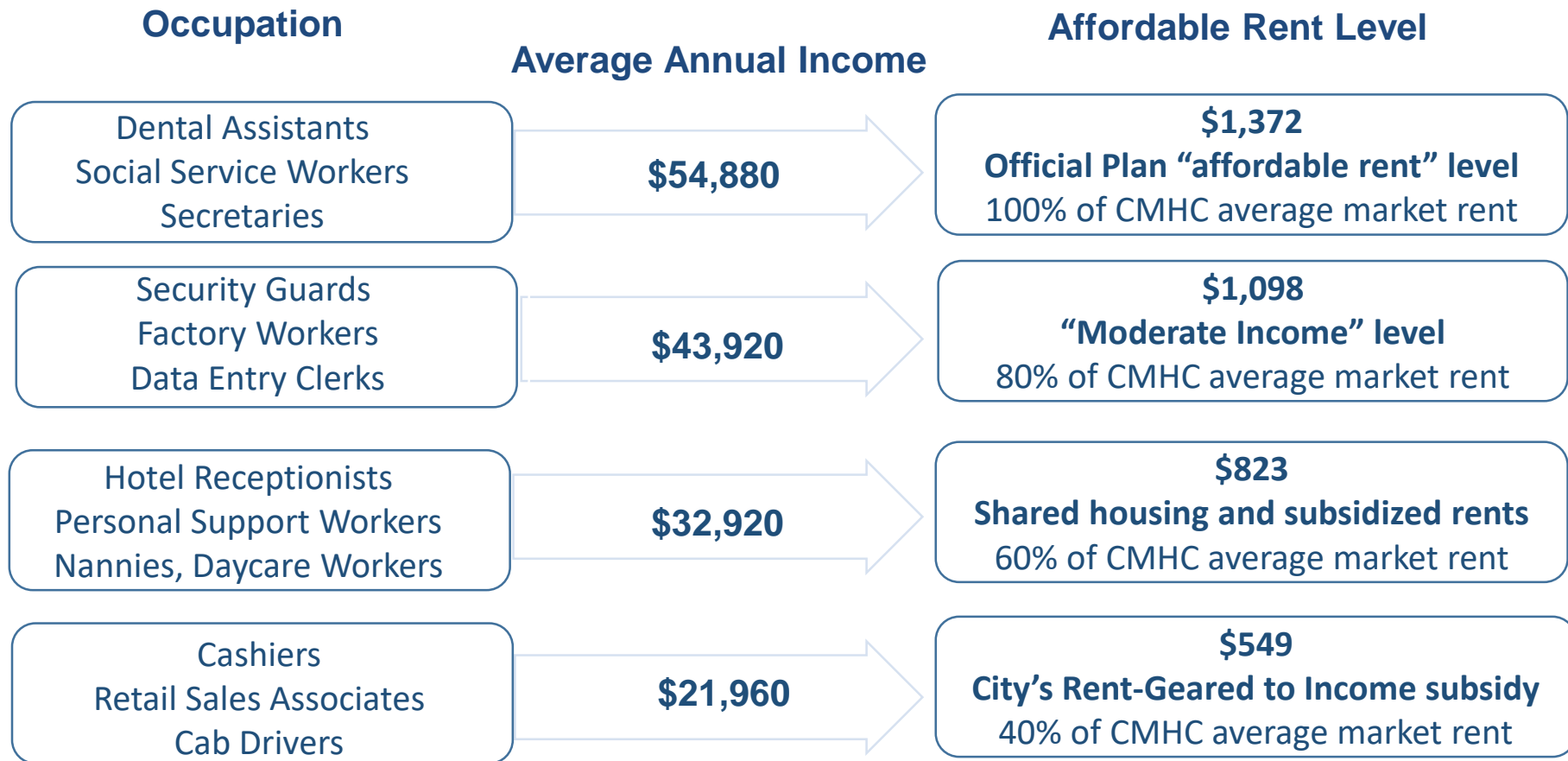
- Open Door Program Overview
- 2019 Call for Affordable Rental Housing Applications
- Housing Now Initiative
- Qs & As

Open Door Program Overview

- Open Door provides City financial contributions:
 - Capital funding
 - Exemptions from fees, charges and municipal property taxes
- Fast-tracks planning approvals through Open Door Planning Service for developments that satisfy the Official Plan, and;
- Unlocks opportunities for affordable housing on private, public and non-profit land, including property managed by CreateTO, Toronto Community Housing, and other City agencies.



Affordable for Who?



Call for Affordable Rental Housing Applications (2019)

Call for Applications

- Annual Call for Applications is a competitive process for successful private and non-profit organizations to access *Open Door* benefits
- Process ensures transparency, certainty and accountability in working with City to create affordable housing.

Join the City of Toronto to

OPEN DOORS to Housing Opportunity!

Now is the time to contribute to a better city by creating affordable housing.

The Open Door Program is Now Open for Business to assist private and non-profit organizations to build affordable rental housing across the City through:

- Providing City funding and incentives
- Fast-tracking the planning approvals
- Activating public land



Timeline

- **Monday Feb 25:** Open Door call for application issued
- **Friday April 26:** Last day to submit written questions to opendoor@toronto.ca
- **Friday May 3:** Open Door closing date (12:00 noon)
- **May-July:** Applications review
- **August:** Staff recommendation finalized
- **Tuesday September 17:** Consideration of staff report by the Planning and Housing Committee
- **October 2 and 3:** Consideration of staff report by City Council

Key Eligibility Criteria

- Affordable rents set at maximum 100% of Toronto's Average Market Rent
- Minimum 30 years affordability period (inclusive of 5-year phase-out)
- Minimum 20% of residential gross floor area affordable
- Requirements for tenant selection, income verification, reporting, and overall administration of affordable rental homes.

Available Resources

- City incentives include exemptions from:
 - Planning Application Fees
 - Building Permit Fees
 - Education Development Charges (Toronto District School Board only)
 - Residential Property Taxes (for 30year term of affordability)
 - Development Charges
 - Parkland Dedication Fees
- Minimum \$10 million in capital funding
- Open Door Planning Service
- Housing benefits for 10% of the project's affordable units available to eligible households

Applying for Open Door

- All projects at various stages of planning approvals encouraged to apply by submitting an application package including:
 - Open Door Application Form
 - Supplementary Documents
 - Required Forms
- Deliver complete application package no later than 12:00 noon on May 3rd to:

Director, Affordable Housing Office

Metro Hall, 55 John Street, 7th Floor, Toronto, ON, M5V 3C6

Application Evaluation Criteria

	Criteria	Available Evaluation Points
1	Affordability details (including size and mix of units and length and depth of affordability)	15
2	Development Qualifications	10
3	Management Qualifications	10
4	Corporate Financial Viability	10
5	Project Design	15
6	Capital Funding and Financing Plan	15
7	Operating and Management Plan	15
8	Development Schedule	5
	Community Consultation and Communication Outreach Plan	5
	TOTAL	100 Points

Review and Approval

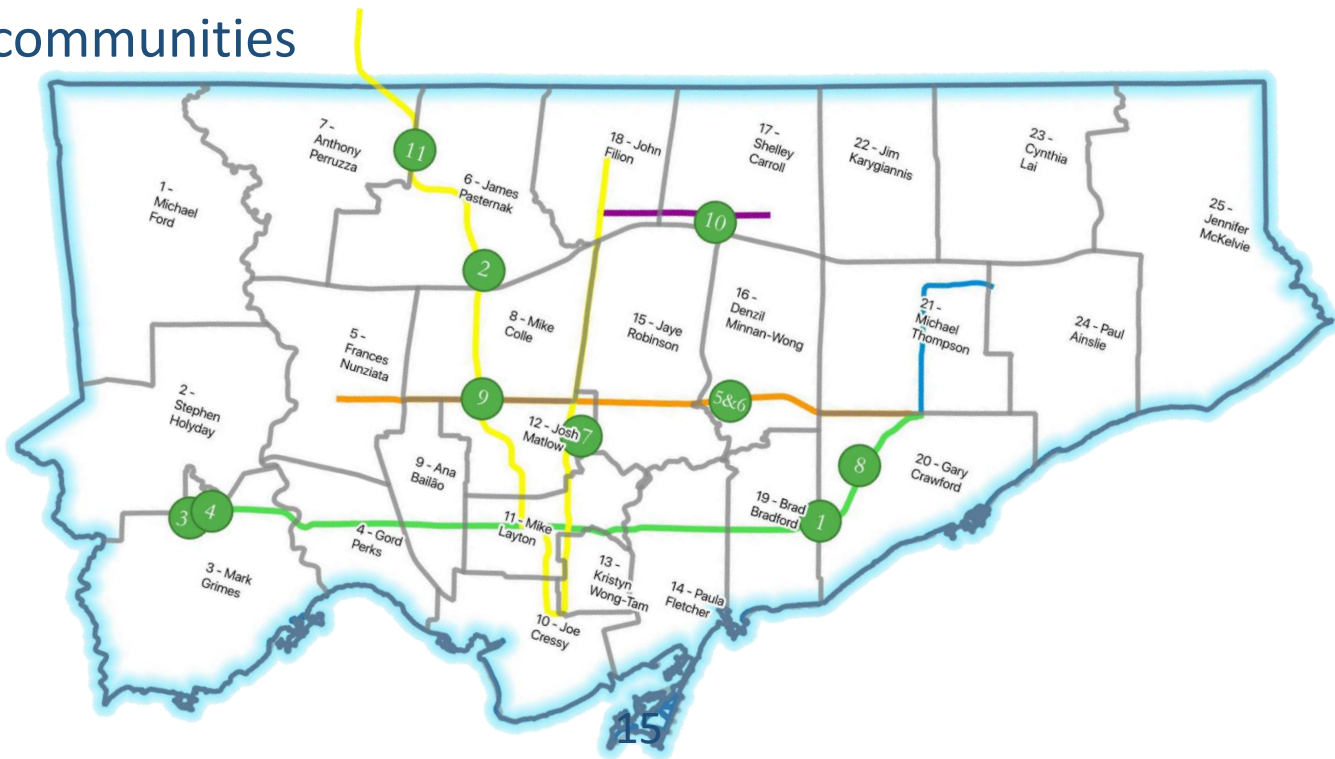
- Open Door applications will be reviewed by a committee composed of staff from Affordable Housing Office, City Planning, Shelter, Support and Housing Administration, City Legal, Corporate Finance and Real Estate Services
- Value for money review will also be undertaken
- If required, applicants will be contacted for interviews during the review process
- Successful applications will be recommended to Council for approval.



Housing Now Initiative

Housing Now Initiative

- Housing Now Initiative approved in January 2019 to scale up & accelerate City's affordable housing efforts
- 11 City-owned sites activated to create mixed-income, mixed-use, transit oriented communities



Affordable Housing Requirements

- 10,000 new residential homes created: minimum 1/3 affordable rental (approx. 3,700 units)
- Average rents not to exceed 80% annual CMHC AMR
 - At least 10% of units to be rented at 40% AMR
 - Deeper affordability achieved through housing allowances/rent subsidies
- Affordability maintained for 99 years
- Range of unit types & sizes (1, 2, 3 bedrooms)

Housing Now Timeline

2019

- Business case development underway
- Four sites rezoned and offered to market (777 Victoria Park; 50 Wilson Heights; Bloor/Kipling; 140 Merton St.)

2020

- Business case development completed
- The remaining 7 sites offered to market
- Planning approvals/ initial start of construction

2021-2024

- Planning approvals/ Construction
- Completion and occupancy targeted for 2022 -2024

Connect with Us!

- Join the Open Door Registry by emailing opendoor@toronto.ca
- Send your questions to opendoor@toronto.ca
- Find the addenda at www.toronto.ca/affordablehousing
- Deliver your complete application package no later than 12:00 noon on May 3rd to:

Director, Affordable Housing Office

Metro Hall, 55 John Street, 7th Floor, Toronto, ON, M5V 3C6

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Questions?