

Open Door Program Information Session

October 15, 2020



Welcome!

Purpose of today's meeting:

- To provide an overview of the Open Door Program
- Highlight 2020 program updates
- To answer questions/provide clarification



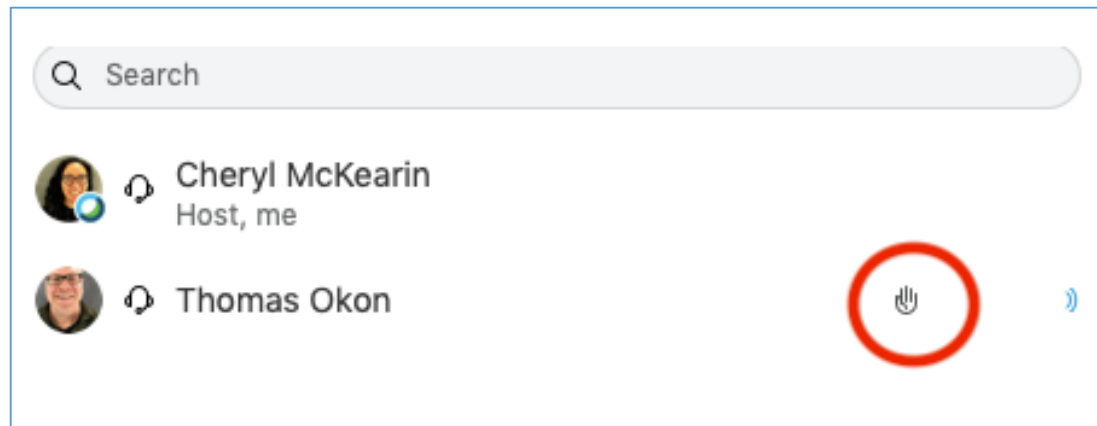
Open Door Program Overview

- The Open Door Program provides City financial contributions for new affordable rental housing:
 - Capital funding
 - Exemptions from fees, charges and municipal property taxes
- Fast-tracks planning approvals through the Open Door Planning Service



How to Participate via Webex on a Personal Computer

1. Find your name on the participant list, and hover over your name. A “Raise Hand” icon will appear
2. Click on the Raise Hand icon. This will place a small hand icon next to your name in the participant list and you will be called up on to speak
3. Click on the Lower Hand button to withdraw a request

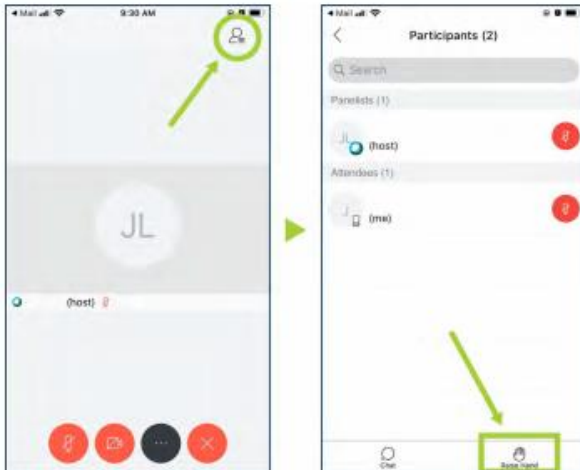


How to Participate via Webex Meeting App



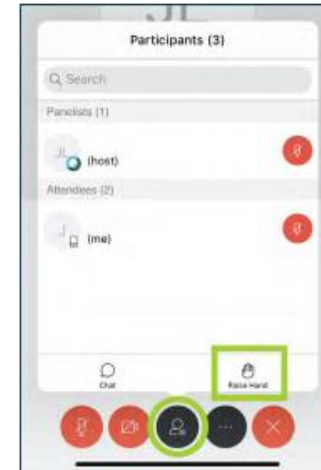
For smartphones,

Tap the Participants panel button at the top right of the screen. Then tap Raise Hand at the bottom right of the screen



For tablets,

Tap the Participants panel button at the bottom of the screen. Then tap the Raise Hand button at the bottom right



Open Door Call for Applications

- Annual Call for Applications is a competitive process for private and non-profit affordable rental housing developers to access *Open Door* support
- Process ensures transparency, certainty and accountability in working with City to create new 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

- **Wednesday September 16:** Open Door Call for Applications issued
- **Monday October 26, 4:30 p.m.:** Last day to submit written questions to opendoor@toronto.ca
- **Tuesday November 17, 4:30 p.m.:** Deadline to submit applications
- **January 2021:** Staff report to Planning and Housing Committee and City Council for final approval of recommended projects

Key Eligibility Criteria with 2020 Updates

- Maximum rent levels are 100% of Toronto's Average Market Rent (AMR)(CMHC, City-wide average)
- Minimum 40 year affordability period (inclusive of 5-year phase-out)
- Minimum 50% of residential gross floor area as affordable housing
- If monthly housing benefits are available, up to 20% of tenants may come from the City's Housing Access System
- Open Door includes procedures for tenant selection, income verification (on occupancy only), annual reporting and other administrative matters

Available Resources

- City financial incentives include exemptions from:
 - Development Charges
 - Building Permit Fees
 - Education Development Charges (Toronto District School Board)
 - Residential Property Taxes (for term of affordability)
 - Planning Application Fees
 - Parkland Dedication Fees
- Estimated \$10 million in capital funding
- Open Door Planning Service
- Housing benefits for up to 20% of the affordable homes 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 City Forms



Application Evaluation Criteria

	Criteria	Available Points
1	Executive Summary	Not scored
2	Development Qualifications	10
3	Management Qualifications	10
4	Corporate Financial Viability	10
5	Planning Approvals and Project Design	15
6	Financing Plan	15
7	Operating and Management Plan	15
8	Development Schedule	5
9	Community Consultation and Communication Outreach Plan	5
10	Affordability Details	15
11	Capital Funding Request (if applicable)	Not scored
	TOTAL	100 Points

Review and Approval

- Open Door applications will be reviewed by City staff from the Housing Secretariat, City Planning, Shelter, Support and Housing Administration, and Corporate Finance
- If required, applicants will be contacted for interviews during the review process
- Successful applications will be recommended to Council for approval



Evaluation of Capital Funding Requests

- All applications with a passing score of 70 points or more will be recommended for City incentives (fees, charges and tax relief)

PROCESS CLARIFICATION FOR 2020

- All passing applications requesting capital funding will be ranked based on the score of the *Affordability Details* section of their application
- Higher scores will be provided for:
 - Lower rents (below AMR) and longer affordability (+40 years)
 - Deeper affordability through rent supplements or additional housing benefits, or plans to house City priority groups
- Capital budgets must support funding requested, evidencing need and good value for money

Connect with Us

- Join the Open Door Registry by emailing:
opendoor@toronto.ca
- Send your questions to: opendoor@toronto.ca
 - All questions will be answered in writing and made available online
- Find the 2020 Open Door Program Guidelines, Application Form, Template Contribution Agreement and Addenda at:
www.toronto.ca/affordablehousing

Applying for Open Door

NEW 2020 DIGITAL-ONLY SUBMISSION PROCESS

- Email HousingSecretariatRFP@Toronto.ca by 12:00 noon Tuesday November 17 to request secure transfer link
 - Early submissions are encouraged
- Staff will send a link for secure file transfer
- Send complete application package no later than 4:30 p.m. on Tuesday, November 17

Contact Information

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Questions?

Average Market Rent (AMR) 2020 and Utility Allowances

Unit Type	AMR		Utility Allowances			
			Hydro	Heat	Water	Hot Water
Bachelor/ Studio	\$1,148		\$34	\$26	\$11	\$19
1 Bedroom	\$1,374		\$34	\$26	\$11	\$19
2 Bedroom	\$1,591		\$49	\$30	\$20	\$26
3 Bedroom	\$1,766		\$57	\$31	\$24	\$32

- Maximum monthly occupancy cost (rent) is 100% AMR and includes utilities (Hydro, Heat, Water, and Hot Water)
- If units are individually metered, occupancy cost is adjusted downward by utility allowance