

# Housing

The City recognizes housing as a human right, aligning with the [National Housing Strategy Act](#), and acknowledges that housing is essential for individuals and families to maintain safe, healthy, accessible, and sustainable communities. Housing affordability, increasing housing precarity, and homelessness remain an ongoing and growing concern in Toronto.

## Corporate/Strategic Commitment

We are committed to a city where families and individuals live in safe, stable and affordable housing with respect and dignity.

The City Manager's End of Term achievements [report](#) highlights and recognizes the accomplishments of the Toronto Public Service over the 2018-2022 Council term and progress towards the [Corporate Strategic Plan priorities](#).

To view more achievements, visit [toronto.ca/successTO](https://toronto.ca/successTO).

## The HousingTO 2020 - 2030 Action Plan

The [HousingTO 2020 - 2030 Action Plan](#) sets a vision for a city where families and individuals live in safe, well-maintained and affordable housing with respect and dignity and where people have equal opportunities to succeed.

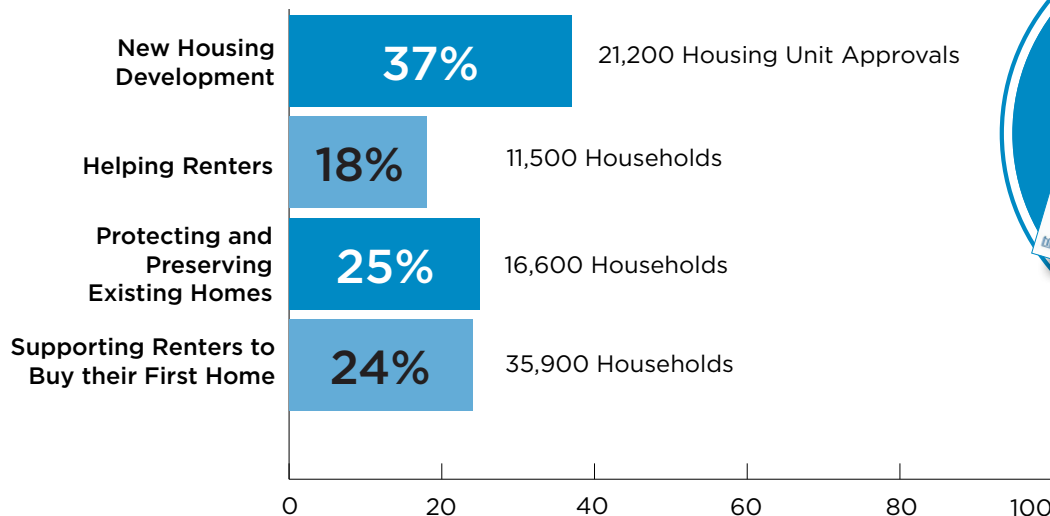
The [HousingTO Plan](#) seeks to address the housing needs of over 341,000 low-and-moderate income households by 2030, including those from equity-deserving groups such as Indigenous Peoples, Black and other racialized

residents, seniors, women, and members of the 2SLGBTQ+ community.

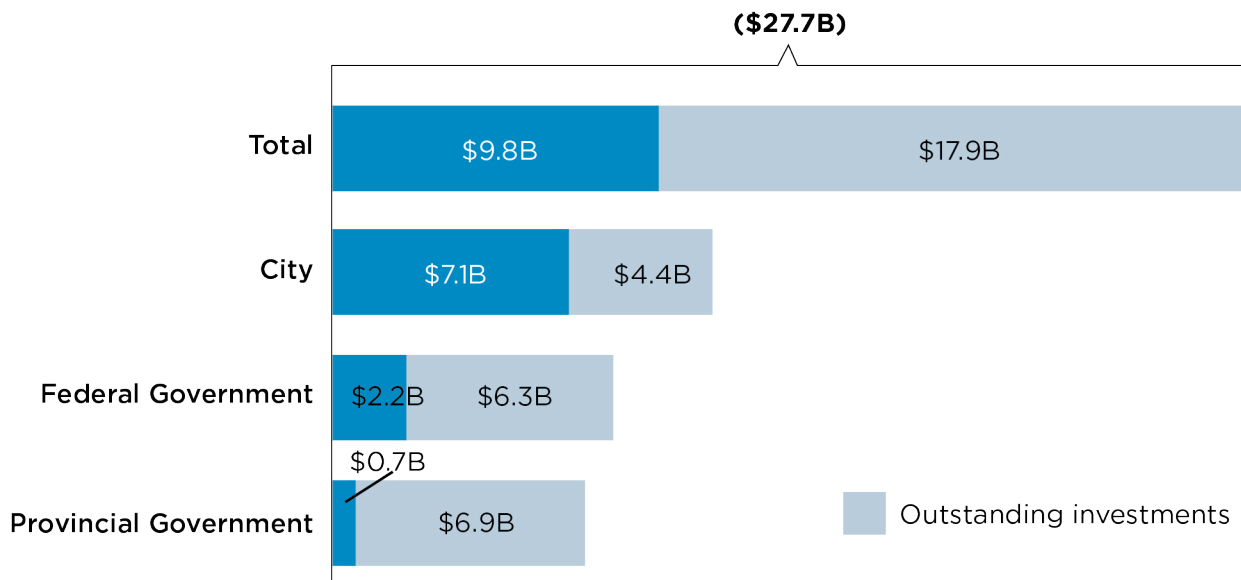
Successful implementation of the HousingTO Plan requires a tri-government commitment and subsequent investment of \$27.7 billion. To date, the City has committed [\\$7.1 billion](#) and continues to work with federal and provincial governments to secure additional funding.



## Progress Towards HousingTO 10-Year Targets



### Total Estimated 10-Year Investment Required by all Orders of Government



### Housing Now

[Housing Now](#), our flagship affordable rental housing program, leverages City-owned lands to build affordable housing and contribute to mixed-income, mixed-use, complete communities near transit and is intended to deliver 10,000 of the 40,000 new affordable rental home approvals.

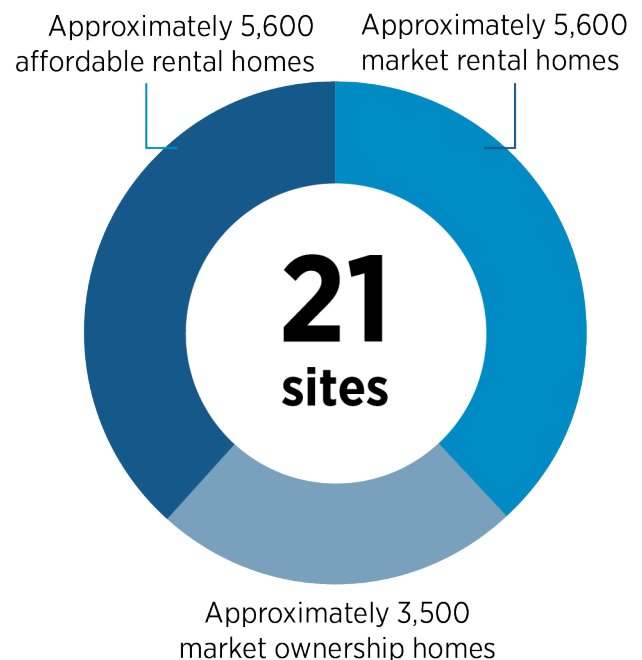
The City has approved a \$1-million [Non-Profit Housing Capacity Fund](#) to support non-profit participation in the Housing Now initiative.

We have also dedicated [\\$1.3 billion in land value, financial incentives and staffing resources](#) to expedite the delivery of Housing Now. These investments have made it possible to reach over 50 per cent of the 10-year 10,000 affordable homes approval target in less than three years.

### The RentSafeTO

The [RentSafeTO: Apartment Building Standards Program](#) establishes standards for safe and well-maintained buildings for tenants, who make up more than 30 per cent of Toronto residents. In 2021, the RentSafeTO team completed 1,149 building evaluations with an average building evaluation score of a positive 77.6 per cent.

### Estimated Number of Housing Now Market Ownership, Market Rental and Affordable Rental Homes



## City Actions



[Concept 2 Keys](#) (C2K) was launched to transform the development review process to enable applications to move through the review and approval process faster, a vital change to support affordable housing and Toronto's post-pandemic economic recovery.



[Expanding Housing Options in Neighbourhoods](#) was launched to explore options such as laneway suites and garden suites.



Informed by the [2021 Street Needs Assessment](#), that included race-based data collection, the [Homelessness Solutions Service Plan](#) outlines a housing-oriented approach to homelessness and identifies six implementation priorities for the next three years.



In 2021, [Streets to Homes](#) (S2H) made over 470 referrals and assisted over 160 people living outside to become successfully housed.



The City opened 120 homes at 389 Church Street [with support services](#) dedicated to women experiencing homelessness.



The City adopted an Inclusionary Zoning Policy and defending a by-law to control Short-Term Rentals and Multi-Unit Residential Acquisition Program as one step to preserve Toronto's existing housing stock.



A [Vacant Home Tax](#), beginning in 2022, was implemented to reduce the number of homes left empty that might otherwise be rented or sold.



In 2020, the [Modular Housing Initiative](#) was launched and has rapidly built 250 new supportive and affordable homes for people experiencing or at risk of homelessness.

## Spotlight on Equity and Reconciliation

A [Memorandum of Understanding](#) was signed with the Aboriginal Labour Force Development Circle and Toronto Indigenous Community Advisory Board, dedicating 20 per cent of housing and homelessness grants and program funding as it becomes available to a dedicated Indigenous Funding Stream to meet the commitments in the City’s [Meeting in the Middle Engagement Strategy and Action Plan](#).

Exterior alterations will be made to the heritage property at [67 Adelaide Street East](#) to transform the building into an Indigenous men’s shelter, operated by [Na Me Res](#) (Native Men’s Residence) which will include the City’s first Indigenous harm reduction shelter and managed alcohol program by 2024.

A partnership with [Miziwe Biik](#) to [deliver 5,200 affordable rental and supportive homes](#) for Indigenous residents operated by Indigenous organizations will include an investment of [\\$265.8 million in Open Door Program incentives approved by City Council](#) and approximately \$36.1 million in capital funding from the federal Rapid Housing Initiative program.



Designated safe spaces are being developed for 2SLGBTQ+ populations and Black queer and trans youth, as part of the delivery of the [Toronto Action Plan to Confront Anti-Black Racism](#) (CABR).

The CABR-led [Black Resilience Cluster](#) was established to coordinate between the City and organizations supporting African, Caribbean and Black communities in Toronto to access services, including improved shelter and housing conditions for Black residents.

“With supportive housing, residents are provided with additional supports to ensure their success in their recovery from their experiences of street homelessness.”

**Kegan Harris, Director,  
The Neighbourhood Group**

## Spotlight on the COVID-19 Pandemic

The City rapidly responded to the COVID-19 pandemic, including opening temporary shelter sites to ensure physical distancing, opening a COVID-19 Recovery and Isolation program with health and social care supports, vaccination efforts for people experiencing homelessness and shelter staff, and comprehensive Infection Prevention and Control measures with universal masking and rapid tests.

We continue to operate an additional 3,000 shelter beds at 27 temporary sites, costing approximately \$288 million. The [Government of Ontario’s Social Services Relief Fund](#), totalling \$330 million, assists with these and other costs.



We have also developed a [COVID-19 Shelter Transition and Relocation Plan](#), adopted by City Council in April 2022, for a phased approach to the transition of temporary shelter locations for a 24-month period.

The City pivoted from [costly emergency responses to homelessness to more sustainable permanent housing solutions](#) aligned with our commitment to the progressive realization of the right to adequate housing.

In response to the opioid poisoning crisis and increases in both fatal and non-fatal overdoses, we launched the [Integrated Prevention and Harm Reduction initiative](#) (iPHARE) in 2020 to deliver a range of harm reduction measures in shelters.

A [24-Month COVID-19 Housing and Homelessness Response Plan](#) provides new affordable and rental housing and working with [Toronto Community Housing](#), the [Rapid Rehousing Initiative](#) will make vacancies available immediately to people experiencing homelessness. This program delivered 450 homes in 2021 and is planned to deliver an additional 550 through Phase 3 in 2022.

The City set out an ambitious [24-month target for 2023-2024](#) to create 4,000 new supportive and affordable homes, in partnership with federal and provincial governments.

To date, 980 evictions have been prevented through the [Eviction Prevention in the Community](#) (EPIC) program. In 2021, we invested a total of \$2.03 million in EPIC to help households maintain their homes.

The [Rent Bank program](#) received an additional \$3 million toward eviction prevention efforts to support 1,200 households to maintain their housing in 2021. As of June 2022, Toronto has made the [Rent Bank grant-based program permanent](#).

## Spotlight on Partnerships

The City announced Canada's [first social medicine supportive housing development](#) as part of an [innovative partnership](#) with the University Health Network (UHN) Gattuso Centre for Social Medicine and United Way of Greater Toronto. The work showcases the merit of tri-government collaboration and partnerships with leaders in the hospital and social service sector.

We also partnered with the [Federation of Canadian Municipalities](#) to improve outcomes for Toronto's Tower Renewal Program.

“Many of our patients, particularly patients who very frequently use our emergency rooms across sites, are people who experience homelessness. Some of our most frequent users are those who are in emergency rooms not necessarily because of medical emergency, but because there's nowhere else for them to go. So, UHN created its social medicine initiative, and working closely with the City, we really began looking at where and how we could address this in a systemic and meaningful way.”

**Dr. Kevin Smith, President and CEO, UHN**



We worked closely with the [Toronto Alliance to End Homelessness](#) and Toronto Indigenous Community Advisory Board to implement a Coordinated Access approach to assess, prioritize and connect people experiencing homelessness to housing and supports and to inform the supportive housing model for modular housing.

We are on track to create over 3,350 new affordable and supportive housing opportunities as a result of municipal land and incentives, federal capital investments through the Rapid Housing Initiative, [federal and provincial investments](#) through the Canada-Ontario Housing Benefit (COHB), and provincial support through Ministerial Zoning Orders and one-time investments in operating costs.

During this Council term, we advanced Tenants First which includes providing \$160 million in annual funding for Toronto Community Housing (TCHC), leveraging [\\$1.3 billion](#) in federal funding for renovations, making progress on redefining TCHC's mandate including the [transfer of single family homes to a non-profit housing provider](#) that specializes in managing smaller homes and delivering individualized services, and establishing a Seniors Housing Corporation (TSHC) including transferring operations of seniors units from TCHC to the TSHC.