

# Affordable and Rent-Controlled Housing Incentives – Call for Applications

Information Session  
December 10, 2024



# Purpose of Today's Meeting

- Information Session about the City's Affordable and Rent-Controlled Housing Incentives Stream - Call for Applications

## What we are not speaking about today:

- Other Incentive/Funding Streams – including Purpose Built Rental (PBR) Incentives Stream, Capital Funding Stream, or Community Housing Pre-Development Fund
- Process for individuals looking to find housing – this webinar is for those looking to build/develop Affordable Housing in Toronto

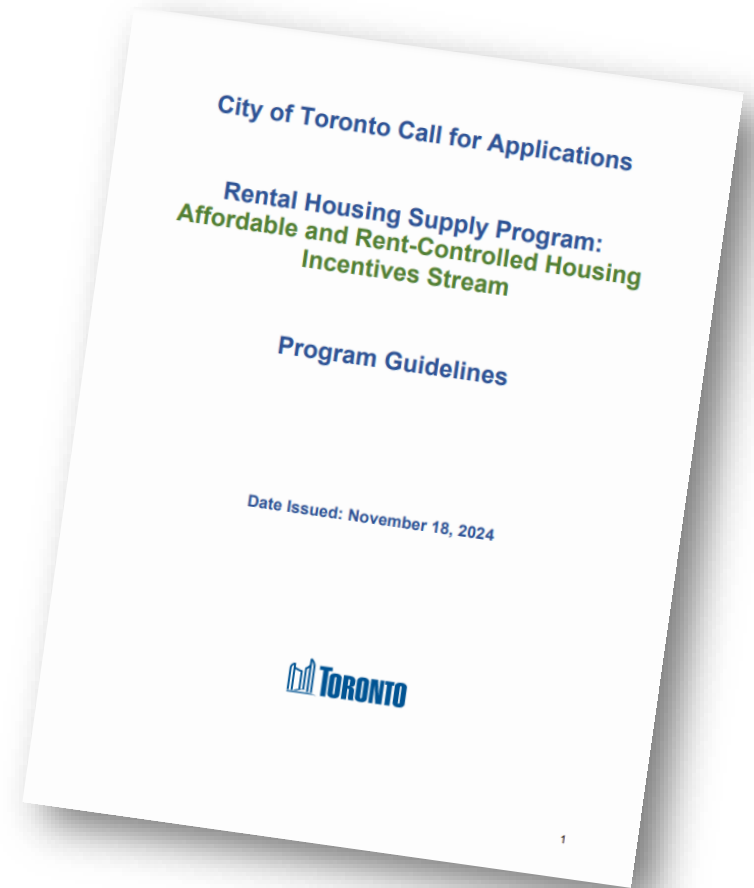
# Welcome

- Phone-In access is also available at:  
416-915-6530
- Meeting number:  
2864 049 2877
- Please note this meeting will be recorded to ensure questions and answers are captured accurately – the recording will not be circulated, but please do not share personal information



# Purpose of Today's Meeting

- To provide an overview of the City's Affordable and Rent-Controlled Housing Incentives Call for Applications
- To answer questions/ provide clarification
- This presentation will be available on the Open Calls for Affordable Housing Initiatives website



# Questions & Answers

- Questions will be answered at the end of the presentation
- Written questions can be entered at any time through the Chat box on the bottom right side of the screen
  - Type your question and press send. All participants will see your question
- All questions and answers will be published in a written Addendum



# Land Acknowledgement

The City of Toronto acknowledges that we are on the traditional territory of many nations including the Mississauga's of the Credit, the Anishinaabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples.

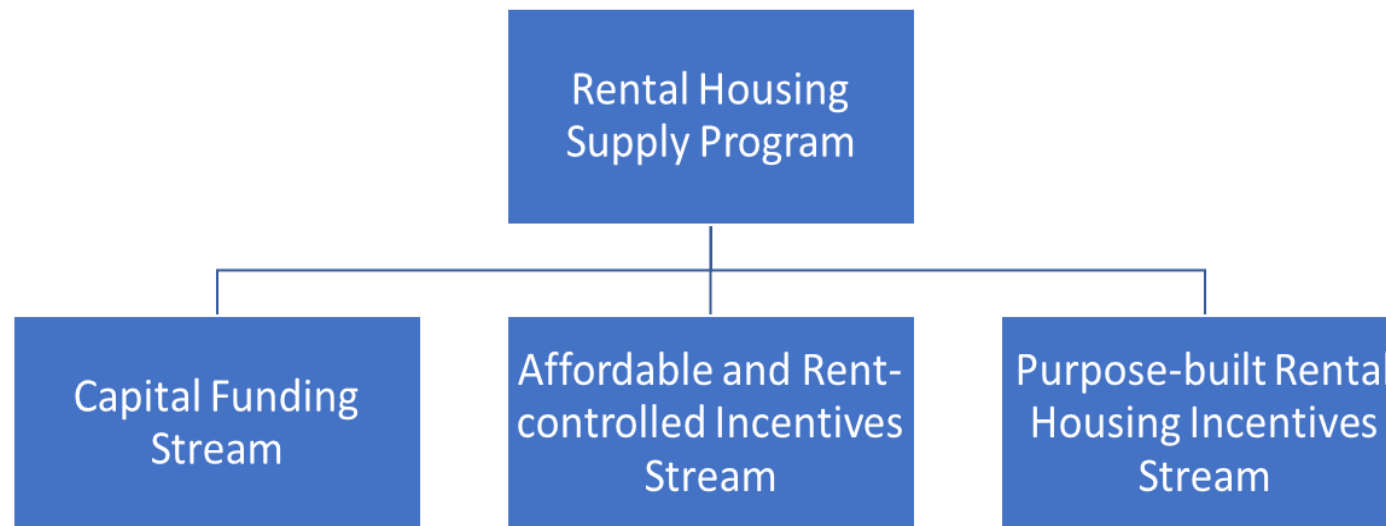
The City also acknowledges that Toronto is covered by Treaty 13 signed with the Mississauga's of the Credit, and the Williams Treaties signed with multiple Mississauga's and Chippewa bands.

# African Ancestral Acknowledgement

Though I am not a person of African descent, I am committed to continually acting in support of and in solidarity with Black communities seeking freedom and reparative justice in light of the history and ongoing legacy of slavery that continues to impact Black communities in Canada. As part of this commitment, I would also like to acknowledge that not all people came to these lands as migrants and settlers. Specifically, I wish to acknowledge those of us who came here involuntarily, particularly those brought to these lands as a result of the Trans-Atlantic Slave Trade and Slavery. In support of the City of Toronto's ongoing efforts to confront anti-Black racism, I pay tribute to those ancestors of African origin and descent.

# Overview of the Rental Housing Supply Program

- Supports the goals of the Housing TO 2020-2030 Action Plan (HousingTO Plan)
- Adopted by Council in 2024, with the aim of **delivering a range of new rental housing** including Rent-Geared-to-Income (RGI), Supportive, Affordable, Purpose-built Rental, and Rent-Controlled homes
- The new Rental Housing Supply Program (RHSP) replaces the Open Door program and **provides capital funding and financial incentives** through three streams





# Affordable and Rent-Controlled Incentives Stream

- Assists **Community Housing Providers, Toronto Community Housing Corporation and Toronto Seniors Housing Corporation, and private-sector housing organizations\*** with the development of new affordable and rent-controlled homes.
- Provides a variety of City financial incentives to support creation of new rental homes in eligible projects.
- Open for applications on an ongoing basis, meaning organizations can apply for incentives as needed throughout the year.
- **Complements other components of the new RHSP**, including the capital funding stream, Purpose-built Rental stream, as well as the new complementary Community Housing Pre-development Fund



\*Private-sector organizations are only eligible for Affordable Rental Incentives under this stream

# Key Program Definitions

**This Stream provides incentives to two types of rental housing:**

## **Affordable Rental Homes**

- Rents are no higher than the City's Affordable Rent, which applies the new income-based definition of affordable
- Rents may increase by no more than the Provincial Rent Increase Guideline annually
- Units must be kept affordable for a minimum of 40 years
- Units may also be operated as rent-geared-to-income (RGI) housing, or as supportive housing

## **Rent-Controlled Rental Homes**

- Rents are above the City's Affordable rent, but no higher than 150% of AMR for the City of Toronto, by bedroom type
- Rents may increase by no more than the Provincial Rent Increase Guideline +2% annually
- Units must be kept at this rent level and rent-controlled for a minimum of 40 years
- Only available to Community Housing providers

# Eligible Applicants

The Affordable Rental and Rent-Controlled Incentives Stream is available to the following organizations with interest and plans to build new affordable rental homes in Toronto:



Non-Profit Housing Organizations



Non-Profit Housing Co-operatives (co-ops)



Indigenous Housing Providers



TCHC & TSHC



Private-sector Housing Organizations\*



\*Private-sector organizations are only eligible for Affordable Rental Incentives under this stream

# Eligible Project Types

**New construction of multi-unit rental buildings**

(may include additions to existing rental buildings)

**Projects must have a minimum of five (5) units**

**Conversion of non-residential to multi-unit rental housing**

(e.g. hotel conversions)

**Must contain a minimum of 20% of units as affordable rental housing**

**Applicants must own or otherwise control (lease) land for at minimum 40 years**

(Land acquisition costs are not eligible)

**Must have a landlord-tenant relationship under the *Residential Tenancies Act, 2006*, or non-profit housing co-operatives under the *Co-operative Corporations Act***

**Ineligible project types** include nursing and retirement homes, shelters and crisis care facilities, transitional housing, student residences, and office conversions

# Affordable Rental Housing Requirements

Projects must include at least 20% of residential units as affordable rental, with rents at or below the RHSP Affordable Rent, and meeting other requirements.

2024 RHSP Affordable Rents	
Unit Type	Maximum Rent
Studio	\$1,088
1-Bedroom	\$1,378
2-Bedroom	\$1,992
3-Bedroom	\$2,190

## Other Requirements:

- Annual rent increases limited to the Provincial Rent Increase Guideline
- Maintain affordability for at least 40 years, targeting 99 years
- Comply with unit size and unit mix requirements, generally matching the unit size and mix of the rest of the residential units
  - Applicants should consider the City's [Affordable Rental Housing Design Guidelines](#)
- The value of City incentives must be secured on title in the form of a Charge/Mortgage of Land ("City Charge")

# Incentives Available for Affordable Rental Homes

Eligible projects may receive the following City financial incentives towards affordable rental homes in their development:

- Exemption of Development Charges (does not include Education Development Charges payable towards Toronto Catholic District School Board)
  - Exemption of Parkland Dedication Fees
  - Exemption of Community Benefits Charges
- Where not exempted by provincial legislation
- Waiver of Planning Application and Building Permit Fees
  - Exemption from Residential Property Taxes (for the term of affordability)

Successful projects will also be supported by a prioritized development review process, including the Priority Development Review Stream (PDRS) or other supports available through the Development Review Division.

# Rent-Controlled Housing Requirements

## *Community Housing Providers Only*

Community Housing providers are eligible for City financial incentives to build new rent-controlled homes. Projects must contain at least 20% of homes as affordable rental to be eligible.

<b>2024 RHSP Rent-controlled Homes Rents</b>	
<b>Unit Type</b>	<b>Maximum Rent</b>
Studio	\$2,140
1-Bedroom	\$2,562
2-Bedroom	\$2,988
3-Bedroom	\$3,361

### **Rent-controlled homes requirements:**

- Rents cannot exceed 150% of AMR (see left)
- Annual rent increases must be limited to the Provincial Rent Increase Guideline +2%
- Be maintained for at least 40 years, targeting 99 years
- The Value of City Benefits must be secured on title in the form of a Charge/Mortgage of Land ("City Charge")



# Incentives Available for Rent-Controlled Housing

## *Community Housing Providers Only*

Community Housing providers are eligible for City financial incentives to build new rent-controlled homes. Projects must contain at least 20% of homes as affordable rental to be eligible.

- Exemption of Development Charges (does not include Education Development Charges payable towards Toronto Catholic District School Board)
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- Where not exempted by provincial legislation
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Successful projects will also be supported by a prioritized development review process, including the Priority Development Review Stream (PDRS) or other supports available through the Development Review Division.



# Access and Ongoing Oversight of new Affordable and Rent-Controlled Homes

- Approved projects must follow City requirements for tenant selection, income verification, reporting, and overall administration of affordable and rent-controlled homes.
- New prospective tenants of these homes are to be income-tested to ensure their household income is no more than four times the annual rent of their unit.
- Organizations will be required to develop and receive City approval of an Access Plan to manage access to the affordable rental homes.



# Housing Benefits & Building new Rent-Geared-to-Income and Supportive homes

- Successful applicants are eligible to request housing benefits funding from the City to deepen affordability. Projects must make at least 20% of their affordable rental units available to households in receipt of Housing Benefits.
- The City welcomes applications for projects containing new rent-geared-to-income and supportive homes. These homes will be eligible for the same suite of City incentives as Affordable Rental homes.
- Projects that require additional capital or operating funding from the City to build more deeply affordable or supportive housing should make these requests in the Capital Funding Call for Applications – to be released soon.



# Application and Approval Process

## Application

- The Incentives Call for Applications is now open and will receive applications on an ongoing basis.
- You are welcome to submit an application at any time. Applications will be reviewed on a first come, first-served basis

## Approval

- Approvals will be provided on a rolling basis to proposals that meet all eligibility requirements.
- Most approvals are delegated to the Executive Director, Housing Secretariat, and do not require City Council approval.
- Successful applicants will receive a letter confirming approval of the incentives which can be used to receive waivers/exemptions from fees and charges.
- Successful applicants will also be required to enter into a Contribution Agreement with the City.



# How to Apply

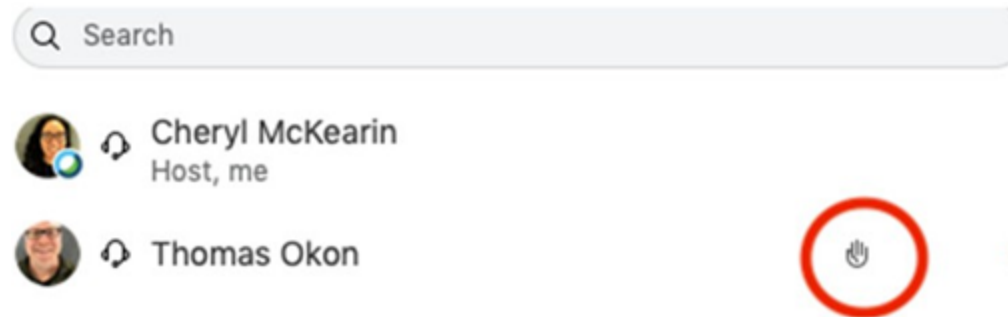
1. Review all applications materials on the [Calls for Application Website](#) in detail prior to applying including:
  - Guidelines
  - Application Package including required forms
  - Terms and Conditions
  - Template Contribution Agreement (when issued)
  - Any Addenda
2. Submit any questions regarding the application package to [HousingSecretariatRFP@toronto.ca](mailto:HousingSecretariatRFP@toronto.ca)
3. Submit a complete application package when you are ready via email to [HousingSecretariatRFP@toronto.ca](mailto:HousingSecretariatRFP@toronto.ca)

# Q&A



# Questions & Answers

- To ask a question “live” from a computer find your name on the participant list (right of screen)
- Hover over your name and a “raise hand” icon will appear
- Click the icon and a small hand icon will be placed next to your name
- You will be called up on to speak and unmuted
- Those phoning-in can press \*3 to raise your hand
- You will be called on to speak using your phone number and unmuted
- Today’s questions and answers will be published in a written Addendum





# Thank You!

Please send questions regarding the RHSP to [HousingSecretariatRFP@toronto.ca](mailto:HousingSecretariatRFP@toronto.ca)

All questions will be answered in writing and made available online as an Addendum at [Open Calls for Affordable Housing Initiatives – City of Toronto](#)