



New Affordable Housing Development in Toronto

Toronto's Affordable Housing Office

Toronto Developmental Services Alliance
Affordable and Supportive Housing Forum

November 30, 2018

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Presentation Overview

1. New Affordable Housing Development
2. Tools and Resources
3. Looking Ahead
4. Affordable Rental, Supportive and Ownership Examples

Affordable Housing Office

Mandate

To enhance the health of Toronto's people, neighbourhoods, economy and environment by delivering funding and incentives, and by developing innovative housing solutions, to create and maintain safe, affordable, rental and ownership housing for lower-income residents.

New Affordable
Housing Development

Housing Improvement
Programs

Policy And
Partnerships

New Affordable Housing Development

- Since 2010, the City has approved some 4,500 affordable rental and 1,500 affordable ownership homes in partnership with for-profit and non-profit organizations.
- Various federal/provincial housing programs plus City funding, incentives and lands.
- Neighbourhood revitalizations and new communities: Toronto Community Housing (e.g. Regent Park), West Donlands, Railway lands, Waterfront.
- 25 developments on City lands (including TCH and CreateTO) representing some 1,260 affordable rental homes.

2010-2018	Rental	Ownership
Approved	4,519	1,503
Completed	3,679	1,195

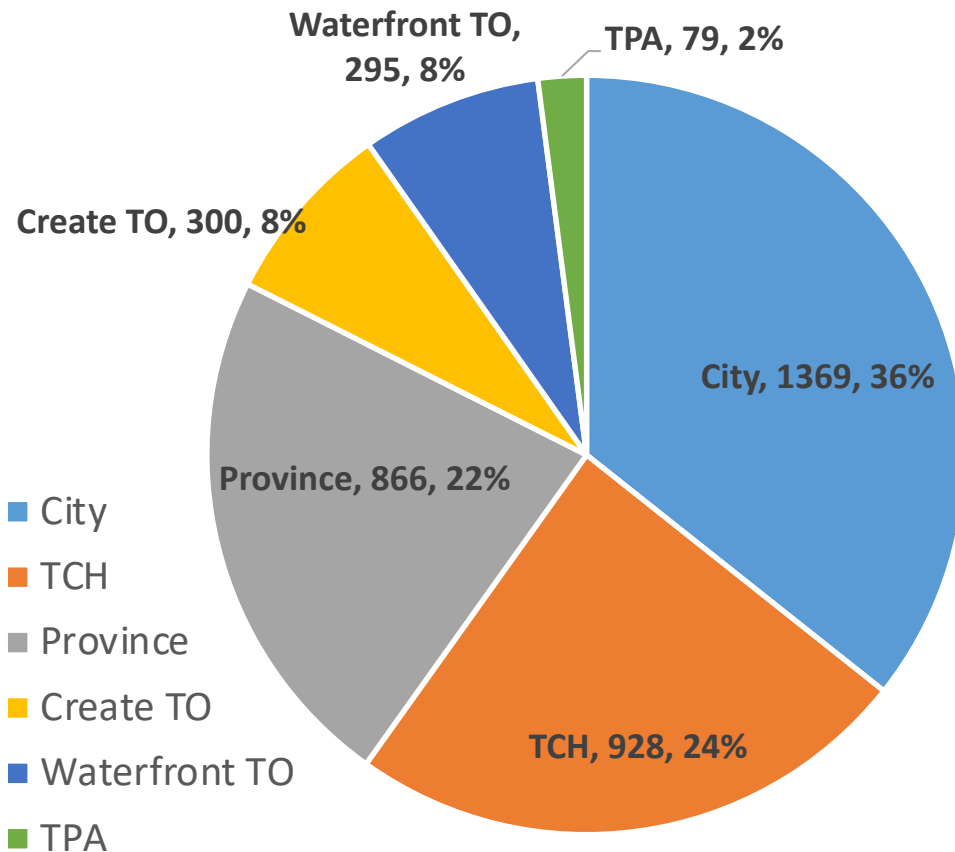


Open Door Program

- Mayor Tory launched the Open Door Program in 2016 to accelerate affordable housing creation by scaling-up City's work with non-profit and private developers through:
 - Streamlining access to City incentives/funding
 - Activating public land
 - Fast-tracking the planning approval process
- The City has for the first time exceeded its affordable rental housing targets two years in a row through Open Door.
- 2 annual application calls have been held with the 3rd coming in January 2019.



Toronto Affordable Rental Housing Public Land Sources 1999-2018




City	1,369
TCHC	928
Province	866
Create TO*	300
TPA	79
Waterfront TO	295
Grand Total	3,837 Units


* Plus over 600 affordable ownership units

Planning Tools

- Planning Act and Official Plan tools like Section 37 allow the City to secure community benefits, including affordable housing, through development approvals.
- Section 37 is a negotiated process between the developer, the local City Councillor and City staff – and provides an opportunity for affordable housing.
- 250 affordable homes in ten developments since 2010.



 **Notice**



PUBLIC MEETING

Public meeting information will be posted on this sign when available.


File # 17 123456 STE 30 OZ


A change is proposed for this site.


The City has received an application to amend the Official Plan and Area Specific Policies to manage change and guide new development in this area. Updated policies will include conserving heritage resources, enhancing the public realm and open spaces, will strengthen the unique character of the area and identify opportunities for growth.

Applicant: ABC Holdings Incorporated & XYZ Ontario Limited
Address: 123 Any Street & 456 Busy Boulevard

For more information about this application or to tell us what you think:

 **COMMUNITY PLANNING**
Planner's Hours
416-392-8555
email@toronto.ca

 **APPLICATION INFORMATION CENTRE**
aic@toronto.ca

 **3 1 1**
toronto at your service

Home Ownership Assistance

- The Home Ownership Assistance Program (HOAP) was launched in 2010 to support affordable ownership development and provide downpayment assistance to eligible purchasers.
- HOAP was updated and expanded in April 2018. The City will defer Development Charges on new non-profit homes with down payment assistance loans for purchasers.
- Key City development partners include Habitat for Humanity and Options for Homes.



Looking Ahead: A New Housing Plan and New Targets

- A new 10-year Housing Strategy 2020-2030 is beginning development.
- Public and stakeholder consultations starting in 2019. To City Council in fall.
- New term of City Council starting.
- Mayor Tory campaigned on 40,000 new affordable rental homes, including 18,000 new supportive housing units, over 12 years.
- Mayor Tory has recently instructed staff to identify ten City-owned properties for new affordable rental housing in mixed income communities.



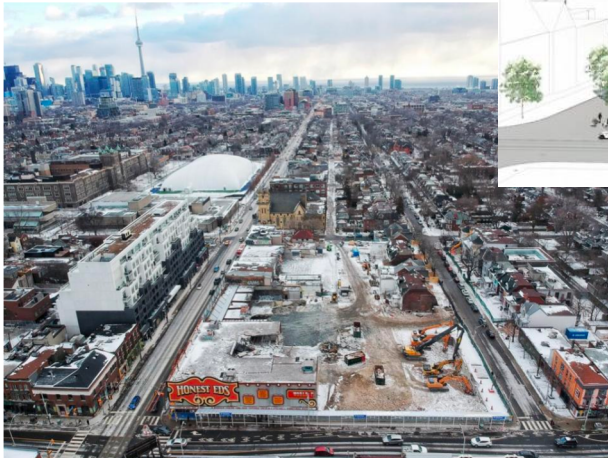
Affordable Housing Examples

- Affordable rental housing
- Affordable homeownership
- Supportive housing
- Planning tools



Mirvish Village Redevelopment

- **Affordable rental housing**
- Westbank will provide a mix of 85 affordable rental units for lower-income households.
- Multiple funding sources: Federal, Provincial & City funding, Section 37 and incentives.
- Completion 2020



200 Madison Avenue

Madison View Homes Inc.

- **Affordable rental housing**
- First Open Door pilot development
- 82 affordable rental and supportive homes on surplus City property
- Private sector developer with many non-profit community agencies involved
- Residents will be seniors, families and persons with disabilities
- Completion 2019



Covenant House

- **Supportive Housing**
- Two transitional properties owned operated by Covenant House since 2015.
- 12 beds for survivors of human trafficking.
- 24/7 supportive services.
- City & Federal/Provincial funding, City incentives and property.
- Second home just opened.



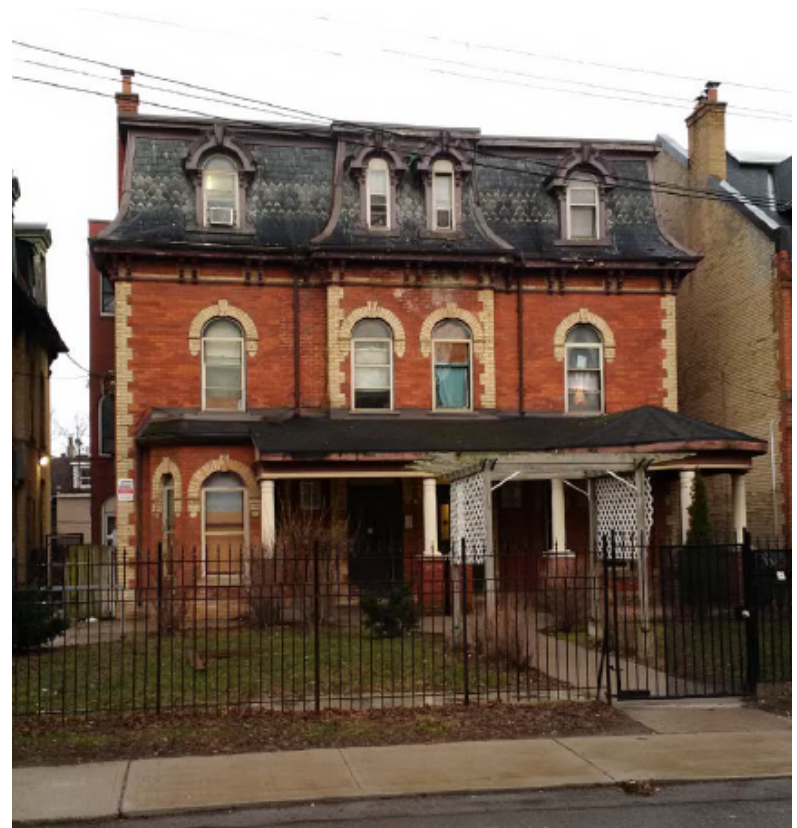
389 Church St

- **Supportive Housing**
- Complete conversion of an underutilized 13-storey Toronto Community Housing building.
- 120 units supportive housing units approved.
- City incentives and Federal/Provincial funds, capital and operating
- Operator(s) to be chosen in 2019
- Expected occupancy 2020



13 – 15 & 17 – 19 Winchester

- **Supportive Housing**
- TCHC rooming houses were transferred to non-profit Margaret's Housing and Community Services.
- Will provide 35 single occupancy rental apartments for single lower-income women.
- Funding allocated through city incentives and Federal/Provincial funds, capital and operating.
- Expected occupancy 2019/20.



TCHC Scattered Homes

- In July 2017, City Council approved the Tenants First Phase 1 Implementation Plan to begin restructuring operations of Toronto Community Housing Corporation (TCHC).
- Tenants First is developing a new ownership and delivery model of the scattered TCHC portfolio (aka single-family homes).
- An RFP will be released in 2019 to non-profit providers for the ownership and operation of 660 homes.



Toronto Community Housing



Putting Tenants First

Information meetings for
Toronto Community Housing tenants

Tenants First is about improving the lives of tenants living in Toronto Community Housing through better service delivery, better access to services, and better building conditions.

You are invited to attend an information meeting to hear an update from the City's Tenants First team. This meeting will cover two issues:

- Interim process for selecting tenants to sit on the TCHC Board of Directors; and
- Process to transfer scattered housing units to non-profit housing providers

In July 2017, City Council adopted the *Tenants First Phase 1 Implementation Plan*. Since July, the City's Tenants First team has been working together with Toronto Community Housing, the Tenants First Advisory Panel, Senior Tenant Councils, service providers and other stakeholders. The City's Executive Committee will consider the next *Tenants First* report on January 24, 2018.

Friday, January 19

**Metro Hall
Room 308/309
55 John St
6 - 8 pm**

Monday, January 22

**Scarborough Civic
Centre
Committee Room 1
150 Borough Dr
6 - 8 pm**

We look forward to seeing you again!

Light refreshments and TTC tokens provided
Register at tenantsfirst@toronto.ca or call (416) 392 4627

Please contact us with 7 days' notice to request:
ASL interpreter // Child Care // Interpretation services

For more information
visit www.toronto.ca/tenantsfirst or
contact Biddy Livesey at biddy.livesey@toronto.ca or (416) 338-5716

63 – 65 Homewood Ave

- **Affordable rental housing**
- Through Section 37, the City acquired a Victorian bed and breakfast.
- Federal, provincial and City funding and incentives
- Native Men's Residence (Na-Me-Res) to redevelop and operate 16 one-bedroom apartments.
- Occupancy expected for 2019/20



A.H. Rundle House - 15 Selby St

- **Affordable rental housing**
- Through Section 37, the City acquired historic home with five apartments at 15 Selby Street.
- Houses Opening Today Toronto is non-profit operator and lease-holder.



10 Wilby – the Humber

- **Affordable ownership housing**
- Options for Homes/Home Ownership Alternatives non-profits.
- Down payment assistance provided using federal, provincial and City funding in the form of a silent second mortgage.
- 50% of apartments now sold.



Thank you!

Contact Information:

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