

Toronto Alliance to End Homelessness
Housing and Homelessness Service Planning Forum
Housing Secretariat Updates

October 7, 2020



Overview

- 1) Modular Supportive Housing
- 2) Federal Rapid Housing Initiative
- 3) Q&As

Modular Supportive Housing

- April 30, 2020, Council approved the purchase and installation of **250 units** of modular housing:
 - An initial 100 homes ("Phase One") ready for occupancy in the fall of 2020; and
 - The remaining 150 homes ("Phase Two") ready for occupancy by April 2021.
- The initial two sites have been identified as 150 Harrison Street (Ward 9) and 11 Macey Avenue (Ward 20).
- These modular homes will be used to provide permanent affordable housing with supports for individuals who are currently experiencing homelessness.
- Capital funding to deliver this initiative includes \$28.75 million from the City and \$18.75 million in contributions and interest-free loans from Canada Mortgage and Housing Corporation ("CMHC").
- The City issued a Request for Proposals ("RFP") in July to select non-profit organizations to operate the Phase One homes and provide onsite support services.
- The City of Toronto has selected The Neighbourhood Group (TNG) and COTA Health (Cota) as the housing service providers for its two modular housing sites.

Modular Supportive Housing



11 Macey Avenue

Fall 2020 Completion

- **56** bachelor units and support services
- The three-storey building will also include common rooms, a dining room, program space and administrative offices.
- Designed to support people who are currently experiencing homelessness.
- Rents at 60% AMR for 35 years.



150 Harrison Street

Fall 2020 Completion

- **44** bachelor units and support services
- The three-storey building will also include common rooms, a dining room, program space and administrative offices.
- Designed to support people who are currently experiencing homelessness.
- Rents at 60% AMR for 35 years.

COTA and TNG: Support Services

- 24/7 on-site staffing will be provided.
- The following supports will be offered to residents at each modular housing site:
 - Housing stability and eviction prevention
 - Personal recovery relating to mental health and substance use challenges
 - Establishing Personal Crisis Response Plans with each resident and the offering of situational crisis supports
 - Assistance with medication reminder and safe storage
 - Harm reduction and relapse prevention counselling and supports
 - Support with daily living activities
 - Rent collection and arrears payment plans
 - Connections with community supports and other services such as primary healthcare, volunteer and employment opportunities, and assistance with income support programs.
 - Support to reconnect with friends and family.

Timelines

- The first 100 modular supportive homes are on track for substantial completion and occupancy this fall.
- Staff have made considerable progress in exploring options to build an additional 150 modular supportive homes (Phase 2).
- The due-diligence work on the potential new sites has started. This includes a planning review and assessment of all potential sites.
- At this point and subject to the results of staff due-diligence, it is expected that the sites for the next phase will be finalized by end of October 2020, following which community engagement and planning review process can begin.
- The Phase Two units are estimated to be ready for occupancy in Spring 2021
- The City will begin the process to choose future operators prior to the end of 2020.

Photo of 11 Macey Ave. Site (as of Oct. 6, 2020)



Federal Rapid Housing Initiative

Federal Rapid Housing Initiative

- On September 21, 2002, the Federal government announced a new Rapid Housing Initiative (RHI) investing \$1 billion Canada wide in construction of modular housing, as well as the acquisition of land, and the conversion of existing buildings to affordable housing.
- An additional \$236.7 million through Reaching Home: Canada's Homelessness Strategy will be provided to help extend and expand the emergency response to the COVID-19 outbreak.
- No further details about the RHI and its roll-out by Canada, Mortgage and Housing Corporation have been released publically to-date.

Preparing to take advantage of RHI

- Inter-divisional City team is assessing an initial list of properties and land suitable for modular supportive housing; acquisition opportunities (including hotels, motels, rental properties and multi-tenant dwelling homes) and shelters to be converted to permanent supportive housing.
- Key program criteria developed to assess sites on the list include, but is not limited to:
 - ✓ cost per unit;
 - ✓ return on investment (including ability to offset existing costs);
 - ✓ location (vicinity to transit, services);
 - ✓ number of units per building;
 - ✓ size of units; and
 - ✓ timing and availability (i.e. to purchase/develop and create permanent housing opportunities)
- The inter-divisional team has also reached out to key non-profit partners to inquire about potential land and building opportunities they have identified – these have been added to the City’s list.
- Next steps are underway on site-specific diligence, including zoning reviews, site inspections, fair market value determined through appraisals, and construction assessment.

Questions and Answers