

# Housing Secretariat Updates



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# Update on Housing Programs and Initiatives



Programs that currently deliver permanent affordable and supportive housing:

- Toronto Modular Supportive Housing Initiative
- Housing Now Initiative
- Open Door Affordable Housing Program
- Federal Rapid Housing Initiative
- Other Updates

# Toronto Modular Supportive Housing

- Modular housing, which is typically built off-site and then transported to the site where they are assembled, is considered a faster construction option than conventional construction methods.
- As showcased in many jurisdictions in North America, modular housing provides an opportunity to respond rapidly to the city's urgent homelessness situation.
- April 30, 2020, Council approved the purchase and installation of **250 units** of modular housing:
  - An initial 100 homes ("Phase One") will be ready for occupancy before end of the year; and
  - The remaining 150 homes ("Phase Two") will be ready for occupancy by summer 2021.
- The initial two sites have been identified as 150 Harrison Street (Ward 9) and 11 Macey Avenue (Ward 20).
- 25% of all new modular units will be accessible.
- These modular homes will be used to provide **permanent affordable housing with supports** for individuals who are currently experiencing homelessness.
- Through a public Request for Proposals ("RFP") process, the Neighbourhood Group (TNG) and COTA Health (COTA) have been selected as the operator and supportive service provider for the first two modular housing sites.
  - COTA will provide 24/7 onsite wrap-around supports for residents

# Toronto Modular Supportive Housing (cont'd)



## 11 Macey Avenue

**December 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.



## 150 Harrison Street

**January 2021 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.

# Housing Now Initiative

- The Housing Now Initiative was approved by Council in January 2019 to activate City-owned land to create mixed-income, mixed-used and complete communities near transit.
- There are currently 17 sites under the Housing Now Initiative which will be used to provide homes that are safe, secure, affordable and accessible to a range of individuals, including essential workers.
- HousingNow will provide affordable rental, market rental and market ownership housing options including:
  - 12,460 total units, including **4,520 affordable rental units**
- The affordable rental homes will be affordable to people earning between \$21k-\$56k
  - By layering housing benefits, some of these homes could become affordable for recipients of OW/ODSP, including people experiencing homelessness.



# UNIT TRACKER - PHASE 1 AND 2

UPDATED NOVEMBER 12, 2020

**Legend**

- Advancing
- Pending
- On Hold
- T** Higher order transit corridor



\* 777 Victoria Park Ave, 50 Wilson Heights Blvd and 705 Warden Ave under Lease negotiation with successful proponents.

\*\* Project on hold due to Eglinton and Finch LRT.

# Open Door Affordable Housing Program

- Mayor's signature program approved by Council in 2016 to scale up and expedite delivery of affordable rental housing on non-City owned land.
- Administered by the Housing Secretariat through an annual Request for Proposals ("RFP") process
- Provides incentives to non-profit and private sector developers with qualifying affordable rental housing projects.
- City financial incentives include capital grants and/or exemptions from: Development Charges; Planning Application Fees; Building Permit Fees; Parkland Dedication Fees; and Residential Property Taxes (for term of affordability)
- Maximum rent levels are 100% of Toronto's Average Market Rent (AMR)(CMHC, City-wide average)
- Minimum 40 year affordability period for projects
- Minimum 50% of residential gross floor area for the building/project must be affordable rental housing to be eligible
- RFP closed on November 20<sup>th</sup> and submissions are being reviewed and evaluated.

# Rapid Housing Initiative

- The Rapid Housing Initiative (RHI) was announced by the Government of Canada on September 21, 2020.
- RHI will deliver \$1 billion in grant funding nationally to rapidly create new affordable rental housing in response to the urgent housing needs of vulnerable and marginalized individuals.
- This funding will be delivered through the Canada Mortgage and Housing Corporation (CMHC).
- On October 27, 2020 the Government of Canada announced **\$203,265,729** in capital grants to the City of Toronto to create a minimum of 417 units of new permanent affordable housing.
  - City staff will need to move rapidly to develop and submit an investment plan before **November 27, 2020** outlining the capital projects that will be built/secured with the RHI allocation in order to confirm the take-up of funds.
- On October 30, 2020, City Council approved a number of authorities to allow staff to work with partners and expedite the review of sites to meet the federal deadlines.
- Council also approved approximately **\$59 million** in Open Door Incentives for up to **800 units**.



# RHI Project timeline

- RHI Agreement signed
- **Submitted Investment Plan to CMHC on Nov. 27**
- \$203 M in funding allocation to be received from CMHC
- Appraisals to be completed
- Complete due-diligence (environmental, geotechnical testing, etc.)
- Preparation and signing of legal agreements (offers, APS', etc.)
- Engagement and communication plan developed and executed
- RFP for non-profit operators issued
- Planning approvals secured
- Acquisitions completed
- Renovations underway
- Manufacturing of modules underway
- Selection of non-profit operators
- Completion of projects & occupancy of new units



Due diligence on properties

Acquisitions, renovations and modular development

RHI Key Milestones

# Other Updates

- Open RFPs
- Upcoming RFPs
- Community and Stakeholder Engagement

# Thank You

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