

Rapid Housing Initiative (RHI)



Presented by Valesa Faria, Director, Housing Secretariat
TAEH Homelessness Service Planning Forum
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Overview

- Re-cap of the City's 24-Month Plan
- Rapid Housing Initiative: *Supporting the City's 24-Month Plan*
- Eligible Uses of RHI Funding
- Priority Groups
- City Funding to support RHI
- Need for Provincial Support
- What success looks like

COVID-19 Housing and Homelessness Recovery Response Plan

- Aims to create 3,000 permanent, affordable housing opportunities within the next 24 months
- Signals a strong pivot away from emergency measures to sustainable, long-term solutions that would improve the lives of vulnerable and marginalized residents through access to dignified homes
- Requests the federal and provincial governments to accelerate and expand initiatives under the National Housing Strategy and other existing federal and provincial funding programs
- Re-iterates previous requests to the federal and provincial governments to partner on the City's HousingTO 2020-2030 Action Plan - and now, front-loading of investments as an urgent response to the COVID-19 pandemic.



COVID-19 Housing and Homelessness Recovery Response Plan

What the City of Toronto wants to accomplish

Create **3,000** permanent housing opportunities (2,000 of which are intended to be supportive housing) through:



1,000 permanent modular homes



1,000 new units through acquisition, renovations and shovel-ready projects.

1,000 new portable (and flexible) Canada-Ontario Housing Benefits (COHB)

COVID-19 Housing and Homelessness Recovery Response Plan

The Funding Request

Expedited Development of Modular Housing			
What	Year funding required	Support requested*	Details
1,000 permanent modular homes	2020 One-time grant	\$200 million	Capital funding to support the City's existing modular, rental housing program.
*The City will contribute \$228.5 million towards this plan through capital and operating funding as well as land value			
Flexible Acquisition and Enhanced Investment Program			
What	Year funding required	Support requested	Details
1,000 new units through acquisitions and renovations	2020 One-time grant	\$475 million	Capital funding to support the acquisition of buildings and land, renovation of properties as well as investment in "shovel-ready" projects to create new homes.
Scale up the Canada-Ontario Housing Benefit			
What	Year funding required	Support requested	Details
1,000 new portable (and flexible) Canada-Ontario Housing Benefits (COHB)	2020	\$3.5 million	Move 1,000 residents into permanent housing by assisting with rental costs. The COHB pays the difference between 30 per cent of the household's income and the average market rent in the area. For recipients of social assistance, the COHB pays the difference between the shelter allowance and the household's rent and utilities costs.
	2021 and annually thereafter	\$7 million	Continue keeping these residents housed by assisting with rental costs.

Funding to support 2,000 of these residents to maintain stable housing

Housing and Support Services			
What	Year funding required	Support requested	Details
Assist 2,000 clients moving from shelters into permanent housing	2020 and annually thereafter	\$48 million	Ongoing investments in housing benefits and support services will help a range of individuals maintain their housing in the long term. This complements required federal and provincial health resources for the mental health and addictions sector to support those most vulnerable.

Rapid Housing Initiative: *Supporting the City's 24-Month Plan*

- 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 to the City of Toronto to create a minimum of 417 units of new permanent affordable housing.
 - This funding will be transferred to the City in full upon the successful execution of an agreement with CMHC.
 - 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.

Rapid Housing Initiative: *Supporting the City's 24-Month Plan (cont'd)*

- The RHI initiative will be delivered through two funding streams:
 - **Major Cities Stream:** which will flow directly to municipalities to ensure funds are directed to areas where chronic homelessness is most prevalent; and
 - **Projects Stream:** which will prioritize applications received from Provinces, Territories, municipalities, Indigenous governing bodies and organizations and non-profits.
- The City's \$203 million allocation is under the 'Major Cities Stream'

Eligible Uses for RHI Funding

- The RHI program funding is required to be used to develop affordable housing through:
 1. Acquisition of land and construction of modular housing;
 2. Acquisition of land and existing buildings for the purpose of conversion; and
 3. Acquisition of land and rehabilitation of housing.
- Construction, conversion and rehabilitation costs are included in addition to the acquisition of land and buildings.
- Construction must be completed within 12 months (and by no later than December 31, 2021)



Priority Groups to be Housed through RHI

Priority groups to be housed include:

- women
- Seniors
- people with disabilities
- young adults
- Indigenous Peoples (15% target)
- Black People
- racialized groups
- people dealing with mental health and addiction issues
- Veterans
- LGBTQ2+
- recent immigrants or refugees; and
- people experiencing homelessness or those at risk of homelessness.



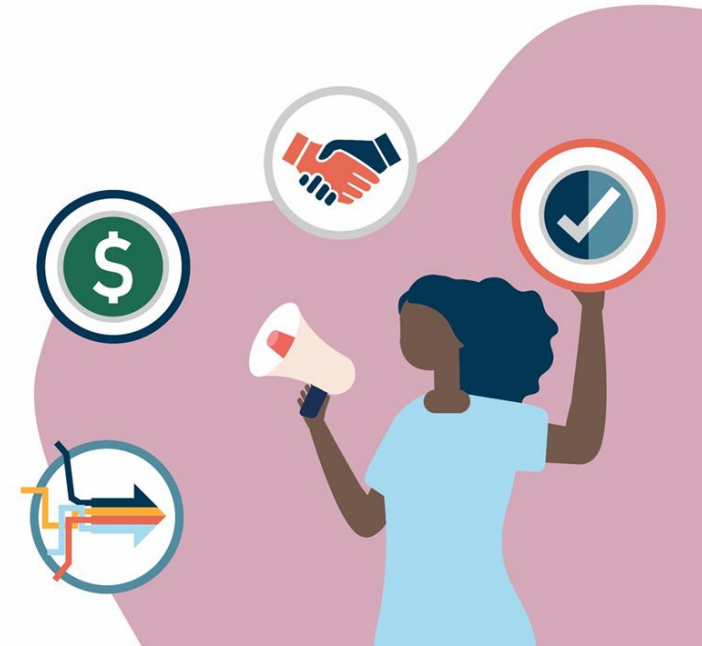
City Funding to complement RHI

- 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.
 - Staff in the Housing Secretariat have been in touch with non-profit partners to add their list of possible acquisitions of land and/or buildings to the City's Investment Plan to be submitted to CMHC by November 27th
- Council also approved approximately **\$59 million** in Open Door Incentives for up to 800 units.



Need for Provincial Support for RHI

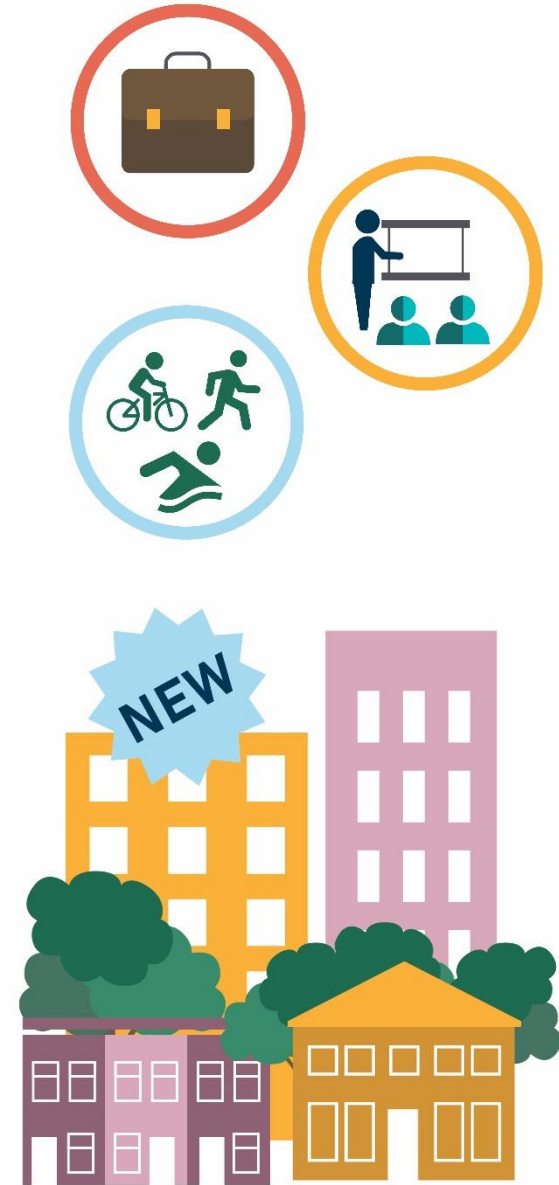
- RHI program provides capital grants only.
- It is pivotal that the provincial government also support this initiative by way of ongoing operating funding to create new supportive housing opportunities.
- Providing a range of supports for individuals with more complex challenges such as serious mental health issues, addictions and other disabilities will be critical to ensuring success of the RHI in alleviating chronic homelessness and reducing demand on emergency services.
- The City will continue its intergovernmental advocacy to the Provincial government



What Success Looks Like

By December 2021:

- Commitment from the Provincial government for operating funding (housing benefits and support services) to create new supportive housing units.
- At least 800 new affordable and supportive housing units created to help people exit homelessness and improve their housing, health and socio-economic outcomes.



Thank You

Additional questions can be directed to valesa.faria@Toronto.ca