

# HousingTO 2020-2030 Action Plan Implementation Updates

Housing Secretariat

December 2023



# HousingTO 2020-2030 Action Plan

- The HousingTO 2020-2030 Action Plan (“HousingTO Plan”), Canada’s first human rights-based housing plan, was adopted by City Council in December 2019.
- The HousingTO Plan is the City’s umbrella housing and homelessness plan and provides a blueprint for actions and investments across the full housing continuum over the next 10 years.



# HousingTO 2020-2030 Action Plan

- The HousingTO Plan proposes 13 strategies and 76 actions to help low-and middle-income households access and maintain good quality, safe, adequate, affordable housing options.
- Major targets include:
  - Approving new rent-controlled homes including affordable rental, supportive, and rent-geared to income homes
  - Approving new affordable homeownership opportunities
  - Protecting the existing supply of affordable homes
  - Improving housing affordability

## HOW WILL IT BE DONE?

- 1.** Adopt a revised "Toronto Housing Charter – Opportunity for All"
- 2.** Enhance Partnerships with Indigenous Community Partners
- 3.** Prevent Homelessness and Improve Pathways to Housing Stability
- 4.** Provide Pathways to Support Women
- 5.** Maintain and Increase Access to Affordable Rents
- 6.** Meeting the Diverse Housing Needs of Seniors
- 7.** Ensure Well-Maintained and Secure Homes for Renters
- 8.** Support Toronto Community Housing and its Residents
- 9.** Continue the Revitalization of Neighbourhoods
- 10.** Create New Rental Housing Responsive to Residents' Needs
- 11.** Help People Buy and Stay in Their Homes
- 12.** Improve Accountability and Transparency in Delivery of Housing Services to Residents
- 13.** Enhance Partnerships and Intergovernmental Strategy



# Generational Transformation of Toronto's Housing System

Generational change to shift and strengthen the housing system

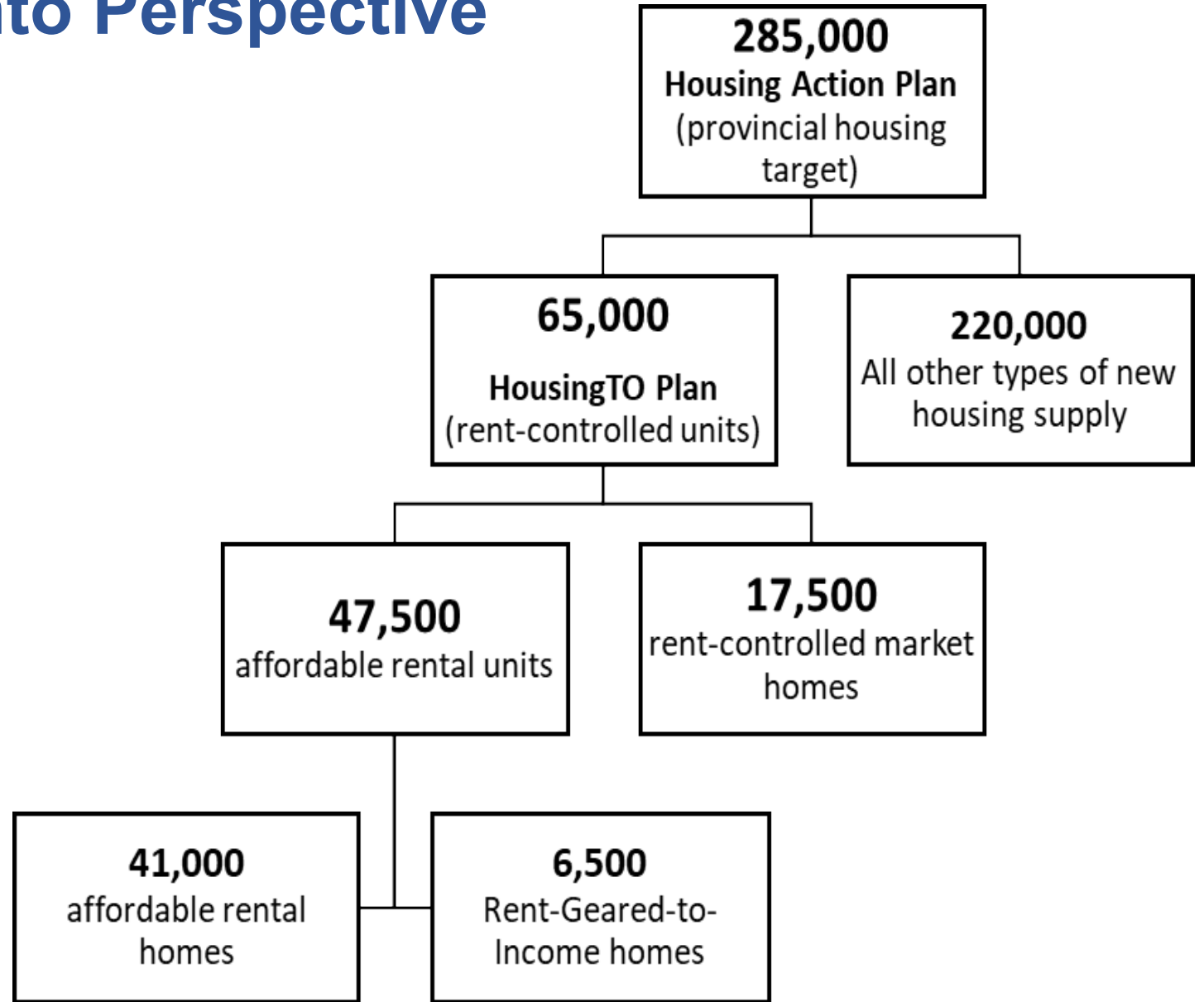
Improving affordability while increasing and accelerating supply for current and future generations of Torontonians

Creating efficiencies within the City, and the system as a whole

Investments from all orders of government to achieve shared housing objectives

We cannot afford not to act

# Putting the Targets into Perspective – The ‘Big Picture’



# Priority Populations Supported by the City's Housing Targets

- The HousingTO Plan has specific targets for affordable rental homes for priority groups, including:
  - Min. 5,200 for Indigenous Peoples by Indigenous housing providers
  - Min. 10,000 for women-led and gender diverse households
  - Min. 12,000 for people experiencing homelessness and those at immediate risk, with support services provided
  - Min. 6,000 for people at risk of chronic homelessness and other priority groups, including Black-led households, 2SLGBTQ+ individuals, seniors and people with physical and developmental disabilities

# Progress in 2022-2023 – Key Highlights



## Progress toward the HousingTO 2020-2030 Action Plan Targets – As of 2022 year-end

- On-Track (progress > 85%)
- Needs Attention (Progress 70% - 85%)
- At risk (progress < 75%)

Target: 14,000 new affordable rental and market homes approved in revitalized TCHC communities

- 4,084 new affordable and market homes approved

Target: 40,000 new affordable rental including 18,000 supportive homes approved

- 14,440 new affordable and supportive rental homes approved

Target: 58,500 TCHC units repaired (FCI portfolio target of 10% by 2026)

- \$1.05 B investment in capital repairs of TCHC buildings to ensure good quality homes for tenants and prevent unit closures.
- 12.5% Facility Condition Index (meaning that the portfolio was in "Fair" condition)

Target: Provide support services for 10,000 residents in supportive housing

- 4,697 households receiving individualized health and social support services

Target: Protect affordability in 2,300 non-profit homes

- Affordability secured in 606 non-profit homes after the expiry of operating agreements

Target: 6,000 low-income senior home owners assisted to maintain their homes through property tax relief

- 22,038 low income seniors home owners assisted

Target: 10,000 evictions prevented

- 6,517 households assisted to maintain their homes through Rent bank and Eviction Prevention in Community programs

Target: 150,000 first time home buyers assisted through Land Transfer Tax Rebate

- 52,346 first-time home buyers assisted through the Land Transfer Tax rebate

Target: 40,000 households assisted through Canada-Ontario Housing Benefit and Housing Allowances

- 5,869 Households assisted with housing cost

Target: 5,200 new affordable rental and supportive homes approved for Indigenous, by Indigenous

- 336 new affordable rental and supportive homes approved

Target: 10,000 new affordable and supportive rental homes approved for Women-led and Gender Diverse Households

- 169 new affordable rental and supportive homes approved

Target: 2,340 private rental homes brought to state-of-good repair

- 74 privately-owned rental homes improved

Target: 1,232 City-operated long-term care beds redeveloped

- 127 City-operated long-term care beds approved to be re-developed
- 0 net new City-operated long-term care beds added towards overall target of 978

Target: 300 low-income seniors home owners assisted to age in place through home repairs and accessibility modifications

- 50 low income seniors home owners assisted

Target: 4,000 new affordable ownership homes approved

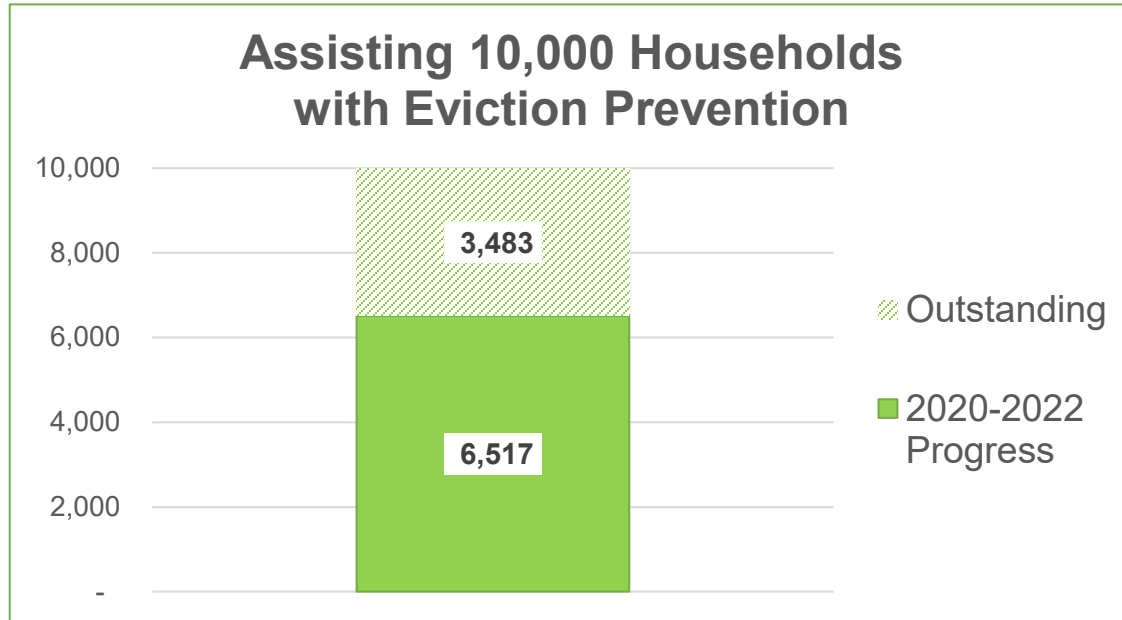
- 151 new non-profit affordable ownership homes approved

Target: 1,500 new non-profit long-term care beds supported

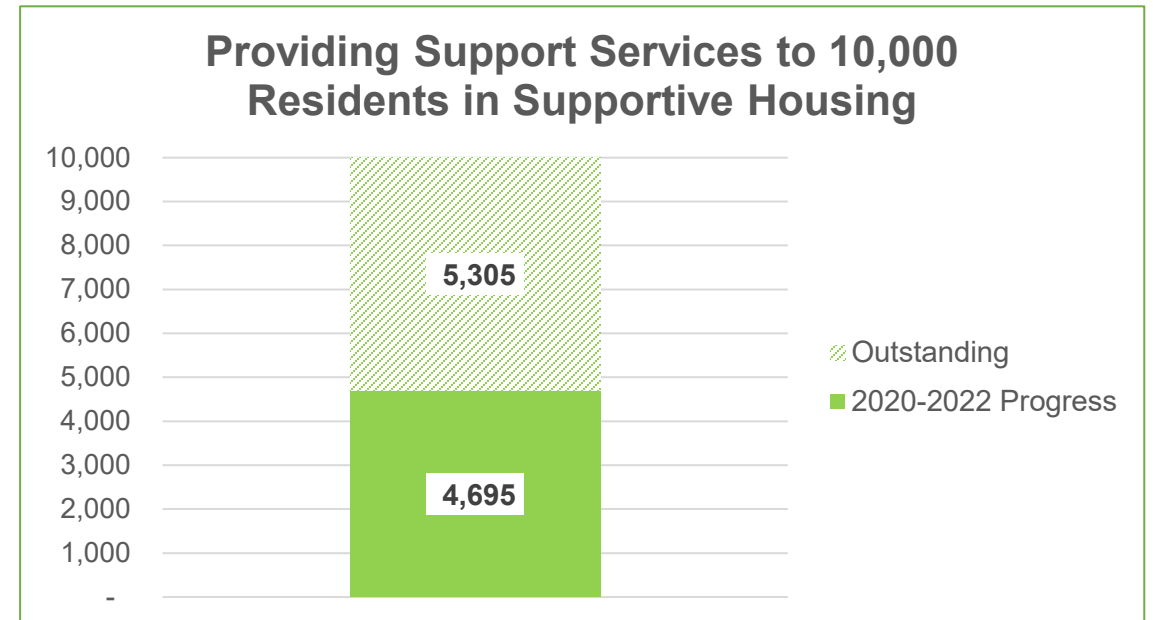
- Development charges deferred for 322 new non-profit long-term care beds



# Prevent Homelessness and Improve Pathways to Housing Stability



**2020-2022 Progress:** 6,517 households assisted through Rent Bank and Eviction Prevention in Community Program (EPIC)

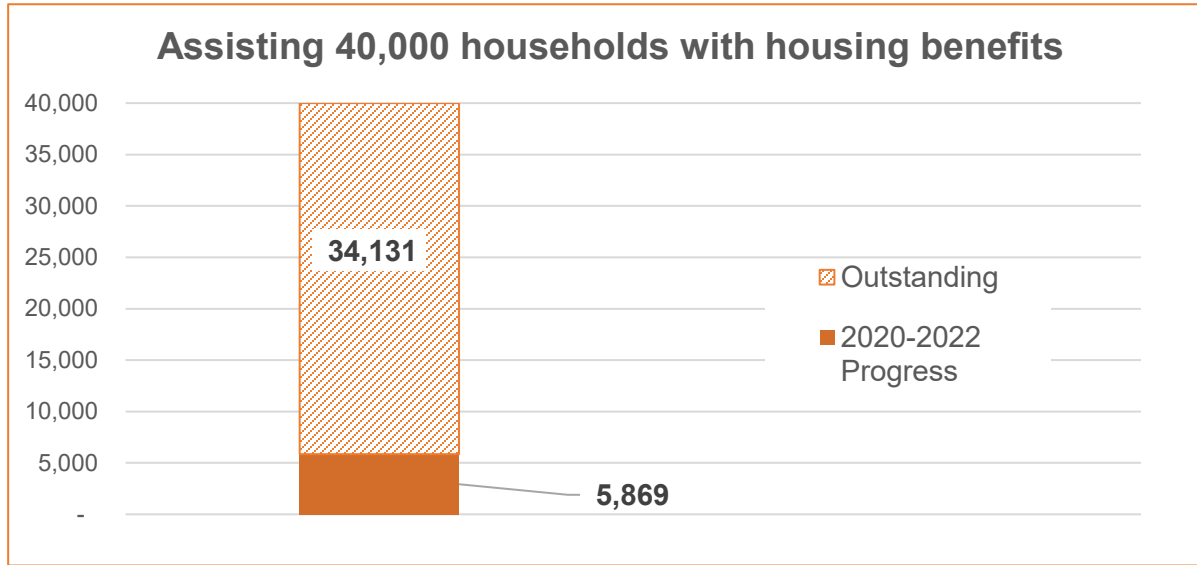


**2020-2022 Progress:** 4,695 households supported through Rapid Re-housing and Habitat Services

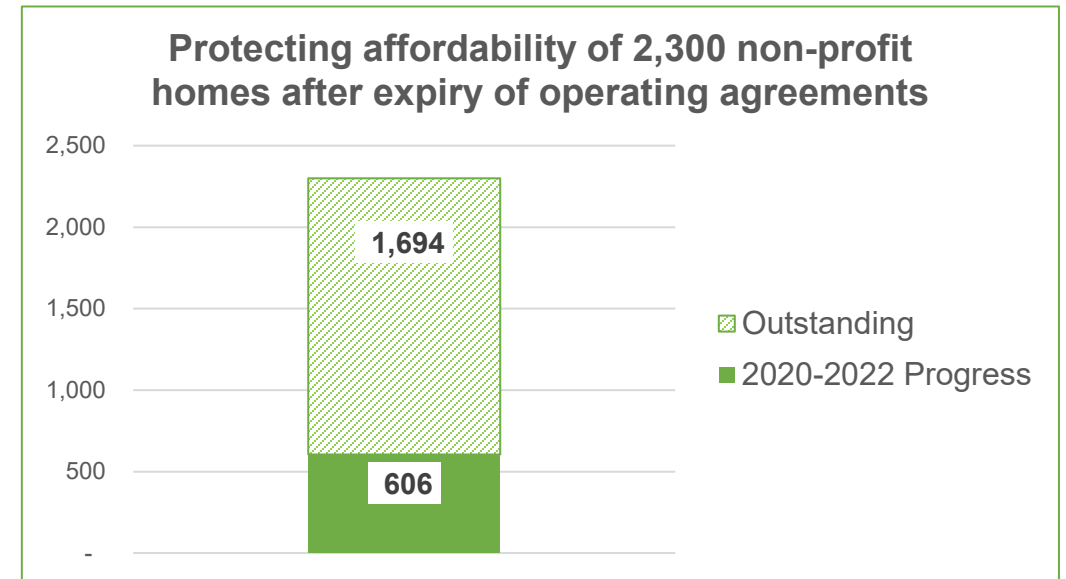
In 2022,

- 329 households experiencing homelessness moved from shelter to permanent housing via the Coordinated Access approach
- 626 households on the Centralized Waiting List that were experiencing homelessness moved to RGI housing

# Maintain and Increase Access to Affordable Rents



**2020-2022 Progress:** 5,869 households assisted with housing cost through COHB & housing allowances.



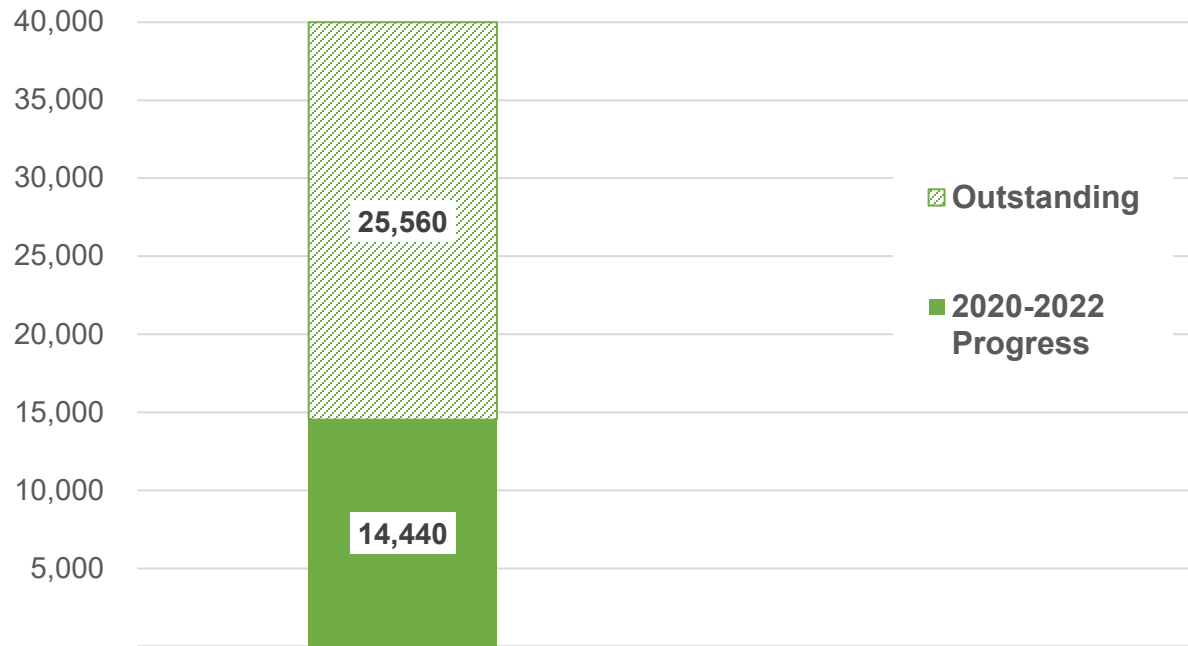
**2020-2022 Progress:** 606 non-profit homes are secured through the Community Housing Partnership Renewal Strategy

In 2022,

- Established a new RGI priority rule for Indigenous households, and households existing supportive housing
- Opened approx. 350 new affordable rental homes (in addition to over 500 supportive homes)

# Create New Rental Housing Responsive to Residents' Needs

Approving 40,000 New Affordable Rental and Supportive Homes



● **2020-2022 Progress:** 14,440 new affordable and supportive rental homes approved (of which 708 have been completed).

In 2022:

- 2,975 City-led or City-supported affordable rental homes were under construction (beyond HousingTO timelines)
- 16,097 affordable rental homes approved for development, but not yet in construction (beyond HousingTO timelines)
- 294 new supportive homes were created through acquisition and conversion of non-residential buildings, and modular construction.

# Improve Accountability and Transparency in Delivery of Housing Services

- Launched the [Housing Data Hub](#) to provide a centralized and publicly accessible source for housing information
- Launched series of [HousingTO Dashboards](#) to highlight progress made on achieving 10-year targets



# Advancing Partnerships with the Housing Sector

# CHFT Memorandum of Understanding

- The City will be entering into a MOU with the Co-Op Housing Federation of Toronto (CHFT) and their new development arm, CHFT Development Society Inc. (CDSI) to:
  - to preserve existing homes,
  - identify opportunities to intensify existing sites, and
  - modernize the governance structures of co-ops.
- This MOU/partnership is critical in advance of anticipated federal funding for co-op housing development (initially introduced in Budget 2022)
- To implement the MOU, the City will provide:
  - **one-time funding of \$100,000 to CHFT** to support capacity building for existing non-profit housing co-operatives;
  - **one-time funding of \$400,000 to CDSI** to support the identification of and pre-development work related to the new affordable non-profit housing co-operative units identified through the MOU.

# TAEH Memorandum of Understanding

The City will also be entering into a MOU with the Toronto Alliance to End Homelessness and will provide \$115,000 towards:

- Identifying land owned by the non-profit sector to create new affordable and supportive housing;
- Supporting the creation of 18,000 supportive homes, and advancing a high-quality, growing, and sustainable system of supportive housing in Toronto;
- Identifying opportunities to secure and optimize funding for health and social supports;
- Identifying opportunities for the City and TAEH to help the non-profit sector increase both development and operating capacity.

# Questions?