

Toronto Housing and Homelessness Service Planning Forum Meeting Minutes

Date: November 4, 2020

Time: 10am-12pm

Zoom: <https://us02web.zoom.us/j/88075561887>

Max # Attendees: 70

Co-chairs

- Mark Aston, TAEH Chair and ED, Covenant House
- Ashleigh Dalton, Manager, Strategic Policy and Service Planning, SSHA

Land Recognition

- Ashleigh began the meeting with an Indigenous land acknowledgement

Agenda Review

- Mark provided an overview of agenda items

SSHA Updates – Ashleigh Dalton

- Ashleigh provided an update on the Interim Shelter Recovery and Infrastructure Implementation Plan, as well as a quick summary of upcoming reports to Council.
- City Council adopted the Interim Shelter Recovery and Infrastructure Implementation Plan on October 28, 2020.
- In follow up to this motion, there were two motions to amend:
 - To review the City's policies and associated costs to ensure the provision of certain survival equipment and/or supplies to encampments are available. This is particularly important with the increasing numbers of encampments, people living outdoors, and the winter season coming closer. There is an interdivisional working group that will be doing this work, using a human rights lens.
 - To report back about the number of people seeking shelter or respite through Central Intake, and the number of people referred to a space to ensure that adequate capacity is maintained in the shelter system.
- Upcoming Reports to Council include:
 - Protecting Affordable Rental Housing Report, regarding Tenant Defense Fund
 - Shelter System Demand and Capacity Management
 - Options to expand EPIC and RB programs

Housing Secretariat Updates – Valesa Faria

- Valesa provided an overview of the City's 24-month plan, the Rapid Housing Initiative (RHI), eligible uses of RHI funding, priority groups, city funding to support RHI, the need for provincial support, and what success might look like.
- The Covid-19 Housing and Homelessness Recovery response aims to create 3000 permanent, affordable housing opportunities within the next 24 months through 1000 permanent modular homes, 1000 new units through acquisitions and renovations, and 1000 new portable and flexible Canada-Ontario Housing Benefits (COHB)

- The Government of Canada's Rapid Housing Initiative supports the City's 24 month plan. It 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. Of this funding, \$203,265,729 will be provided to the City of Toronto to create a minimum of 417 units of new permanent affordable housing. City staff will need to develop and submit an investment plan before Nov 27, 2020 outlining the capital projects that will be built and secured with the RHI allocation. City Council has also approved approximately \$59 million in Open Door incentives for up to 800 units.
- The RHI will be delivered through a major cities stream (which will flow directly to municipalities) and a project stream (which will prioritize applications received from provinces, territories, municipalities, Indigenous governing bodies and organizations, and non-profits).
- Valesa recommended that a joint application can help reduce administrative costs and provide a holistic perspective of what the City of Toronto is planning. She requested that, if attendees are aware of land that can be included for consideration, that details about these should be sent to City Planning.
- It is worth noting that RHI provides capital grants only. The City will continue intergovernmental advocacy to the provincial government to obtain operating funding to create new supportive housing opportunities. Valesa noted that TAEH advocacy will be helpful in this regard.
- For further information, please refer to the slide deck with Housing Secretariat Updates.

City Planning – Deanna Chorney and Christine Ono

- Deanna and Christine provided an overview of proposed changes to the City of Toronto's definition of affordable rental housing, as well as an update on changes to inclusionary zoning.
- The proposed definition of affordable rental housing and affordable rents is as follows: it refers to housing that is intended to cost less than 30% of households' before-tax income in the City of Toronto, and where the total monthly shelter cost (inclusive of utilities) is the least expensive of 100% of Average Market Rent by unit type, and which is affordable to:
 - For bachelor units, households earning between the 20th and 50th percentile income, for one-person renter households.
 - For one-bedroom units, households earning between the 30th and 60th percentile income for one-person renter households
 - For two-bedroom units, households earning between the 30th and 60th percentile income for two-person renter households
 - For three-bedroom units, households earning between the 30th and 60th percentile income for three-person renter households
- Inclusionary Zoning (IZ) addresses the needs of those who earn too much to be eligible for social housing, but not enough to afford market rents or sale prices. The draft official plan and zoning amendments are:
 - Units in IZ must stay affordable for 99 years.
 - For a condominium development, 5-10% of the total residential gross floor area must be affordable, and for a rental development, 2.5-5% of the total residential gross floor area must be affordable.

- IZ applies to developments proposing 100+ units in downtown and 140+ units in other areas of the City of Toronto
- IZ applies to development in Protected Major Transit Station Areas (500-800 metres around stations) and located within the strong or moderate market area (reviewed every 3 years)
- IZ would not apply to complete applications for a zoning by-law amendment, minor variance or site plan and building permit applications filed on or before Jan 1, 2022.
- The definitions discussed affect many policies and programs. A review of impacts to existing programs and policies is underway, and will be identified in a future Council report. The priority will be to secure deeper affordability across programs where possible.
- Deanna and Christine identified that City Planning is consulting with the public on these changes, and encouraged attendees to join the public meetings to provide their input and feedback.
- For further details on the proposed changes, please refer to slide deck with updates from City Planning. You can also refer to the [Affordable Rental Housing definition staff report](#), [Inclusionary Zoning Staff Report](#); and [Summary of the proposed policy framework \(IZ\)](#).

Accessibility and Homelessness/Housing – Kate Chung, Accessible Housing Network

- Kate shared the work and mission of the Accessible Housing Network, highlighting the interconnection between accessibility and homelessness. The Network wanted TAEH and Forum partners to know about their work, and to support it where they can. An information sheet on the Network will be shared with the meeting follow up.
- Kate also brought forward a request for the City of Toronto to take action on ensuring building codes, including those for shelters, respites, and community housing, take on universal designs, and are in alignment with Human Rights codes.

Toronto Alliance to End Homelessness – Kira Heineck

- Kira shared that the Toronto Alliance to End Homelessness (TAEH):
 - Continues to share resources and updates through the TAEH mailing list.
 - Submitted advice to the province on improving supportive housing, and will be following up with them through meetings with executives, and public sessions.
 - Continues to speak to Housing Secretariat about supporting the sector, taking collective approaches, and ensuring deadlines for key initiatives are met
 - Continue to engage in strategic conversations

Q&As:

- There were questions and answers on each of the above presentations. Resources shared include:
 - Winter Plan: <https://www.toronto.ca/news/city-of-toronto-2020-2021-winter-plan-for-people-experiencing-homelessness/>