

Housing Secretariat Updates THHSP Forum

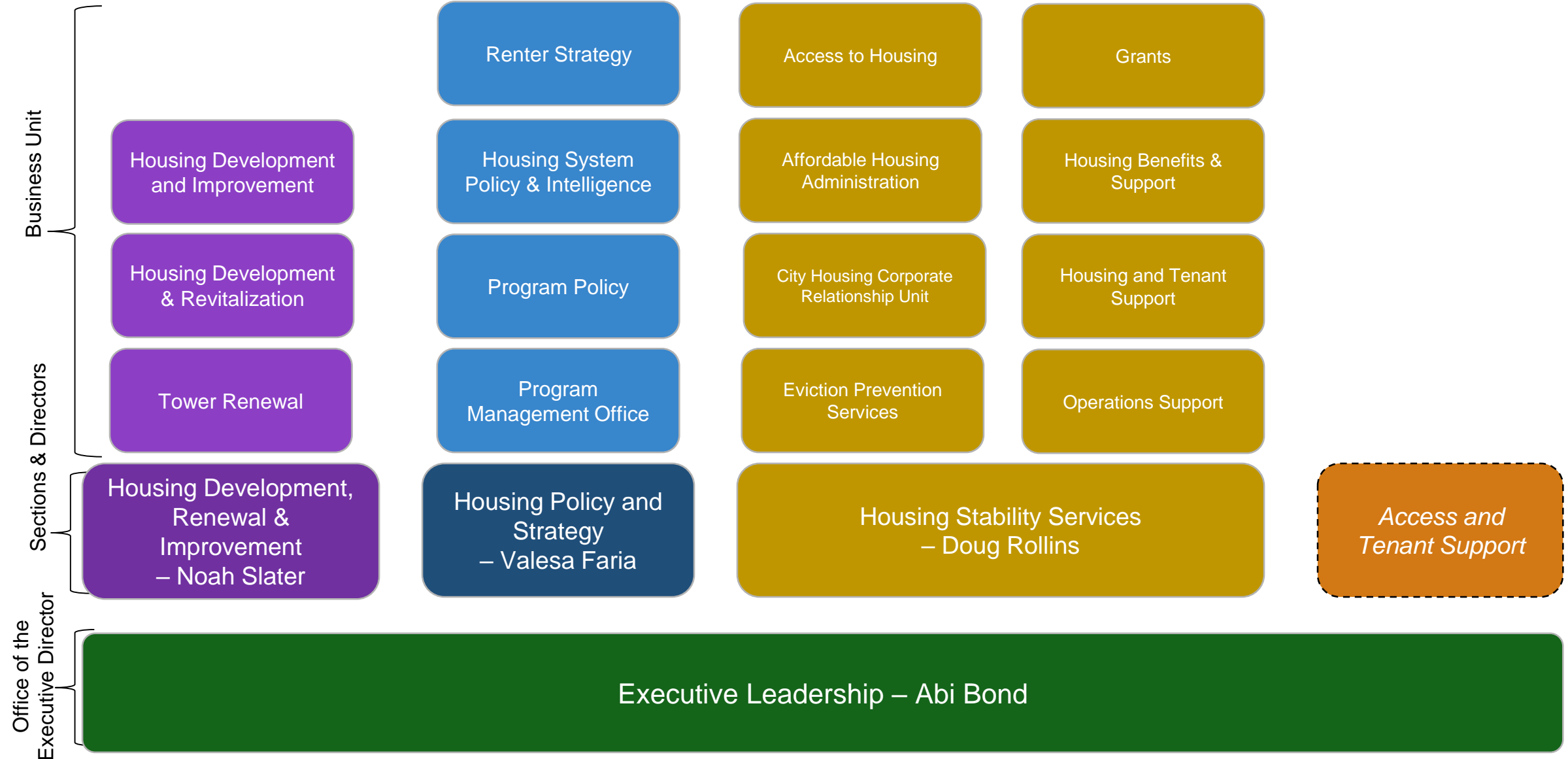


January 11, 2023

The Housing Secretariat – What we do

- We serve low-and-moderate-income residents, including Indigenous and Black communities, and those from other equity-deserving groups.
- Our primary focus is supporting delivery of the HousingTO 2020-2030 Action Plan including:
 - delivering of a range of new homes including affordable rental homes; preserving the City's existing rental housing stock; improving housing stability for vulnerable Torontonians;
 - helping residents access and maintain safe, adequate and affordable housing; and
 - supporting equity and climate action.
- We also provide strategic advice/support on housing issues to the City Manager, Deputy City Managers, Elected Officials, and key government partners.

The Housing Secretariat Org Structure



The Housing Secretariat – Service Areas

Service 1 - Housing System Policy & Strategy

System-level strategy, policies and programs that help: increase the supply of new homes across the housing continuum; preserve and improve existing purpose-built rental homes; and improve housing affordability for Torontonians. The Housing Policy and Strategy team is responsible for developing key strategies and initiatives to support overall delivery of the HousingTO 2020-2030 Action Plan, including monitoring and reporting on performance of the Plan, and developing strategic partnerships with key internal and external stakeholders, including government partners, to support its delivery.

Service 2 - Housing Development, Revitalization & Improvement

Implementation of programs that support the creation of new affordable, supportive and market rental homes including: the Open Door Affordable Housing Program; the Housing Now Initiative; the Multi-Unit Residential Acquisition (MURA); the City's laneway housing program; renovation programs that supports safety, accessibility and energy efficiency upgrades to homes occupied by low-income seniors and persons with disabilities; assistance for low-and-moderate-income residents to purchase affordable homes through City's Home Ownership Assistance Program (HOAP); and the City's Tower Renewal Programs.



The Housing Secretariat – Service Areas (cont'd)

Service 3 - Housing Stability Services

Service system management including funding and oversight of 280 housing providers, 92,000 social and affordable homes (including 59,000 Toronto Community Housing Corporation and Toronto Seniors Housing Corporation homes), administering over 7,100 housing benefits, and providing grants to community agencies that help households find and maintain housing.

Service 4 - Tenant Access & Support

Oversight on the administration of the Centralized Waiting List and other renter support and eviction prevention programs that help residents to access social and affordable rental homes, including supportive homes.

Housing Secretariat Key Achievements - 2022

Developing New Affordable and Supportive Housing

- Over 3,000 affordable rental homes approved and 599 completed
- Over 700 affordable ownership homes approved, and 768 completed
- Partnered with Missanabie Cree First Nations as the developer for the Housing Now site at 140 Merton which will deliver at least 180 rental homes, including 90 affordable rental homes, for Indigenous seniors

Preserving the Existing Housing Stock

- Multi-Unit Residential Acquisition Program launched, with 140 homes, across 6 projects secured
- Vacant home tax implemented for 2022 tax year (payable in 2023)
- Renoviction Policy developed and approved by Council to guide future action on renovictions



*Permanent modular supportive housing at
540 Cedarvale Ave*

Housing Secretariat Key Achievements – 2022 cont'd

Providing Access to Housing and Housing Stability for Vulnerable Residents:

- Choice-Based Centralized Waitlist system for social housing implemented, reducing the time it takes to match an applicant to a unit
- Final phase of Tenants First plan for TCHC completed - transferred 760 homes to community land trusts and launched the Toronto Seniors Housing Corporation
- Received Council approve to convert Toronto Rent Bank into a permanent, grant-based program for vulnerable households at risk of eviction
- Sustained over 600 tenancies through the Eviction Prevention in the Community (EPIC) program

Advancing System Policy and Partnerships

- Developed the 2023/24 Housing and Homelessness Resilience Plan aimed at delivering 4,000 additional affordable rental and supportive housing opportunities in partnership with the federal and provincial governments.
- Partnered with Miziwe Biik Development Corporation to support the delivery of 5,200 affordable rental and supportive homes for Indigenous peoples by Indigenous communities
- Launched a Housing Working Group with Post-Secondary Institutions and Women Serving Housing Organizations



Transferring ownership of TCHC homes to two affordable housing non-profit organizations

2023 Priorities



Continued Delivery of HousingTO 2020-2030 Action Plan

- In 2023, the second annual HousingTO Progress Report will be brought to Council, providing an update on progress across 76 strategic actions, and outlining priorities for the remainder of 2023.
- The City's continued focus on action across the housing continuum is guided by HousingTO including:
 - Increasing the supply of people-focused affordable and supportive housing;
 - Supporting equity-deserving groups and climate resilience
 - Continuing to support renters, including advancing a Renovictions By-law and establishing a Housing at Risk Table (HART); and
 - Leveraging cross-sector partnerships to deliver on the HousingTO Plan

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



Taking Action on the New 24-Month Housing Plan

In May 2022, Council adopted a **Housing Recovery Plan for 2023-2024** to create a further **4,000** permanent, affordable and supportive housing opportunities for people experiencing homelessness, comprising of:

- 2,500 new supportive homes; and
- 1,500 Canada-Ontario Housing Benefits

In 2023, Housing Secretariat will focus on strengthened delivery and oversight of the 24-Month Plan, including:

- engagement with non-profit and Indigenous sectors on implementing this Plan and achieving the larger target of 18,000 homes by 2030;
- intergovernmental advocacy efforts to secure new and enhanced capital and operating funding, and
- public reporting on progress.



Delivery of 2023 Housing Action Plan

Adopted by Council in December, 2022, the 2023 Housing Action Plan aims to increase the supply of affordable and market homes over the next 10 years to increase the total supply of available housing in Toronto.

Council-directed staff actions to be explored and reported back on in March 2023 include:

Official Plan Policy and Regulatory Components

- a. Amending the City-wide zoning by-law to be more permissive from a housing opportunities perspective;
- b. Complete the review of the City's Official Plan to ensure that it aligns with the need for more housing in areas of the City identified for residential opportunities;
- c. Review the City's urban design guidelines, heritage standards and urban forestry policies to ensure they align with the priority of optimizing the delivery housing opportunities for a range of housing forms;
- d. Amend the Zoning By-law to increase zoning permissions on major streets;
- e. Amend the Zoning By-law to create transition zones between commercial and residential areas;
- f. Increase density within neighbourhoods through additional permissions including but not limited to multiplex permissions and removing exclusionary zoning; and
- g. Revisit the plans for the Port Lands, Waterfront and other major change area projects to ensure housing density is optimized

Delivery of 2023 Housing Action Plan

Housing System Policy and Program Components

- a. Develop community housing intensification plans with specific targets that support and grow existing co-op and non-profit rental homes plus add capacity for the sectors to be able to operate the new homes.
- b. Update the Open Door Program and other affordable housing programs,
- c. Create a post-secondary housing strategy in partnership with post-secondary institutions on increasing the availability of student housing.
- d. Develop a strategy with school boards to encourage the creation of housing on their lands.
- e. Initiate training, trade and strategies to promote local hiring as necessary to increase construction market capacity and other industrial strategy approaches and levers that can be advocated to increase housing production.
- f. Revisit approved Housing Now, with the intent of increasing housing supply and supporting affordable housing delivery
- g. Develop a publicly available database to track City-supported affordable rental units approved, under construction and built.