

# Housing

2020 - 2030 Action Plan

## Backgrounder



# What is the HousingTO: 2020-2030 Action Plan?

The City of Toronto is developing a new Action Plan to address the full spectrum of housing issues in Toronto now, to 2030.

The City of Toronto adopted a 10-year affordable housing action plan for 2010-2020 to guide its work and investment decisions in partnership with the private and non-profit housing sectors, and federal and provincial governments. Ten years later, while progress has been made, the City has struggled to achieve the targets set in its first housing plan.

Many people in Toronto are experiencing housing challenges. These challenges exist across the housing spectrum from homelessness and shelter use, to securing affordable rents, market ownership, and everything in between. The HousingTO 2020-2030 Action Plan will set out clear actions the City will take over the next 10 years to address the full spectrum of Toronto's current and future housing needs. The Housing Toronto 2020-2030 Action Plan will help the City to achieve the objectives of the Toronto Housing Charter, which states:

**“All residents should have a safe, secure, affordable and well-maintained home from which to realize their full potential”**

The City understands that residents want to see a solution to homelessness and an improvement in housing affordability and stability. Finding the right solutions that work for our City, will require input and support from members of the public, stakeholders and decision makers.

**Help us find the right solutions for the HousingTO: 2020-2030 Action Plan  
– Share your experiences and ideas with us today!**

# HousingTO: 2020 – 2030 Action Plan Housing Spectrum

Residents in our City have a variety of different housing needs. The “Housing Spectrum” showcases the different housing options that exist in our City. Residents may access different options in the housing spectrum as their needs and circumstances change over time. The HousingTO 2020-2030 Action Plan will address housing needs across the entire housing spectrum.



Emergency Shelters	Supportive/ Transitional Housing	Long Term Care	Social Housing	Affordable Rental Housing	Affordable Home Ownership	Market Rental Housing	Market Home Ownership
Provide temporary accommodation and related support services to assist people experiencing homelessness to move into housing.	Housing that also provides support services to residents to help people maintain their housing. This form of housing can be temporary in nature based on an individual's needs.	Provides 24-hour supportive housing for seniors and other individuals who are unable to live on their own due to mental and physical challenges with daily living.	Government-supported rental housing units that are owned and operated by government or non-profit groups. Social housing includes Rent-Geared-to-Income (RGI) and market-rent units.	Government-subsidized housing where rents are the Average Market Rent in the city (measured annually).	Government-funded down payment assistance to income-eligible renter households.	Rental housing provided through the private market. This includes purpose-built rentals, rented condominiums, and non-condo secondary rentals (e.g. rented houses).	Housing where a person has purchased their housing at market value.

# What are Toronto's Housing Challenges Today?

## Current FACTS & STATS

The *Toronto Housing Market Analysis Report* published in January 2019 illustrates that Toronto residents' housing needs are projected to increase faster and be more diverse over the next 10-12 years. The results demonstrate the need for government action now and in the future. It also demonstrates that people are challenged in a broken housing system and in particular there is a need to increase the supply of supportive, social, affordable and market rental housing as well as support services. This Market Analysis Report helps us build a common understanding of the current and future housing situation in Toronto. Key findings from the report are presented below.

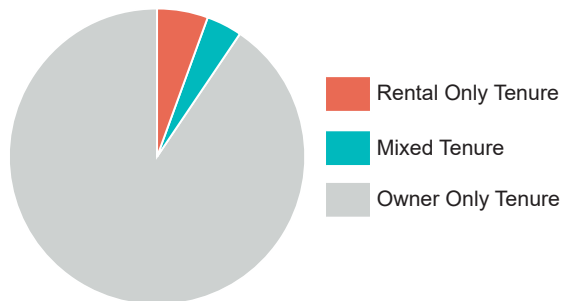
### 1: People are stuck and housing and homelessness support services can't keep up with increasing demand.

People are waiting for:



### 2: There is a severe shortage of purpose-built rental housing.

Purpose-built rental developments have accounted for a small fraction (6%) of the development pipeline from 2011-2016.

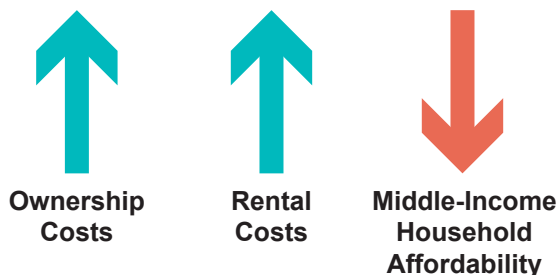


While the number of rental households has grown, over 93% of purpose-built rental buildings were constructed before 1980.

Before 1960	71,122
1960-1979	175,517
1980-1999	7,949
2000 or Later	10,244

### 3: Both rental and ownership costs are becoming increasingly unaffordable.

The rental market is becoming more expensive but at the same time, middle-income households are being priced out of the ownership market.



### 4: Housing affordability is a key driver of homelessness.

The top three reported causes of homelessness are migration, inability to afford rent and eviction.



### 5: Many neighbourhoods in the "yellow belt" (i.e. areas of mostly single-family homes) are shrinking in population size. The community facilities and services in these neighbourhoods are now underused.

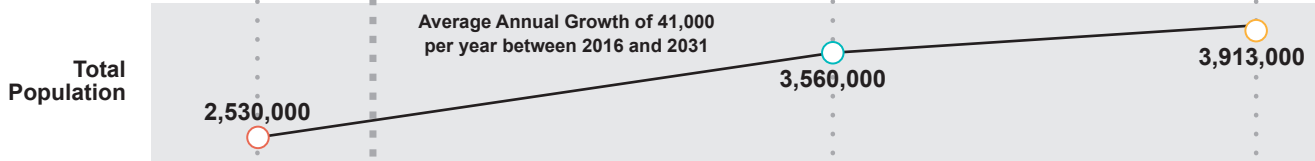
# What are Toronto's Housing Challenges Ahead?

Looking ahead, Toronto will continue to grow, while the needs of our population change. This will impact the housing needs of Torontonians across the housing spectrum.

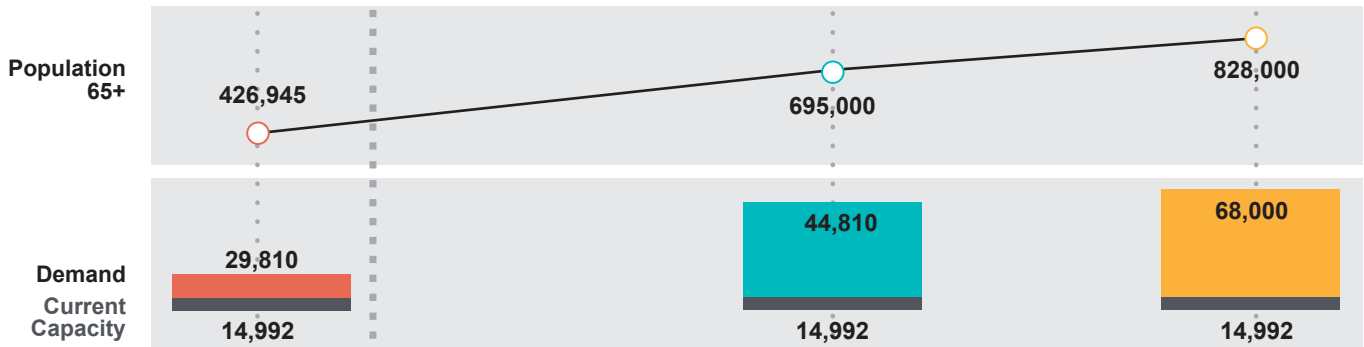
## Forecasted FACTS & STATS



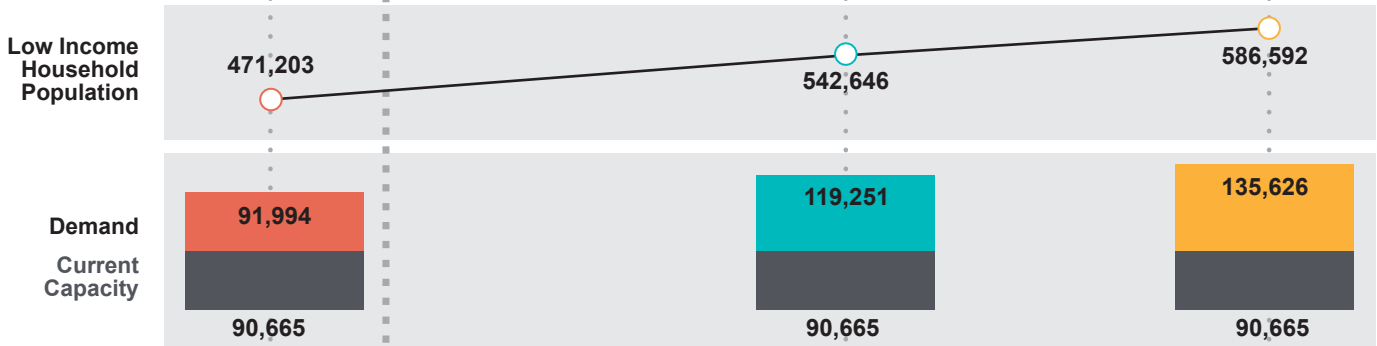
### 1: Population growth will speed up.



### 2: The City's population will get older and the demand for long-term care will increase.



### 3: More people will live in low-income households and the demand for social and affordable housing will continue to grow.



### 4: More people will be in 'core housing need'. This means they lack housing that is an adequate size, affordable and/or well maintained.



### 5: Demand for mental health and addictions supportive housing will grow faster than the population.



# Housing Opportunities Toronto Action Plan (2010-2020)

## Key Highlights

The City of Toronto adopted a 10-year affordable housing action plan for 2010-2020 to guide our work and investment decisions in partnership with federal and provincial governments, as well as the public and private housing sectors. Ten years later, while progress has been made, the City has struggled to achieve the targets set in its first housing plan.

### 1. Action on Toronto Housing Charter

2. Increased access to services for people experiencing or at risk of homelessness – including new emergency shelters

3. Provided new housing benefits to support people experiencing homelessness or at risk of homelessness



4. Increased funding for capital repairs for social housing

5. Supported tower renewal communities – including capital improvements

6. Increased the supply of new affordable and supportive housing



7. Increased access to new affordable ownership homes through down payment assistance and forgiveness of land transfer tax

8. Activated surplus public lands available for new affordable housing

9. Successfully advocated for new provincial inclusionary zoning in new developments



10. Achieved a new National Housing Strategy

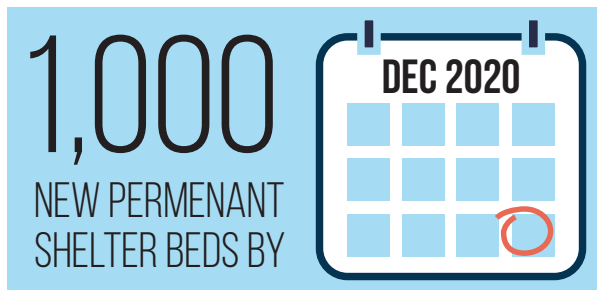
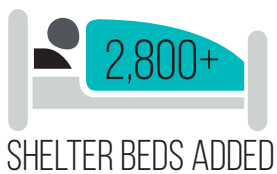
# Housing Opportunities Toronto Action Plan (2010 - 2020)

## Key Highlights

### 1. Toronto Housing Charter

Established the principle for Council decision making processes to ensure all residents have a **safe, secure, affordable and well-maintained home** from which to realize their full potential.

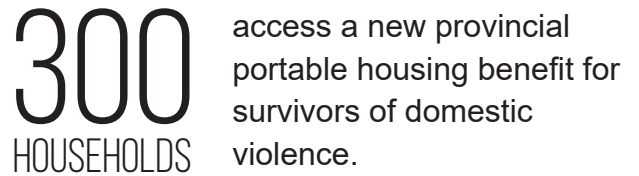
### 2. Increased access to services



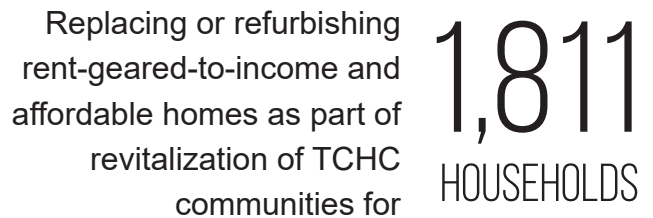
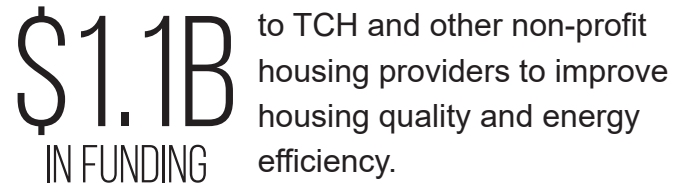
Approval of capital funding to **redevelop Seaton House** to provide specialized care for vulnerable populations including **long-term care beds, shelter beds, and transitional housing.**



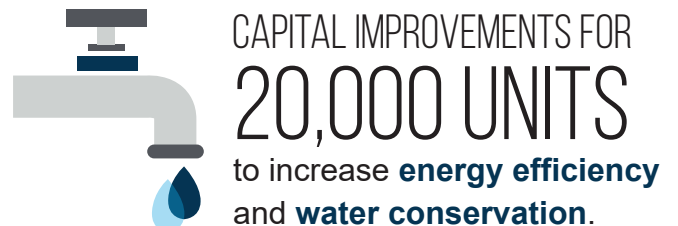
### 3. New housing benefits



### 4. Funding for capital repairs



### 5. Supported tower renewal communities





## 6. Increased supply



2,000+  
SUPPORTIVE HOUSING  
OPPORTUNITIES

AFFORDABLE RENTAL  
HOMES OPENED FOR

4,093  
HOUSEHOLDS



ADDITIONAL  
3,311  
APPROVED

Launched the **Open Door Program**  
in 2016 to scale up creation of  
affordable rental housing.



## 7. Access to new affordable ownership homes



AFFORDABLE OWNERSHIP  
OPPORTUNITIES FOR

1,533  
HOUSEHOLDS

ADDITIONAL  
807  
APPROVED



Land transfer tax rebates to

173,160  
FIRST TIME HOME BUYERS  
between 2010 and 2018.

## 8. Surplus public lands

6,429 NEW AFFORDABLE RENTAL  
AND OWNERSHIP HOMES  
ON 52 PUBLIC PROPERTIES

Approved the **Housing Now Initiative** in 2018 to activate 11 City-owned sites for creating mixed-income, mixed-use, and transit oriented communities.



## 9. Inclusionary zoning



The Ontario government enacted **Inclusionary Zoning** and work is underway to develop official plan policies informed through a full consultation and engagement process.

## 10. National housing strategy

Achieved the **National Housing Strategy** through ongoing advocacy efforts including holding a **National Housing Summit** in 2016 to gather feedback and input from Toronto residents.



50%  
FEDERAL HOMELESSNESS  
FUNDING INCREASE BY 2022.

Advocated for maintaining funding for social and co-op housing at existing levels and providing new long-term funding for repairs through the **Close the Housing Gap** campaign in 2014.





## Notes

Please use this space for personal reflection and to write down your thoughts and ideas.

**These notes will not be collected.**



