

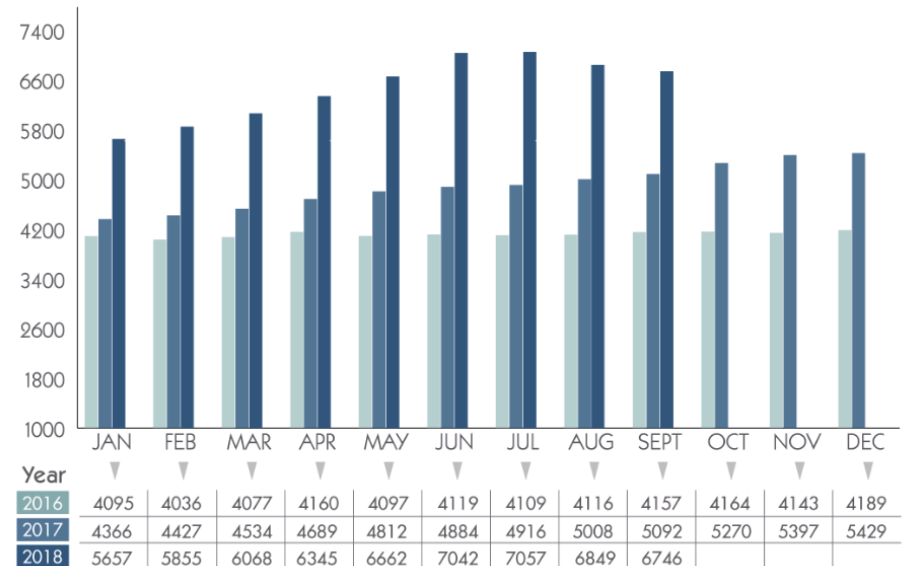
Action on Affordable Housing

Presentation to Central Etobicoke Community Hub Working Group
Sean Gadon, Director
Affordable Housing Office, City of Toronto
October 29, 2018

Regional Housing Pressures

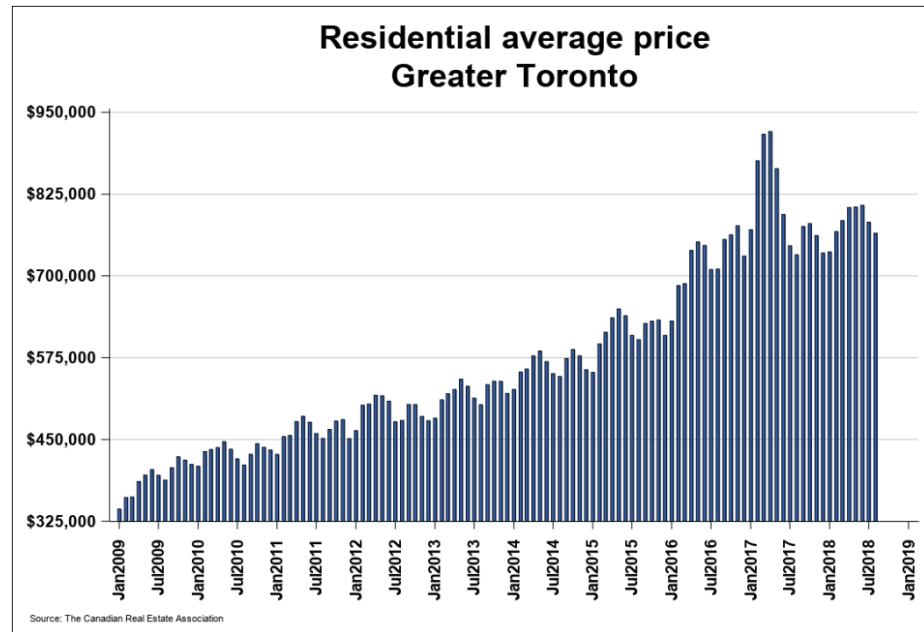
- Homeless shelters are at capacity – less than 8% of shelter fill 43% of shelter capacity
- The city is also coping with a strong increase in refugees – Currently about 40% of shelter users are identified as refugee claimants and this trend is forecast to continue
- Street homelessness persisted over the years and this trend is forecast to continue
- Social housing waiting list and times have grown, with some 100,000 households waiting to access some 94,000 social housing homes.

Average nightly number of people served in Toronto's emergency shelter system



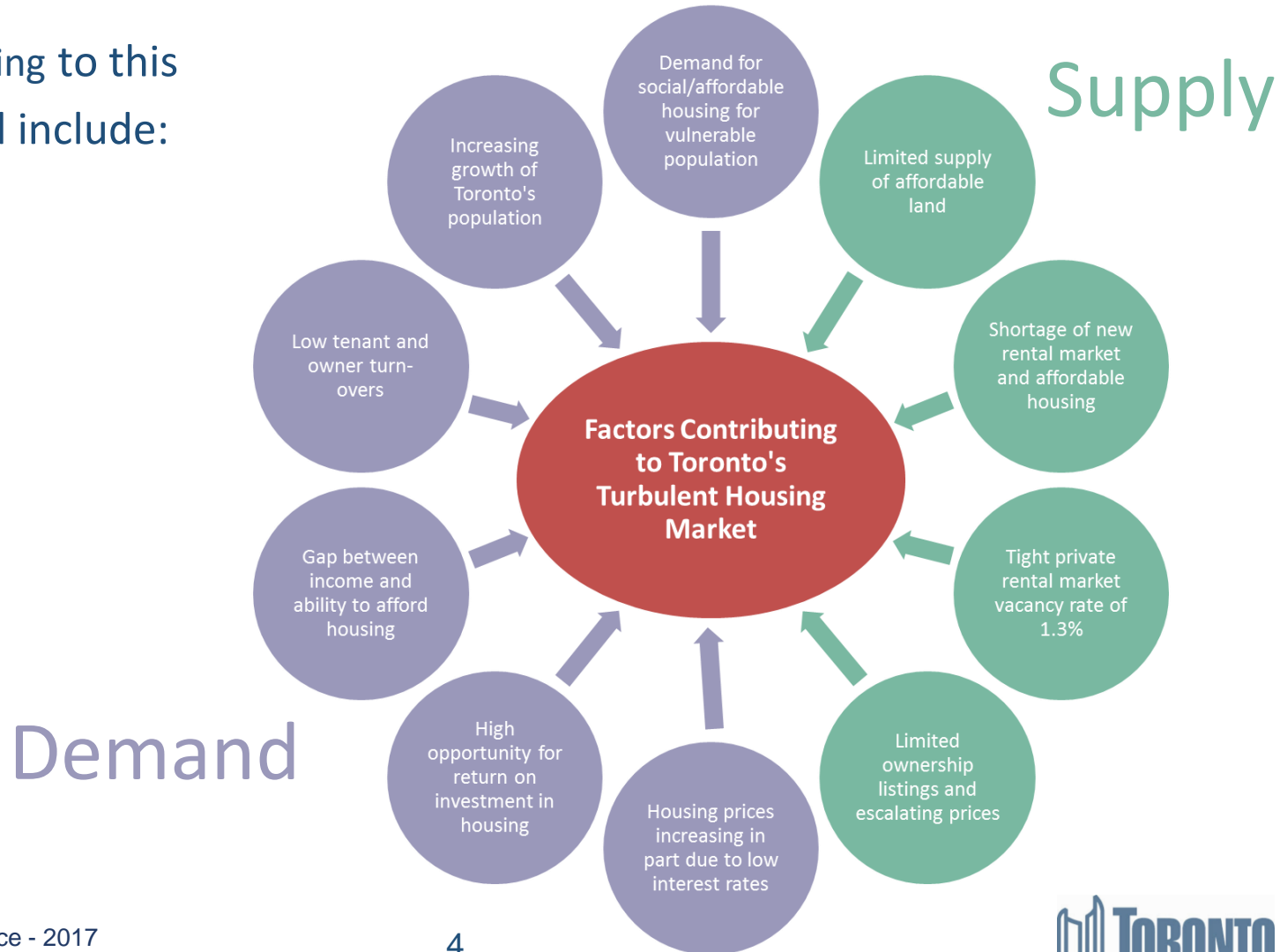
Regional Housing Pressures

- Vacancy rates in market rental housing have declined to 0.7% - the lowest rate in 16 years. The vacancy rate is expected to decline further in future years
- Close to half of renters (47%) spend more than 30% of their income on housing
- Average home prices have skyrocketed leaving tenants locked into rental housing and reducing mobility from rental housing. From 2006 to 2018, median household income grew only 30% while average homeownership costs grew 131%.



A Turbulent Housing Market

- Factors contributing to this worrisome trend include:



Role of the Community

- Work with all stakeholders to bring forward affordable housing proposals that address community needs and priorities
- Create welcoming communities for shelter, supportive and affordable housing proposals
- Be proactive by gathering community specific data such as at risk affordable housing or potential public sites for affordable housing developments
- Contribute to the City's Housing Opportunities Action Plan for 2020-2030 by attending public consultation meetings in 2019
- Finding the right people with resources and money and working with others and finding our way to YES!

Some Success Stories

Red Door Shelter

- In 2014 ,the Red Door's family shelter site was left without a future after the property was placed into receivership
- A unique collaboration between the community, the developer, the City and Red Door to incorporate 20,000 ft² shelter space (purchased by the City) within a mixed-use condominium



YWCA's Elm Center

- 300 rental homes of permanent housing on City owned land for Indigenous women and their families and for women with mental health or concurrent mental health and substance use needs.



Success Stories

Covenant House

- In partnership with the City and using federal/provincial/City funding, the Covenant House provides housing and support services for 12 young, female survivors of sex trafficking at two homes

Humewood House

- Transitional and supportive housing and a range of support services for moms and babies
- Eight new affordable housing units are available to young mothers with support from federal, provincial governments and the City.



Contact Information

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