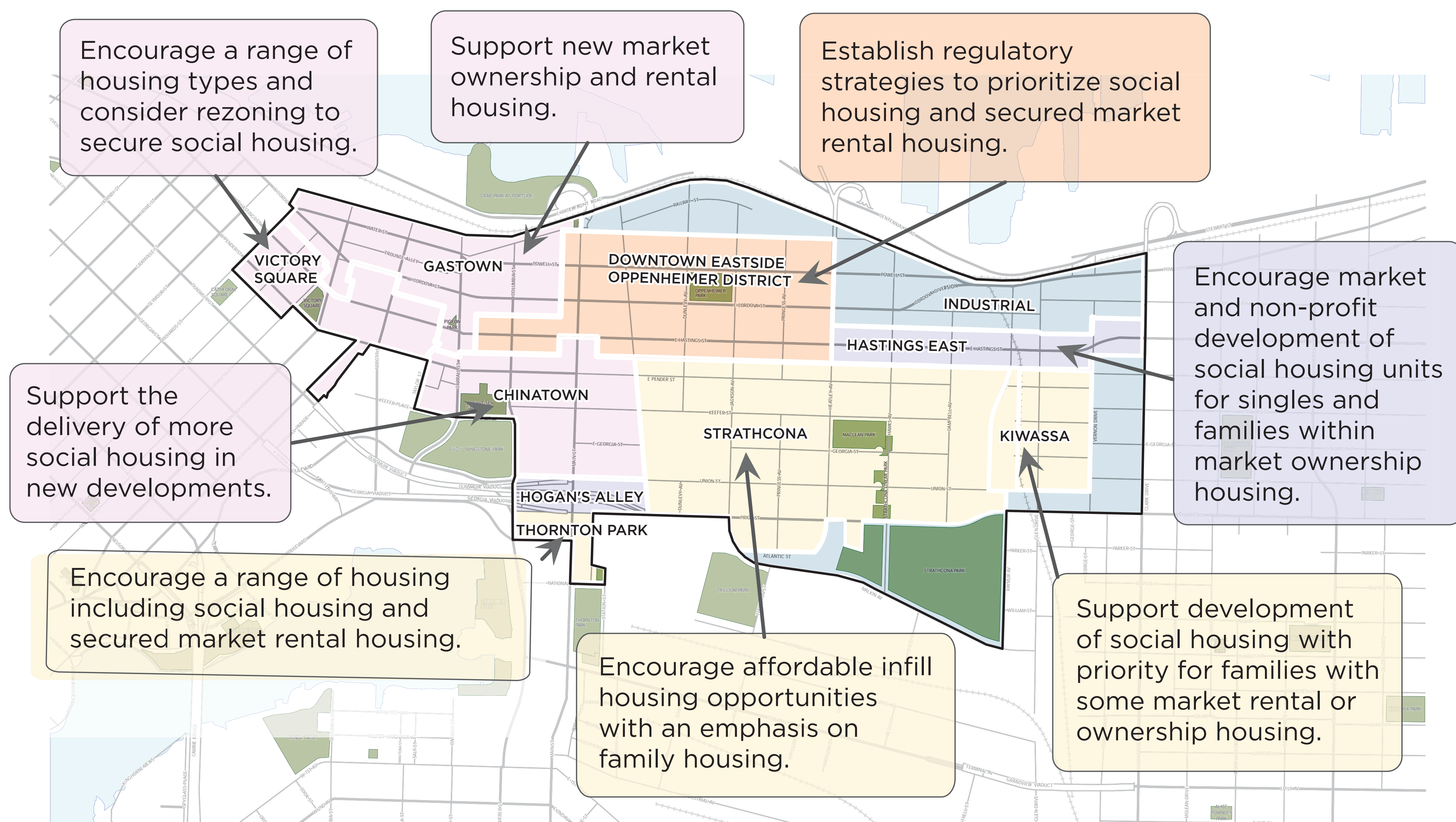


## Housing in the DTES

### Context

A range of housing types is needed to meet the City's housing goals of ending street homelessness and providing affordable housing choices, especially for low-income and vulnerable people in the community.



Overall Area: Improve and upgrade existing low-income housing, including SROs and social housing.

## 10 Year Priority Housing Need

### 3 Keys to Housing: Affordability, Condition, Support

#### 3 Keys to Housing



#### Affordability

In the DTES, housing needs to be available and affordable for the homeless and people with low incomes such as those on income assistance, disability benefits, pensions as well as the working poor.



#### Condition

Condition of housing describes its physical state including, electrical and plumbing, and the need for addition of bathrooms and/or kitchens to enhance the quality of living.



#### Supports

Supports assist the homeless and vulnerable people in poor health to access and remain in housing. Supports may include mental health and addiction services, food programs, primary care and other health and well-being supports.



## Housing

### Social Housing

#### Context

The City delivers and operates social housing along with non-profit, private and public partners. Continuing to work with these partners will ensure we achieve our goals to deliver new social housing while also maintaining the existing, contributing to the social and economic health of the city and this neighbourhood.

#### Emerging Directions

10-Year Objective:

800 new social housing units

- Add new social and supportive housing units in the DTES wherever possible for the homeless, other low-income singles, and families through increased density (including rezonings) and partnerships.
- Offer additional social and supportive housing options across the city to enable choice outside of the DTES.
- Support non-profit and other partners with rezonings and innovative approaches to develop social housing on city or other government or non-profit owned land (e.g. Community Land Trust, increased density on existing sites such as parking lots).
- Consider land-lease extensions with non-profits prioritizing affordability and reinvestment in condition of the stock.

#### QUICK-START ACTIONS

- Approximately 800 units currently proposed or under development through existing zoning, added density and government and non-profit partnerships.
- Create a business plan to justify the economics and benefits of new rent subsidy programs for people on income assistance, disability benefits and pensions.
- Facilitate a discussion with partners on the need for a range of health support models for tenants with mental health and addictions (e.g. supportive housing, scattered supports in social housing).



## Housing

### Single Room Occupancy Hotels (SRO)

#### Context

SROs offer the most affordable housing for people with low incomes and are often the last accessible housing type available before becoming homeless. There has been significant investment but many of these aging buildings are in poor condition. In addition rents are rising and SROs are becoming increasingly unaffordable to low-income people. Homelessness and unaffordable, inadequate housing impact the health and well-being of individuals, as well as communities. The plan will strive to improve the quality and security of SROs as housing for low-income residents.

#### Emerging Directions

##### 10-Year Objective:

##### Improve condition of 1,500 SROs

- Balance the need for improved affordability, safety, livability, and heritage in existing SROs:
  - Improve safety using regulation and enforcement.
  - Incentivize the upgrade of rooms to include private bathrooms (with the addition of kitchens for as many rooms as possible).
  - Revise the Single Room Accommodation (SRA) Bylaw to allow smaller self-contained unit sizes, waive fees and fast-track applications using housing agreements with rents for low-income residents.
  - Share best practices on SRO upgrades and conversion to self-contained units.
- Support private and public SRO owners who are trying to improve life safety, livability, and heritage conservation while maintaining affordability.
- Allow smaller units to encourage the conversion of rooms to self-contained units with minimal loss of overall unit numbers.
- Continue to monitor changes in the SRO stock and regulate conversion through the SRA-Bylaw.

#### QUICK-START ACTIONS

- Offer grants to non-profits to assist with upgrading SROs.
- Facilitate a discussion with partners based on a range of health support models needed for SRO tenants with mental health and addictions (e.g. scattered supports in existing SROs, focused Aboriginal health supports).
- Request that the Residential Tenancy Act be amended by the Province to stabilize tenancies in SROs by limiting rent increases to the unit.



## Housing

### Additional Opportunities for Affordability

#### Context

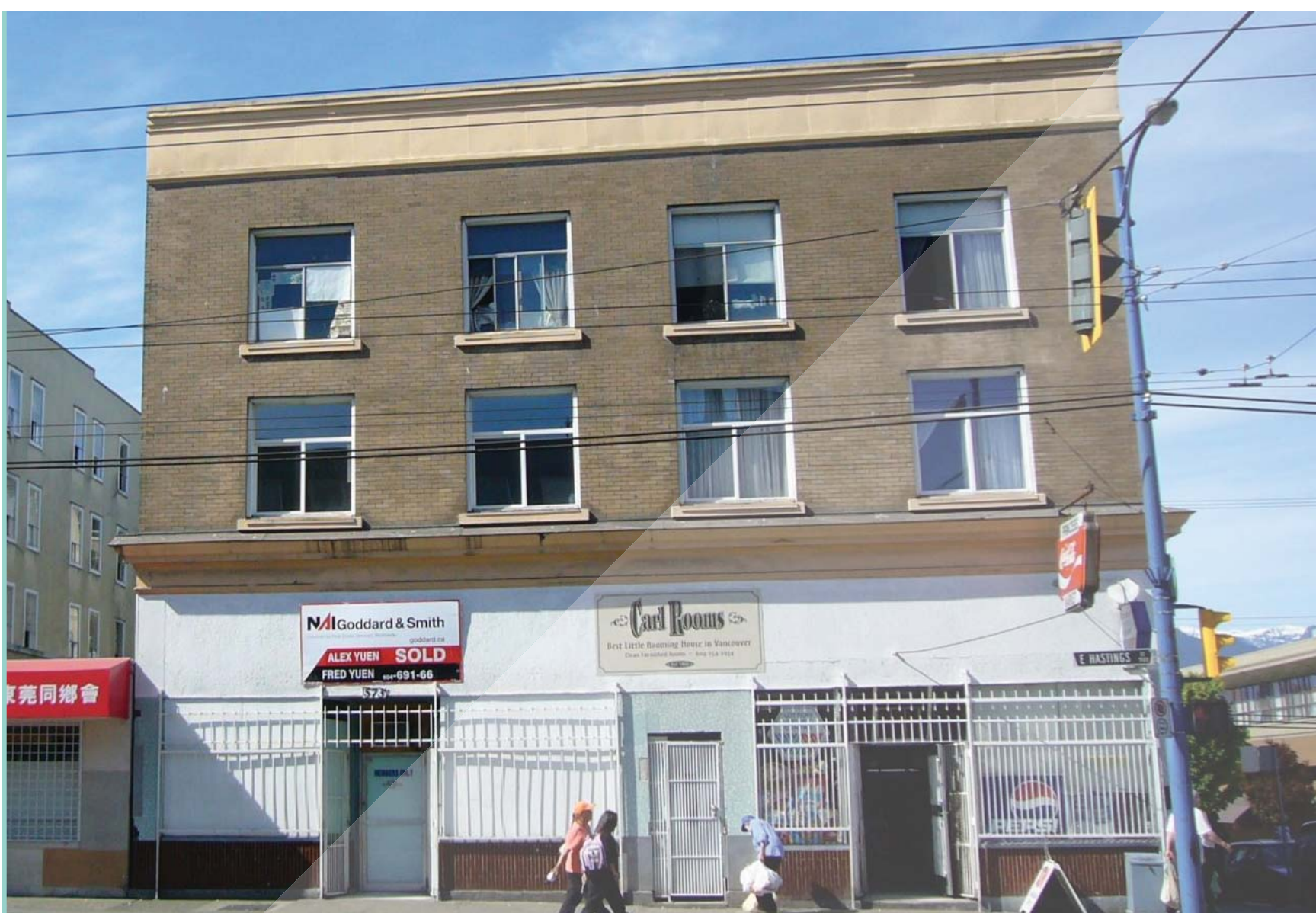
As housing costs rise, low-income residents have fewer housing options. For secure tenancy in new market rental, social housing and recently improved SROs, opportunities to achieve affordability will require additional income or rent subsidies. Rent subsidies contribute to initial project viability and ongoing sustainability for non-profit and market rental operators.

#### Emerging Directions

10-Year Objective:

1,650 rent subsidies for low-income singles

- Support improved affordability for 1,650 low-income residents through new and existing rent subsidy programs.



#### QUICK-START ACTIONS

- Provide intensive outreach to low-income residents who qualify for existing rent supplement programs but are currently not receiving maximum eligibility amounts (e.g. Disability Benefits, Shelter Aid for Elderly Residents (SAFER))
- Create business plan to show benefits of:
  - New provincial rent subsidy programs for low-income singles
  - Increase existing provincial government income and rent subsidy programs

## Market Rental & Ownership Housing

#### Context

The DTES will continue to remain a mixed-income community, home to singles and families. The plan will strive to improve housing affordability and provide new opportunities for low- and moderate-income individuals and families.

#### Emerging Directions

10-Year Objective:

Create 1,650 new units of affordable market rental housing

- Support the creation of new secured market rental units in the DTES.
- Support market opportunities for secondary rental for individuals and families (e.g. secondary suites, laneway houses, rented condos).
- Encourage housing diversity in new market developments to allow a balance of small suites and family units (2-3 bedrooms).

#### QUICK-START ACTIONS

- Consider use of housing agreements to make available a proportion of units for low-income people with rent subsidies
- Enable flexibility for Rental 100 to become viable on smaller sites

