

REALITY CHECK: HITS AND MISSES OF GOVERNMENT- SUPPORTED AFFORDABLE RENTAL HOUSING

NOVEMBER 24, 2022



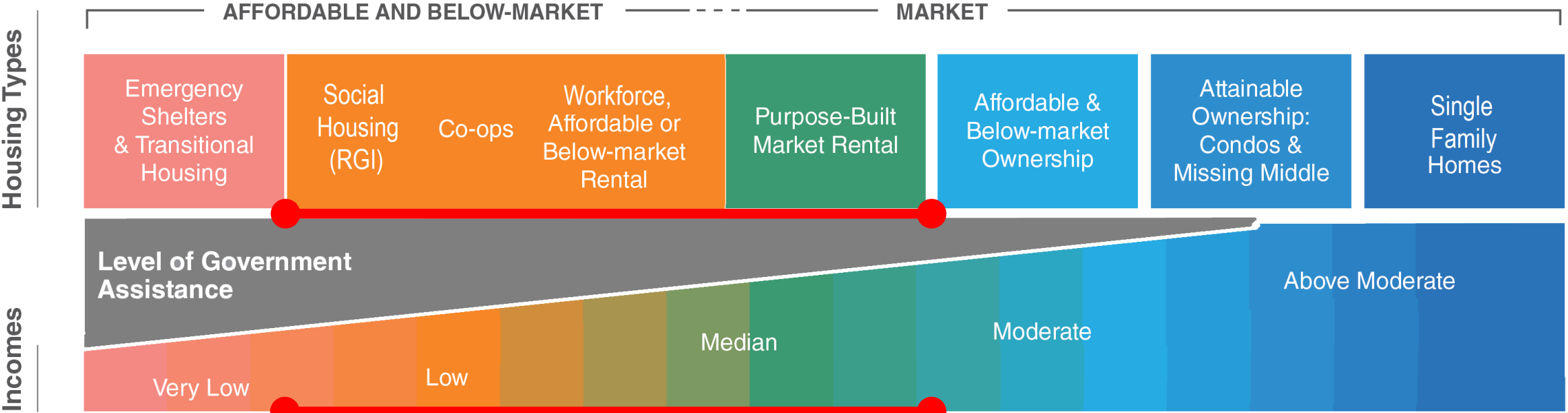


Moderator:

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HousingNOWTO.com

“GOVERNMENT-SUPPORTED AFFORDABLE RENTAL HOUSING” (*Toronto 2022)



In 2021 Census, the median total household income within City of Toronto was -

\$84,000


<https://www.toronto.ca/wp-content/uploads/2022/07/9877-City-Planning-2021-Census-Backgrounder-Families-Hhlds-Marital-Status-Income.pdf>

“GOVERNMENT-SUPPORTED AFFORDABLE RENTAL HOUSING” (*Toronto 2022)

RGI


Example 1: Single parent with two children on Ontario Works (OW)

Total annual income



\$7,200 annual employment income + OW


RGI rent



\$226 RGI rent


Example 2: Couple over 65 years old

Total annual income



\$27,096 annual OAS, GIS & GAINS income

RGI rent



\$677 RGI rent

RGI

Rent is calculated...




Based on 30% of household income


To apply...




Join a waitlist
The wait may be many years depending on applicant preferences for location




Early Childhood Educator
Median Annual Income: \$35,997



Construction Labourer
Median Annual Income: \$39,000



Retired/Pensioner
Median Annual Income: \$38,400



Licensed Practical Nurse
Median Annual Income: \$51,675

Affordable Housing



Based on Average Market Rent



Enter a random draw
If selected, the applicant will be screened for eligibility by the landlord.

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Who is affordable rental housing for?



Early Childhood Educator

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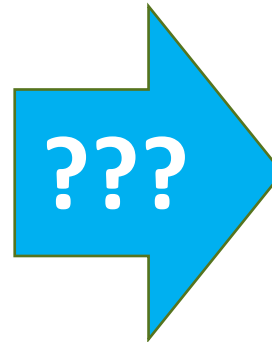
Retired/Pensioner

Median Annual Income: \$38,400



Licensed Practical Nurse

Median Annual Income: \$51,675



**“Affordable Rental”
Housing Lottery Application
(*September 2022)**

	Total Minimum Household Income 30% of Annual Rent	Maximum Income 4X Annual Rent
1 Bedroom	\$ 57,840.00	\$ 69,408.00
2 Bedroom	\$ 68,120.00	\$ 81,744.00
3 Bedroom	\$ 78,440.00	\$ 94,128.00

Do you meet ALL these requirements *

Yes

No

HousingTO Implementation Plan



Joe Svec
Vice-President,
Development & Planning
Choice Properties

We're in a housing crisis...

REAL ESTATE

Jul 22, 2022

Toronto rental market tightens as 'uneconomical' projects get scrapped: CIBC

Michelle Zadikian, BNN Bloomberg



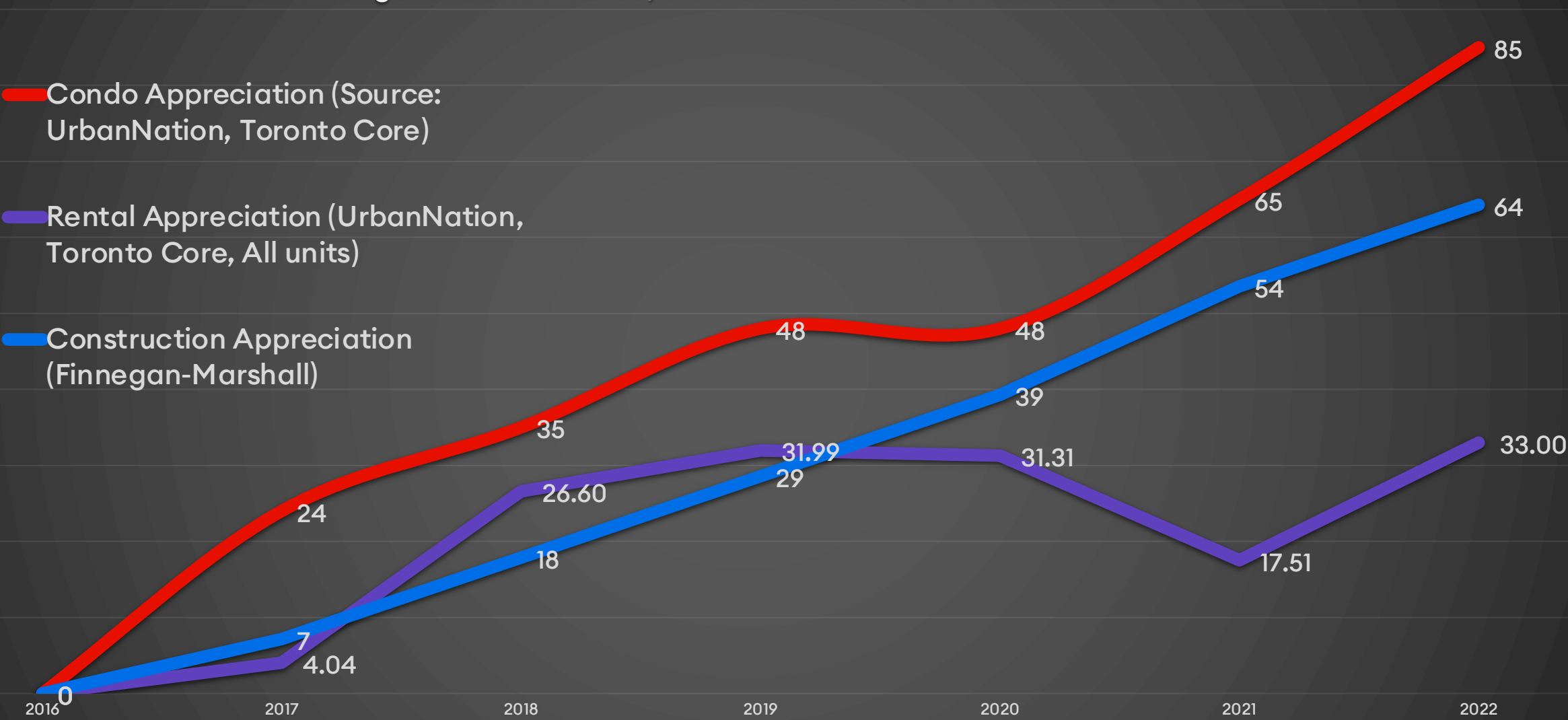
Canada to welcome 500,000 immigrants per year by 2025

yesterday



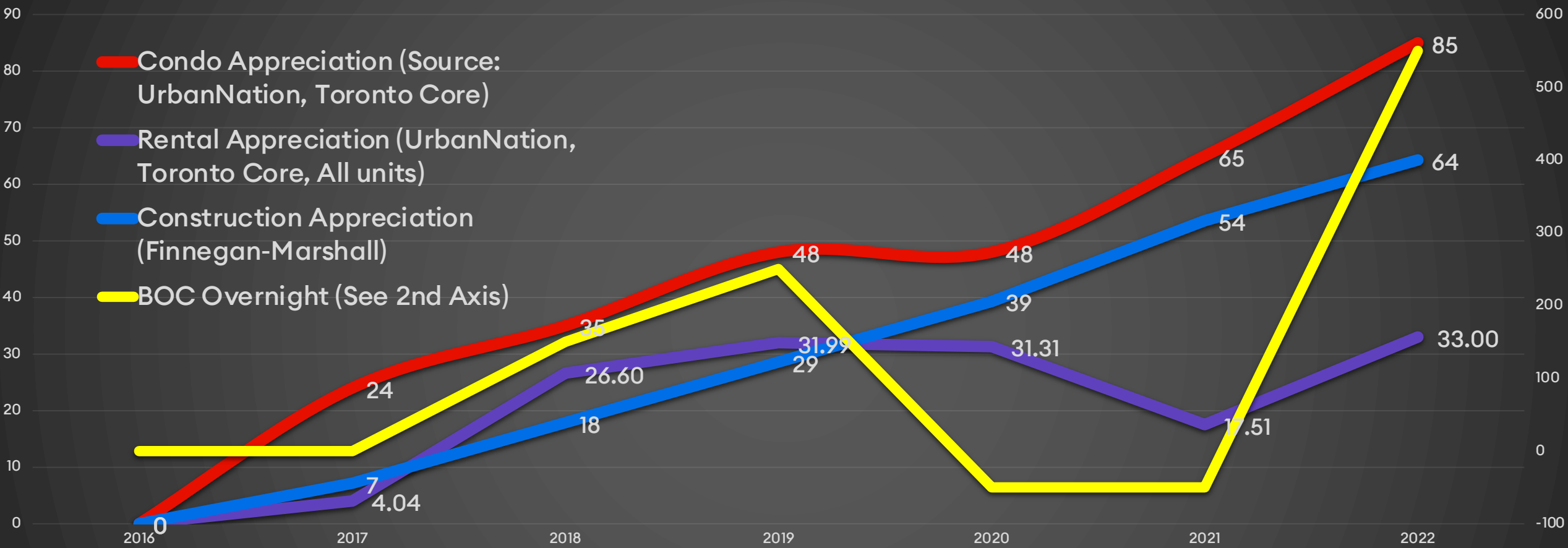
At a macro level, pricing has increased and PBR growth hasn't kept pace

% Change in Condo Sales, Rental Rates and Construciton Costs



The BOC Overnight rate has spiked, compounding PBR viability

% Change in Condo Sales, Rental Rates and Construciton Costs



We can't grow revenue to solve the problem: To make PBR feasible without any policy modifications, rents would need to grow over 50% overnight.



Today
\$2,761
\$3.95/sqft
(UrbanNation)

Tomorrow
\$4,165
\$5.95/sqft

We can't grow revenue to solve the problem: To make PBR feasible without any policy modifications, rents would need to grow over 50% overnight.



Today
\$2,761
\$3.95/sqft
(UrbanNation)

39% of Median Household Income (Toronto)
(City of Toronto)

Tomorrow
\$4,165
\$5.95/sqft

59.5% of Median Household Income (Toronto)
(City of Toronto)