Agenda for the Night

• Impromptu Networking
• Mandate and Terms of Reference
• Revite 101
• Impact that the Community Can Have
• Broad Engagement Plan
• The work ahead
Impromptu Networking

What do you think you can contribute to the Revite Working Group?
Impromptu Networking

What impact do you think revitalization has upon the community?
Mandate of the Working Group

• The mandate was developed together with representation from the TCHC Tenant Council, the RPNA and Toronto Community Housing

• We also want to develop some additional components for the Mandate:

  1. How often are we to meet?
  2. When will we meet?
  3. What role will each of us play in making the Revite Working Group a success?
INTRODUCTION TO REVITALIZATION
Who is TCHC?

TCHC is the largest social housing provider in Canada, and the second-largest in North America.

Our Vision
Better homes, better neighbourhoods and a better Toronto for all.

Our Mission
• Clean, safe, well-maintained, affordable homes.
• Collaboration with residents to connect them with services and opportunities.
• Foster great neighbourhoods where people thrive.
## TCHC by the Numbers

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of residents</td>
<td>110,000+</td>
</tr>
<tr>
<td>Number of housing units</td>
<td>60,000</td>
</tr>
<tr>
<td>Majoritity of buildings</td>
<td>50+ years old</td>
</tr>
<tr>
<td>Average annual household income</td>
<td>$15,000</td>
</tr>
<tr>
<td>Percent of households spending less</td>
<td>76%</td>
</tr>
<tr>
<td>than $500 on rent</td>
<td></td>
</tr>
<tr>
<td>Value of housing portfolio</td>
<td>$9 billion</td>
</tr>
<tr>
<td>Number of communities</td>
<td>350</td>
</tr>
<tr>
<td>Number of buildings</td>
<td>2,200+</td>
</tr>
<tr>
<td>Oldest apartment buildings</td>
<td>76 years old</td>
</tr>
<tr>
<td>Residents paying rent-geared-to-income</td>
<td>90%</td>
</tr>
<tr>
<td>Monthly rent and subsidy income per unit</td>
<td>$740</td>
</tr>
<tr>
<td>Revenue from rent</td>
<td>43%</td>
</tr>
<tr>
<td>Number of employees</td>
<td>1,600</td>
</tr>
<tr>
<td>Number of Shareholders</td>
<td>1 (City of Toronto)</td>
</tr>
<tr>
<td>About 70% of residents</td>
<td>have tenancies less than</td>
</tr>
<tr>
<td></td>
<td>10 years</td>
</tr>
</tbody>
</table>
Our Housing Stock

• Majority of our 2,200 buildings are now 50+ years old.
• Built at the same time, now “aging out” at the same time.
• Repair program calls for investment of $50,000/unit.

$2.6 Billion investment needed over 10 years
Real Estate is Our Biggest Asset
Why Revitalize?

- Housing in poor state of repair, high repair costs & lack of funding
- Communities disconnected from surroundings
- Lack of facilities and services to meet community needs
- Homogenous housing tenure (100% rent-g geared-to-income)
- Real estate potential – transit, capacity for more density
Our Development Program

Build Quality Homes & Vibrant Communities

Foster Social and Economic Opportunities

Reduce capital repair needs

Promote the city’s health and prosperity

TCHC is seeking to diversify and expand its development program in order to:

• Address strategic plan goals for improving the condition and health of TCHC communities
• Respond to direction from Council as part of the Putting People First campaign
• Respond to TCHC’s 10-year capital plan and fund renewal and maintenance of our stock
• Generate resources and opportunities for asset renewal, infill and revitalization
Revitalization is About Mix

**MIX of People**

**MIX of Building Types**

**MIX of Activities and Uses**

**MIX of Tenures**

- One Park condominium
- Seniors rental
- Family rental
- Employment Hub
- Rental townhouses
- One Cole condominium
Financial Building Blocks

Revenues
- Land
- Profit
- Funding/Grants

Costs
- Rental Replacement
- Relocation
- Community Engagement
- Community Facilities
- Municipal Infrastructure
- Planning + Admin Costs

NET SURPLUS
TCH capital investment to cover the gap
Developer Partners

Attributes we seek in developer partners include:

• A strong business plan.
• Well-established developers with proven track records.
• Strong Community Economic Development commitment.
• A strong marketing side.
Regent Park
Regent Park Before Revitalization

- 69 acres of land in downtown Toronto
- 2,083 units in townhouse, walk-up, high rise
- 7,500 people
- 100% government owned and subsidized
1. Renew the Regent park neighbourhood
2. Re-introduce pedestrian friendly streets and park spaces
3. Design a safe and accessible neighbourhood
4. Involve the community in the process
5. Build on cultural diversity, youth, skills and energy
6. Create a diverse neighbourhood with a mix of uses including a variety of housing, employment, institutions and services
7. Design a clean, healthy and environmentally responsible neighbourhood
8. Keep the same number of rent-geared-to-income (RGI) units
9. Minimize disruption for residents during relocation
10. Develop a financially responsible strategy
11. Create a successful Toronto neighbourhood
12. Improve the remaining portion of Regent Park during redevelopment
Community Engagement

- Community animators
- Tenant update meetings
- Community meetings
- Workshops
- Outreach: door knocking, lobby intercepts, newsletters
- Relocation specific meetings
- Advisory groups: heritage commemoration, R-path, youth
- Youth Ambassador program
- Other stakeholder meetings: schools, agencies, roundtables
Adapting to Change
Phase 4 & 5

What do we need to accomplish?

• Ensure that the community has a strong understanding of the Revitalization and the RFP Process
• Ensure that fair and useful questions are asked at the Community Developer Presentation
• Ensure strong participation at the Community Development Presentation
Prioritization of our Engagement Plan

Based on the activity of developing what we need to do:

• What are the top priorities?
• When do they need to happen?