

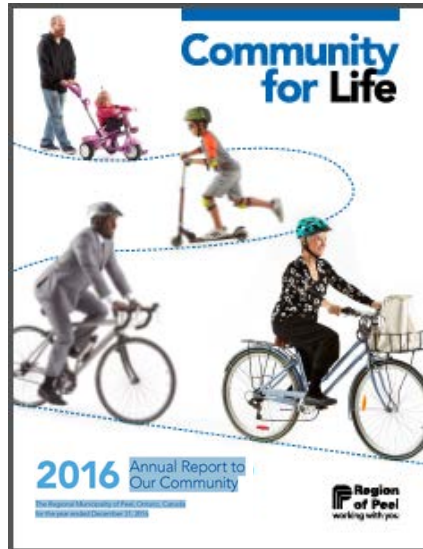
Peel Housing and Homelessness

Regional Council
April 5, 2018



Council Direction

Region of Peel Strategic Plan: 2015 - 2035



Term of Council Priority 2014 – 2018

Increase Affordable Housing

Desired Outcomes

- Residents in need have a range of housing options
 - ❖ Reduced length of time on centralized wait list
- Homelessness in Peel is prevented

Current State

Funding

- \$205.4M operating
 - ❖ 24% Prov/Fed
- \$465.8M 10-Yr ROP capital
 - ❖ 27% new development
 - ❖ 73% State of Good Repair
- \$12.9M ROP Loans
- \$110M Prov/Fed capital funding
 - ❖ 69% new development
 - ❖ 31 % State of Good Repair



Outputs

- 19,000+ system capacity
- State of Good Repair 57 buildings & 7,505 units
- 842 off wait list annually
- 989 new units in development

Complex and Changing Environment

WEDNESDAY, MARCH 23, 2016
2 °C

BramptonGuardian.com

FULL MENU LOCAL NEWS CRIME WHAT'S ON COMMUNITY SPORTS

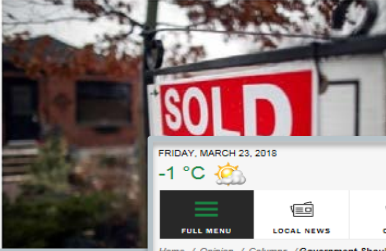
Home / News / Housing Prices On The Rise In Brampton...

Housing prices on the rise in Brampton and Mississauga

Aggregate prices in Peel exceed \$700,000

NEWS Oct 16, 2017 Brampton Guardian

f t+ in



FRIDAY, MARCH 23, 2016
-1 °C

Mississauga.com

FULL MENU LOCAL NEWS CRIME EVENTS GOODLIFE WHAT'S ON COMMUNITY

Home / News / Affordable Housing In Mississauga's...

Affordable housing in Mississauga's downtown crucial to city-building, says Mayor Bonnie Crombie

NEWS Oct 03, 2016 by Rachael Williams Mississauga News

f t+ in



FRIDAY, MARCH 23, 2016
-1 °C

Mississauga.com

FULL MENU LOCAL NEWS CRIME EVENTS GOODLIFE WHAT'S ON COMMUNITY

Home / Opinion / Columns / Government Should Act Now To Make...

Government should act now to make housing affordable for millennials: OREA

OPINION Jul 12, 2017 by Ryan Rocca Mississauga News

With home sales and prices taking a dip in recent months, now is the time for the government to increase the housing supply to make purchasing a home affordable for the millennial generation, according to the CEO of the Ontario Real Estate Association (OREA).

With the average GTA home price standing at \$793,915, up about six per cent from this time last year, purchasing a home in this area is something that is still far from a realistic option for most young people.

the star.com

News · GTA

Rental vacancy rates lowest in 16 years

Rents across the GTA continue to rise as vacancies diminish.

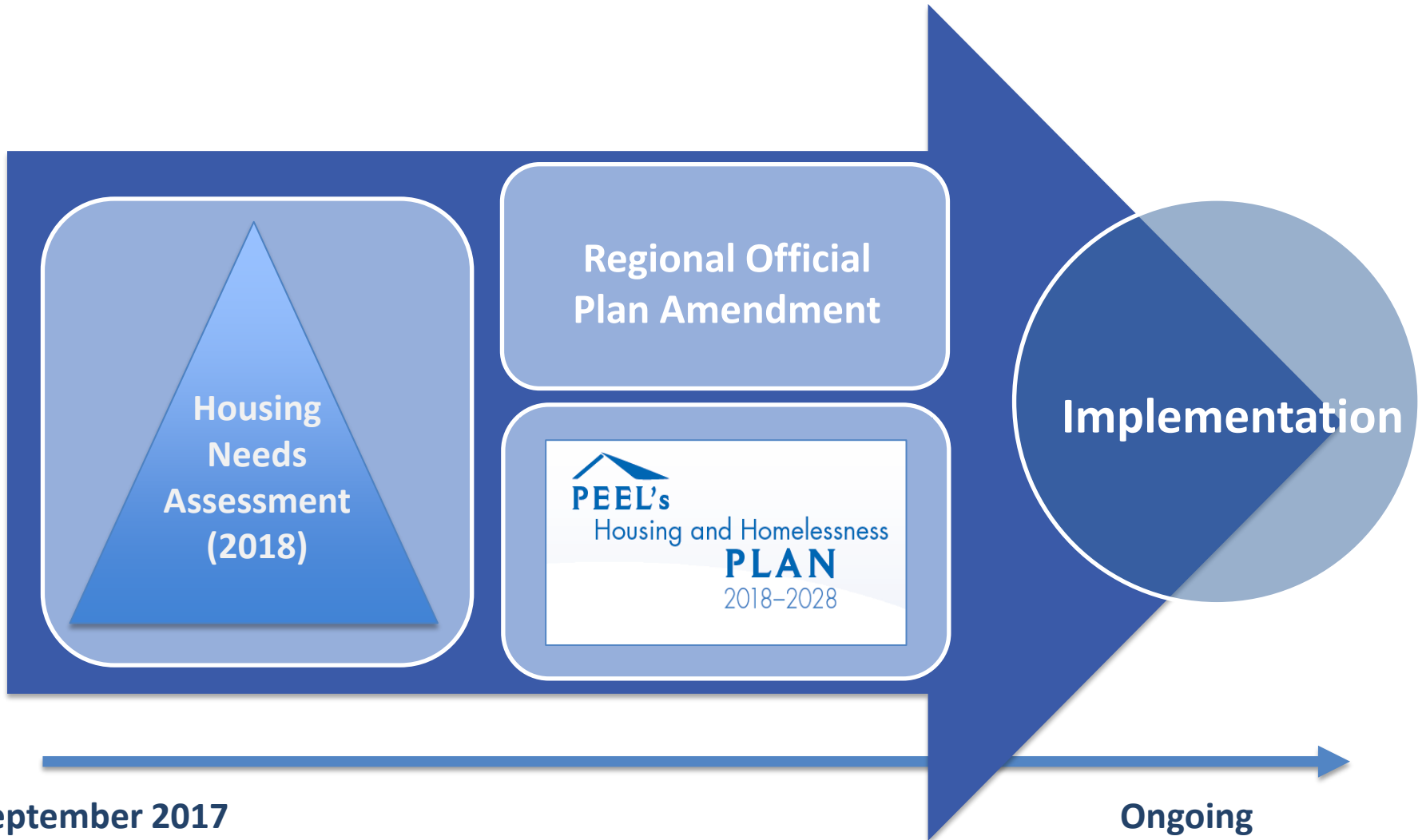
New Approaches Are Required

The image is a collage of various housing-related documents and reports, presented as if they are pinned to a surface. The documents include:

- Affordable Housing Strategy**: A white document with a paperclip at the top left.
- Housing Study**: A white document with a paperclip at the top left, featuring a stylized logo of a house and trees.
- Canada's National Housing Strategy**: A white document with a house icon and the text "A place to call home".
- Ontario's Long-Term Affordable Housing Strategy Update**: A white document with a green header and the Ontario logo.
- Making Room for the Middle: A Housing Strategy for Mississauga**: A dark grey document with colorful house icons and the Mississauga logo.
- Places to Grow**: A document with a blue header and a collage of urban scenes.
- Growth Plan for the Greater Golden Horseshoe (2017)**: A document with a blue header and a collage of urban scenes.

Other visible elements include the Ontario logo, the Canada logo, and the Mississauga logo.

Peel's Response



September 2017

Ongoing

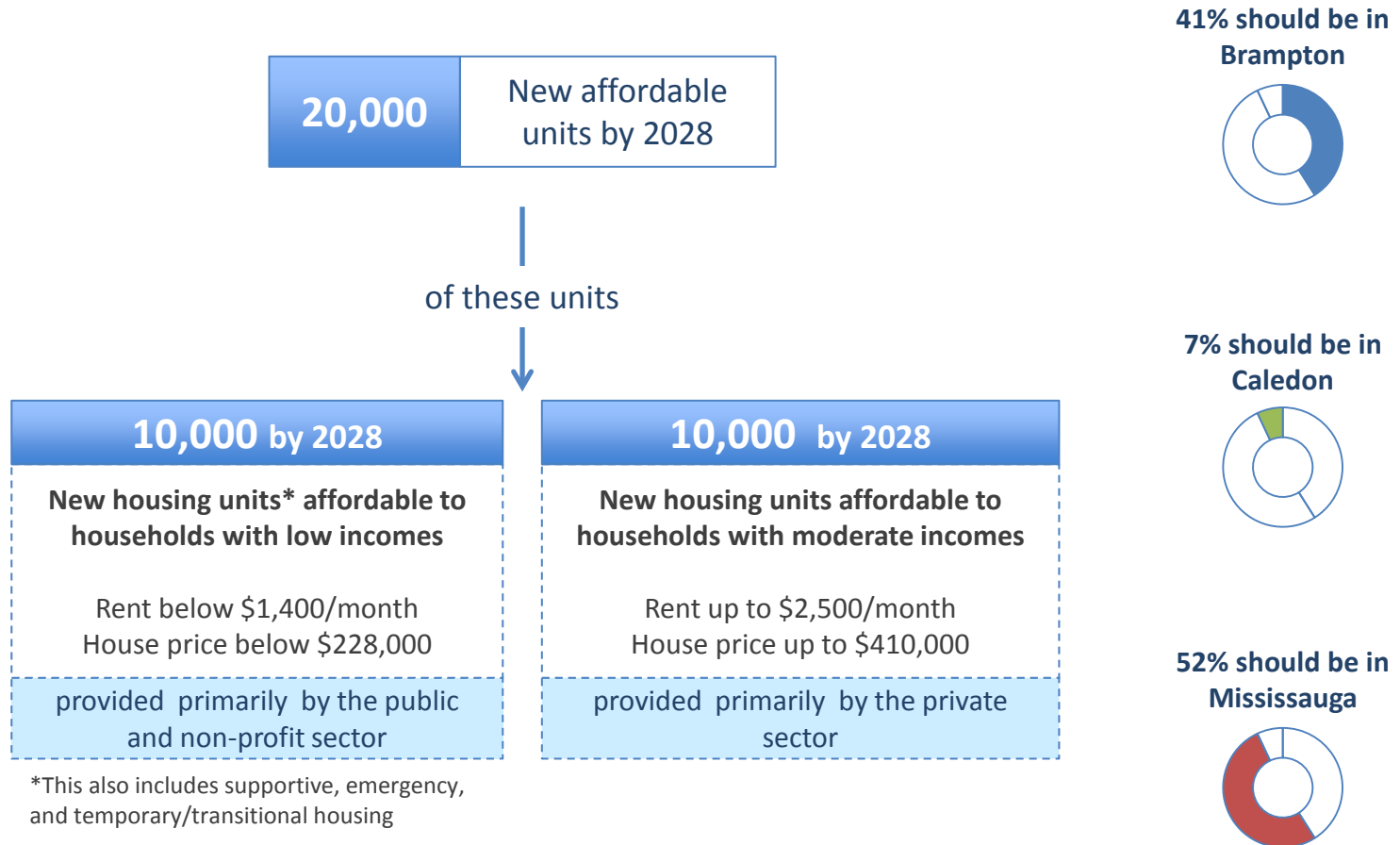
10.2-28 Needs Assessment

	Emergency / Temporary Housing	Affordable Permanent Housing		
		Low Income (Households with earnings of \$57,421 or less)	Middle Income (Households with earnings of \$57,422 – 103,345)	Supportive
Who they are	Households / persons without permanent housing	129,054* households in 2016 (income deciles 1 – 3)	129,054* households in 2016 (income deciles 4 – 6)	Households / persons with need for permanent supportive housing
What is the need	26.9% shelter use increase <ul style="list-style-type: none"> Shelters at capacity Insufficient beds for Victims of Family Violence and no beds for Victims of Human Trafficking Lack of upfront diversion / prevention Lack of transitional support for Youth / Victims of Family Violence 	70% of households are in unaffordable housing <ul style="list-style-type: none"> Larger households Multiple family households Couples with children / lone parents Immigrant households Youth households Seniors Persons living alone 2 or more unrelated people living together People with a disability 	29% of households are in unaffordable housing <ul style="list-style-type: none"> Homeowners Larger households Couples with children Multiple family households Immigrant households 	50% of demand unmet <ul style="list-style-type: none"> Mental Illness (4 times more people on waitlist than units) Physical disabilities Acquired brain Injury Intellectual disabilities Autism spectrum Frail health Substance abuse - addictions
Type of housing required	<ul style="list-style-type: none"> Safe, stable temporary housing to address immediate needs Quicker access to permanent housing Transitional units for youth and Victims of Family Violence 	<ul style="list-style-type: none"> Rental housing which costs \$1,259 or less per month* Home ownership no more than \$228,389** 1 and 2 bedroom units for smaller households 3+ bedroom units for larger households 	<ul style="list-style-type: none"> Rental housing which costs no more than \$2,584 per month* Home ownership which costs no more than \$411,047** Units with 3+ bedrooms for larger households 	<ul style="list-style-type: none"> Affordable supportive Housing units

* based on 30% of monthly estimated average household income (2016) for households within this earnings segment and other housing cost factors

** based on 30% of maximum expenditure on ownership housing for households within this earnings segment

Regional Official Plan Housing Targets

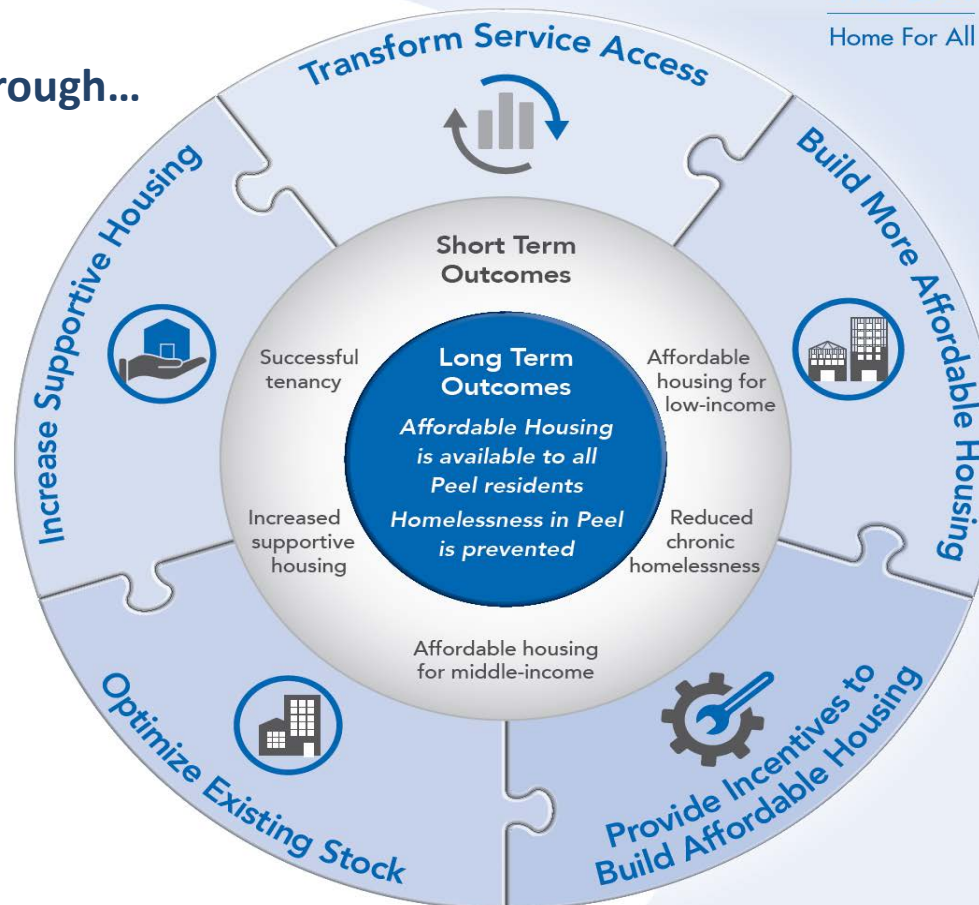


PHHP 2018-2028



Delivering results through...

- ✓ Systems thinking
- ✓ Evidence-informed decision making
- ✓ Working with clients and stakeholders to co-design
- ✓ Innovation



Intentional Change

Region's Focus and Role

- Affordable housing for low and middle income households

New Development

- Guided by targets and the Housing Master Plan, with a focus on Peel Housing Corporation, Region of Peel and other public sector lands

Private Housing Stock

- Needs to be leveraged in new and innovative ways

Service Delivery

- Transformation is needed.... incremental improvement is not enough!

Housing Providers

- Build capacity for development and shift from rules-based to outcomes-focused, modern system

Committed to Action

Each individual project below, including the financial implications, will be presented for Regional Council's approval

In 2018-Q1 2019:

- 🏠 Homeless enumeration will build By-name Priority List
- 🏠 Action Plan Towards Ending Youth Homelessness will lead to focus on prevention and diversion
- 🏠 New supportive housing project will result in 50-60 units
- 🏠 Human Trafficking Initiative will result in service coordination for this at risk group
- 🏠 State of Good Repair analysis will identify cost of maintaining existing social housing stock
- 🏠 Negotiation of purchase of three sites will result in new transitional and/or supportive housing
- 🏠 Piloting new financial incentives program with local municipalities will increase affordable housing stock for middle income households
- 🏠 Regional Official Plan Housing Policy Directions and Planning Tools will create framework for affordable housing development
- 🏠 Housing Master Plan will map locations for new development for next 10-yrs and provide new financing and investment plans



For questions or further information, please contact:

Aileen Baird, Director, Housing Services

aileen.baird@peelregion.ca | 905-791-7800 ext. 1898

Arvin Prasad, Director, Integrated Planning Division

arvin.prasad@peelregion.ca | 905-791-7800 ext. 4251

