THE REGIONAL MUNICIPALITY OF PEEL

STRATEGIC HOUSING AND HOMELESSNESS COMMITTEE

AGENDA

DATE: Thursday, April 18, 2019

TIME: 11:00 AM – 12:30 PM

LOCATION: Council Chamber, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

MEMBERS: G. Carlson; G.S. Dhillon; A. Groves; N. Iannicca; M. Medeiros;
C. Parrish; P. Vicente

1. DECLARATIONS OF CONFLICTS OF INTEREST

2. APPROVAL OF AGENDA

3. DELEGATIONS

4. REPORTS

4.1 Housing Master Plan Mapping of Needs (For information)
   Presentation by Aileen Baird, Director, Housing Services and Sue Ritchie,
   Manager, Housing Supply

5. COMMUNICATIONS

6. IN CAMERA MATTERS

6.1. Update on the Housing Master Plan (For information) (A proposed or pending
      acquisition or disposition of land by the municipality or local board)

7. OTHER BUSINESS
8. **NEXT MEETING**

   Thursday, June 20, 2019, 11:00 a.m. – 12:30 p.m.
   Regional Council Chamber, 5th Floor
   Regional Administrative Headquarters
   10 Peel Centre Drive, Suite A
   Brampton, Ontario

9. **ADJOURNMENT**
DATE: April 10, 2019

REPORT TITLE: HOUSING MASTER PLAN MAPPING OF NEEDS

FROM: Janice Sheehy, Commissioner of Human Services

OBJECTIVE

To provide an update on the Housing Master Plan.

REPORT HIGHLIGHTS

- On April 5, 2018, Regional Council approved Peel’s renewed 10-year Housing and Homelessness Plan.
- The Housing Master Plan is one action within the Peel Housing and Homelessness Plan to increase the supply of affordable housing in Peel.
- It is a proactive, evidence-based long-term infrastructure plan focused on Peel Housing Corporation sites and Region of Peel surplus lands.
- The Housing Master Plan has four components: mapping of needs, identification of development opportunities, a sustainable funding and financing plan, and the enabling policy framework.
- This report provides an update on the mapping of needs and the potential development opportunities on Peel Housing Corporation sites and Region of Peel surplus lands.
- Final recommendations will be brought to the Strategic Housing and Homelessness Committee in June and September 2019.

DISCUSSION

1. Background

On April 5, 2018, Regional Council approved Peel’s renewed 10-year Housing and Homelessness Plan. The plan was created to achieve two long-term outcomes: Affordable housing is available to all Peel residents and Homelessness in Peel is prevented.

On February 21, 2019, the Strategic Housing and Homelessness Committee approved five Peel Housing and Homelessness Plan priorities for implementation in 2019-20. These included:
- Housing Master Plan
- Incentives Program Pilot
- Census of housing and homelessness clients
- Design of new service delivery model for housing and homelessness clients
- Private stock strategy
This report is the first of three reports on the Housing Master Plan. The purpose of this report is to provide an update on the mapping of housing need and the potential development opportunities on Peel Housing Corporation (PHC) sites and Region of Peel surplus lands.

2. Strategies to Increase the Supply of Affordable Housing in Peel

The gap between the supply and demand for affordable housing in Peel is growing. Approximately 70 per cent of low-income and 30 per cent of middle-income families in Peel are precariously housed. Nearly 50 per cent of demand for supportive housing currently goes unmet.

Peel’s 10-Year Housing and Homelessness Plan includes a number of strategies to increase the supply of affordable housing. Taken together, the strategies seek to optimize the relative contributions made by the public, non-profit and private sectors.

The table below summarizes the main actions in the plan designed to increase the supply of affordable housing in Peel.

<table>
<thead>
<tr>
<th>Action</th>
<th>Sector Role</th>
<th>Households Impacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Master Plan</td>
<td>• Region of Peel/PHC funder, developer and operator&lt;br&gt;• Local/Provincial/Federal government funders/enablers</td>
<td>• Primarily Low-income&lt;br&gt;• Those in crisis/homeless&lt;br&gt;• Those who require supportive housing</td>
</tr>
<tr>
<td>Incentives Program</td>
<td>• Non-profit or private sector developer and operator&lt;br&gt;• Local/Regional/Provincial/Federal government funders/enablers</td>
<td>• Primarily low and middle-income households&lt;br&gt;• Those who require supportive housing</td>
</tr>
<tr>
<td>Private Stock Strategy</td>
<td>• Private sector developer and/or operator/landlord&lt;br&gt;• Private citizen landlord&lt;br&gt;• Local/Regional/Provincial/Federal government funders/enablers</td>
<td>• Primarily low-income and middle-income households</td>
</tr>
<tr>
<td>Housing Subsidies</td>
<td>• Regional/Federal government funders/enablers</td>
<td>• Primarily low-income households</td>
</tr>
</tbody>
</table>

3. The Housing Master Plan

The Housing Master Plan is a long-term infrastructure plan that will guide how the Region of Peel, together with the Peel Housing Corporation, will maximize the use of land and assets to increase the supply of affordable housing. The Housing Master Plan is based on a geographic assessment of need and will, once completed, include a prioritized listing of projects for affordable rental, supportive, transitional and emergency housing.

The Housing Master Plan is a new evidence-based approach to planning for affordable housing development at a portfolio level over the long-term. Shifting to this approach
enhances Peel’s readiness to respond to funding announcements, while also providing the information necessary to advocate for long-term funding commitments from the provincial and federal governments. The Housing Master Plan will also improve coordination with the local municipalities.

A long-term portfolio level approach also enables better alignment between new development decisions and state of good repair capital planning for both Peel Housing Corporation and Region of Peel assets, optimizing value for tax dollars.

a) Housing Master Plan Components

The Housing Master Plan has four components:

<table>
<thead>
<tr>
<th>Mapping of Housing Needs / Locations</th>
<th>Development Opportunities</th>
<th>Funding and Financing Strategy</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Assessment of housing needs and future demand by geographic areas using key variables (including other Regional priorities and community benefits)</td>
<td>• Feasibility analysis of opportunities on existing PHC sites and Region of Peel surplus lands</td>
<td>• Sustainable financing plan to support the implementation of prioritized pipeline of projects</td>
</tr>
<tr>
<td>• Map Region owned lands and PHC sites with potential for redevelopment</td>
<td>• Prioritized pipeline of projects</td>
<td>• Leverage federal, provincial and regional funding and programs</td>
</tr>
<tr>
<td>• Identify affordable housing gaps, needs and neighbourhoods where Region of Peel / PHC opportunities don’t exist</td>
<td>• Design standards, principles and policies for development</td>
<td>• Explore opportunities to leverage private and non-profit sector funding and partnerships</td>
</tr>
<tr>
<td>• Inform the potential business case for a Regional incentives program</td>
<td></td>
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</tr>
</tbody>
</table>

This report provides an update on the mapping component of the Housing Master Plan and provides the committee with the preliminary list of potential development opportunities.

b) Mapping of Housing Needs in Peel

The mapping of housing need was completed to inform decisions about which PHC sites and Region of Peel surplus lands should be prioritized for re-development. Key aspects of the mapping work included:

• An assessment of housing needs and future demand by geographic areas
4.1-4
HOUSING MASTER PLAN MAPPING OF NEEDS

- Mapping of Peel Housing Corporation sites and Region-owned surplus lands with potential for redevelopment
- Identification of affordable housing gaps, needs, and neighborhoods where PHC/Region of Peel development opportunities are not available

i) Approach to the Mapping Work

The mapping approach identifies geographies of housing-related vulnerability by using broadly available socio-economic and demographic data to create a statistical index (or score). This geographical indexing can highlight the level of housing ‘vulnerability’, or risk, amongst the population of Peel.

Based on a literature review and scan of best practices, the housing vulnerability index was developed using a mix of housing and population related indicators. Higher scores represent greater risk in terms of households living in unaffordable and unsustainable housing conditions. The housing vulnerability index includes the 12 most-relevant indicators as noted below.

<table>
<thead>
<tr>
<th>Domain</th>
<th>Indicators</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing related indicators</td>
<td>Housing Supply (Dwellings per 1,000 people)</td>
</tr>
<tr>
<td></td>
<td>Major Repairs Needed</td>
</tr>
<tr>
<td></td>
<td>Dwelling Suitability (Not Suitable)</td>
</tr>
<tr>
<td>Population related indicators</td>
<td>Households Spending 30% or more of income on shelter</td>
</tr>
<tr>
<td></td>
<td>Number of households earning less than $59,999</td>
</tr>
<tr>
<td></td>
<td>Prevalence of low income based on the low-income measure after tax (LIM-AT)</td>
</tr>
<tr>
<td></td>
<td>Lone Parent Families</td>
</tr>
<tr>
<td></td>
<td>Population moved within the past year</td>
</tr>
<tr>
<td></td>
<td>Unemployment Rate</td>
</tr>
<tr>
<td></td>
<td>Fair or Poor Self-Rated Health (Aged 12+)</td>
</tr>
<tr>
<td></td>
<td>Average Credit Score</td>
</tr>
<tr>
<td></td>
<td>Centralized Waitlist Count</td>
</tr>
</tbody>
</table>

The mapping was undertaken at the Census Tract level for the Cities of Mississauga and Brampton. Due to data limitations driven by the more rural geography and a smaller population size, a modified index at the dissemination area was developed to better understand the housing needs in Caledon. The approach to the mapping work, including the selection of some of the indicators, is consistent with Peel's Neighbourhood Information Tool.

ii) Results

Eighteen census tracts emerged as areas of the highest relative need or vulnerability. These areas can be seen on the accompanying regional-scale map (Appendix I) and maps for Mississauga, Brampton, and Caledon (Appendices II, III, and IV).

The housing vulnerability index results in a score for each census tract (or dissemination area for Caledon). The darker colour on the map indicates a greater risk in terms of households living in unaffordable and unsustainable housing conditions.
conditions. The lighter shade on the map indicates better conditions or reduced household vulnerability. To be clear, the results do not indicate an absence of affordable housing challenges for households in those census tracts with low scores (lighter shade areas), but the challenge is more pronounced in census tracts with high scores (or darker shades).

In Mississauga, the census tracks with the highest scores or darker shade can be found in Meadowvale, Port Credit, City Centre, Malton, and Dixie-Bloor neighborhood communities. In Brampton, the high need or housing vulnerability is most evident in the downtown area. None of the highest vulnerability census tracts are found in Caledon at this time. However, some moderate vulnerability dissemination areas are found around the Bolton area in Caledon.

With the exception of two census tracts in Malton, these high vulnerability areas are all forecast to accommodate additional growth between 2016 and 2041.

Further mapping work is underway to confirm community benefit needs (i.e., early years and child care centres, community hubs, etc.) where development opportunities exist through the PHC / Region of Peel sites. The intent is to identify opportunities to meet additional community needs through housing development and realize complete community planning outcomes and potential cost-savings through long-term planning. Recommendations will be brought forward in future reports.

4. Development Opportunities

Regional staff reviewed several Regional surplus lands, approved by Council in July 2016 as having residential housing development potential.

Staff also reviewed a number of Peel Housing Corporation (PHC) properties that were approved by the PHC Board in September 2017 and July 2018 for having redevelopment potential. The PHC and Region of Peel sites previously brought to either Regional Council or the Peel Housing Corporation Board are listed in Appendix V. These sites are in addition to 958/960 East Avenue and Twin Pines sites, where work is already progressing.

In addition, staff undertook a triage approach to all PHC sites to narrow down a list of properties that would be appropriate for regeneration largely based on their conditions and levels of investment that would be required to maintain those sites in a state of good repair.

This review resulted in over 30 properties identified as suitable for affordable, supportive, transitional or emergency shelter development. Staff is refining and further prioritizing these opportunities in partnership with the local municipalities. Final recommendations on the development opportunities will be brought to the Strategic Housing and Homelessness Committee in June 2019.

5. Next Steps

Regional staff is working with local municipal staff to validate the findings of the mapping work, the housing vulnerability areas and the development opportunities to ensure there is alignment with the housing needs assessment, strategies, and policy work underway at the local municipal level.
Staff will be engaging the Peel Housing Corporation Board to provide an overview of the Housing Master Plan, including seeking endorsement of PHC sites identified with the potential for redevelopment.

Work is underway on the other components of the Housing Master Plan and final recommendations about the development opportunities, the financing plan, the enabling policy framework and alternate sources of funding will be tabled at the Strategic Housing and Homelessness Committee meeting in June.

An implementation plan will be tabled at the Strategic Housing and Homelessness Committee meeting in September.

RISK CONSIDERATIONS

The gap between the supply and demand for affordable housing in Peel continues to grow. Addressing this gap requires investment from all levels of government as well as the non-profit and private sectors.

In a changing fiscal and policy environment at the federal and provincial level, there remains uncertainty about long-term dedicated funding for affordable housing. As such, the portfolio-level approach proposed through the Housing Master Plan is prudent, as it will enhance Peel’s readiness to respond to funding announcements, while also providing the information necessary to advocate for long-term funding commitments from the provincial and federal governments.

FINANCIAL IMPLICATIONS

There are no financial implications attached to this report. The June report on the Housing Master Plan will include financial implications.

CONCLUSION

Housing affordability is critical for the expansion of local workforce and overall economic development. Current research, including that by Canadian Centre for Economic Analysis (CANCEA)’s work for Toronto Community Housing Corporation (TCHC), clearly demonstrates that investment in affordable housing can lead to a reduction in social assistance and health care costs, creation of more jobs, and private investment, improved tax revenues, and can positively impact health and wellbeing for both the community and individual households.

The Housing Master Plan, once completed, will serve as a long-term infrastructure plan for the Region, guiding our investments and development decisions at a portfolio level for affordable, supportive, transitional and emergency housing.

This report provides an update on the mapping component of the Housing Master Plan and provides the Strategic Housing and Homelessness Committee with a list of potential development opportunities.

Final recommendations about development opportunities, the financing plan, and the enabling policy framework will be tabled at the committee in June and September 2019.
Approved for Submission:

Janice Sheehy, Acting Chief Administrative Officer and Commissioner of Human Services

APPENDICES

Appendix I: Housing Affordability Need Map – Peel Region
Appendix II: Housing Affordability Need Map – City of Mississauga
Appendix III: Housing Affordability Need Map – City of Brampton
Appendix IV: Housing Affordability Need Map – Town of Caledon
Appendix V: List of HMP Development Opportunities previously shared with Regional Council or Peel Housing Corporation Board

For further information regarding this report, please contact Aileen Baird, Director, Housing Services at Aileen.Baird@peelregion.ca or at 905-791-7800, ext.: 1898.

Authored By: Archana Vyas, Advisor, Housing Master Plan, and Indro Bhattacharyya, Project Manager, Housing Supply Team.
The information displayed on this map has been created from various sources through a process of compiling, aggregation and mapping. The map should not be relied on as a precise indicator of locations.

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The map can be used to assess opportunities to improve access to affordable housing in particularly vulnerable communities. For instance, land can be prioritized for development with new affordable housing supply through programs and policies. In addition, it can guide the prioritization and expansion of supportive services and community facilities to reduce community-level and economic vulnerabilities.

This map shows the relative degree of a community’s housing affordability vulnerability, as measured through a combination of demographics, social, economic, and housing stock characteristics. These criteria were selected through extensive research and are consistent with Peel’s Neighbourhood Information Tool. Higher scores represent greater risk in terms of households being in unaffordable and unsustainable housing conditions.

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Higher scores indicate greater community vulnerability to unaffordable housing as measured through a combination of demographics, social, economic, and housing stock characteristics. The criteria used for assessing vulnerability include the number of households earning less than $59,999; Prevailing of low income after tax (LI-M AT); Average Rented Health (aged 12+); Dwelling Suitability (Not Suitable); Unemployment Rate; Number of Households earning less than $20,000; and Centralized Water Users. More detail can be found in the accompanying report for this year.

Please note that the scores for Caledon use a slightly modified methodology to generate results at the dissemination area level.
Housing Affordability Need Map
City of Mississauga

Housing Affordability Need Map

Purpose
The map shows the relative degree of a community’s housing affordability vulnerability, as measured through a combination of demographic, social, economic, and housing stock characteristics. These criteria were selected through inclusive research and are consistent with Peel’s Neighbourhood Information Tool. Higher scores represent greater risk in terms of households living in unaffordable and vulnerable housing conditions.

This map can be used to assess opportunities to improve access to affordable housing in particular vulnerable communities. For instance, land can be prioritized for development with new affordable housing supply through programs and policies. In addition, it can guide the allocation and expansion of supportive services and community facilities to reduce community social and economic vulnerabilities.

Score
Higher scores indicate greater community vulnerability in securing affordable housing as measured through a combination of demographic, social, economic, and housing stock characteristics (assessed through extensive research). These scores are represented by shades of red where darker shades represent greater need and lighter shades represent lesser relative need.

The scores are derived by a weighted combination of data respectively: Housing Supply (per 1,000 people) - “Housing Supply” by Neighbourhood (by R.O.P. Sites); “Households Spending 50% or More of Income on Shelter” - “Households Spending 50% or More of Income on Shelter” by Neighbourhood (by PHC (IBI) Sites); “Shelter Vulnerability (the Suitable)” - “Unemployment Rate” - “Number of Households earning less than $15,000” - “Percentage of low-income after tax (OAL)” - “Average Condominium Cost” - “Centralized Ward Council”.

Please note that the scores for Caledon are based on a slightly modified methodology to generate results for the dissemination area.

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Housing Affordability Need Map
City of Brampton

APPENDIX III
HOUSING MASTER PLAN MAPPING OF NEEDS

Purpose
This map shows the relative degree of a community’s housing affordability vulnerability, as measured through a combination of demographic, social, economic, and housing stock characteristics. These criteria were selected through extensive research and are consistent with Peel’s Neighbourhood Information Tool. Higher scores indicate greater risk in terms of households living in unaffordable and unattainable housing conditions.

This map can be used to assess opportunities to improve access to affordable housing in particular vulnerable communities. For instance, land can be prioritized for regeneration with new affordable housing supply through program and policy. In addition, it can guide the prioritization and expansion of supportive services and community facilities to reduce community social and economic vulnerabilities.

Score
Higher scores indicate greater community vulnerability to unaffordable housing as measured through a combination of demographic, social, economic, and housing stock characteristics. The scores are determined by a weighted combination of scores related to: “Housing Supply (Housing stock size and type mix),” “Household Income,” “Unemployment Rate,” “Subsidized Income,” “Vulnerable Population,” “Disability,” “Population age 65+,” “Disability,” “Income,” “Disability,” “Income,” “Disability,” “Income,” “Disability,” “Income,” “Disability,” “Income,” “Disability,” “Income.” More detail can be found in the accompanying report to this map.

Please note that the scores for Caledon use a slightly modified methodology to generate results at the dissemination area level.
Housing Affordability Need Map
Town of Caledon

**Purpose**
This map shows the relative degree of a community’s housing affordability vulnerability as measured through a combination of demographics, social, economic, and housing stock characteristics. These criteria were selected through extensive research and are consistent with Peel’s Neighbourhood Information Tool. Higher scores represent greater risk in terms of households living in unaffordable and unaffordable housing conditions.

This map can be used to assess opportunities to improve access to affordable housing in a particular vulnerable community. For instance, land can be prioritized for implementation with current requirements for affordable housing through programs and policy. In addition, it can guide the prioritization and expansion of supportive services and community facilities to reduce community social and economic vulnerabilities.

**Score**
This map indicates greater community vulnerability in securing affordable housing as measured through a combination of demographics, social, economic, and housing stock characteristics. These scores are represented by shades of red, where darker shades represent greater need and lighter shades represent lesser relative need. The scores are derived by a weighted combination of five respective variables: Housing Supply短/shortage per 1,000 people, “Low Rent Income”, “Households Spending 60% or more of income on shelter”, “Population change to the poor”, “Median Family Income”, “Proportion of low-income families”, “Households earning less than $30,000”, “Proportion of low-income (less than $20,000)”, “Average Education Level”, “Average Household Income”.

Please note that the scores for Caledon use a slightly modified methodology to generate results at the dissemination area level.

**Vulnerability Score**
- 52 - 84 (High)
- 39 - 51 (Moderate-High)
- 28 - 38 (Moderate)
- 18 - 27 (Moderate-Low)
- 6 - 17 (Low)
- Non-Residential

The information displayed on this map has been compiled from various sources. Please note that this information is intended for general reference only and may not be complete or current in all cases. Please consult local authorities for the most accurate and up-to-date information.
List\(^1\) of HMP Development Opportunities previously shared with Regional Council or Peel Housing Corporation Board

<table>
<thead>
<tr>
<th>Mississauga</th>
<th>Brampton</th>
<th>Caledon</th>
</tr>
</thead>
<tbody>
<tr>
<td>Riley Court (PHC)</td>
<td>Knightsbridge (PHC)</td>
<td>Mayfield West Phase 2 (ROP)</td>
</tr>
<tr>
<td>Mason's Landing (PHC)</td>
<td>175 Central Park (PHC)</td>
<td>Mayfield West Phase 1 (Family Site - ROP)</td>
</tr>
<tr>
<td>Sydenham Place (PHC)</td>
<td>McHardy + Fair Oak (PHC)</td>
<td>Emil Kolb Pkwy + Chickadee Ln (ROP)</td>
</tr>
<tr>
<td>Queen Frederica (PHC)</td>
<td>Newhaven Manors (PHC)</td>
<td>Emil Kolb Pkwy + King West (ROP)</td>
</tr>
<tr>
<td>Twin Pines (PHC)</td>
<td>Chelsea Gardens (PHC)</td>
<td>Mayfield + Oreileys Ln (ROP)</td>
</tr>
<tr>
<td>Peel Family Shelter (Twin Pines - PHC)</td>
<td>9996 Kennedy Rd CC (ROP)</td>
<td></td>
</tr>
<tr>
<td>Britannia + Earl St (ROP)</td>
<td>Peel Manor A and B (ROP)</td>
<td></td>
</tr>
<tr>
<td>Britannia + Joseph St (ROP)</td>
<td>1358 Queen St W(ROP)</td>
<td></td>
</tr>
<tr>
<td>114 Falconer CC (ROP)</td>
<td>Knightsbridge CC (ROP)</td>
<td></td>
</tr>
<tr>
<td>1320 Williamsport CC (ROP)</td>
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<td></td>
</tr>
</tbody>
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\(^1\) This list only includes properties that were brought to either the Regional Council or the Peel Housing Corporation Board’s attention between 2016 and 2018.
Why invest in affordable housing?

Economic analysis suggests that a $1,000,000 investment in Toronto area affordable housing:

- Reduces social assistance costs by an additional $950,000
- Results in 280 fewer healthcare visits
- Reduces healthcare costs by an additional $500,000
- Creates 250,000 working hours of employment
- Increases private investment by an additional $650,000
- Increases Federal and Provincial tax revenues by an additional $600,000
- Increases GDP by an additional $2,400,000

Derived from: Socio-Economic Analysis: Value of Toronto Community Housing’s 10-Year Capital Investment Plan and Revitalization, Canadian Centre for Economic Analysis, 2015
What are the needs in Peel?

- 128,000 low and middle income households in Peel are living in unaffordable housing.
- They represent 1 in 3 households in Peel.
- In 2017, there were over 13,500 households on Peel’s Centralized Wait List, up from 11,800 in 2015.
- Housing affordability is critical for the development and expansion of the local workforce.

<table>
<thead>
<tr>
<th>Who they are</th>
<th>Emergency / Temporary Housing</th>
<th>Affordable Permanent Housing</th>
<th>Supportive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Income (Households with earnings of $57,421 or less)</td>
<td>129,054* households in 2016 (income deciles 1 – 3)</td>
<td>129,054* households in 2016 (income deciles 4 – 6)</td>
<td>Households / persons with need for permanent supportive housing</td>
</tr>
<tr>
<td>Middle Income (Households with earnings of $57,422 – 103,345)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Supportive</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

SHS Consulting, 2018

<table>
<thead>
<tr>
<th>26.9% shelter use increase</th>
<th>70% of households are in unaffordable housing</th>
<th>29% of households are in unaffordable housing</th>
<th>50% of demand unmet</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Shelters at capacity</td>
<td>• Larger households</td>
<td>• Homeowners</td>
<td>Mental Illness (4 times more people on waitlist than units)</td>
</tr>
<tr>
<td>• Insufficient beds for Victims of Family Violence and no beds for Victims of Human Trafficking</td>
<td>• Multiple family households</td>
<td>• Larger households</td>
<td>Physical disabilities</td>
</tr>
<tr>
<td>• Lack of upfront diversion / prevention</td>
<td>• Couples with children / lone parents</td>
<td>• Couples with children</td>
<td>Acquired brain injury</td>
</tr>
<tr>
<td>• Lack of transitional support for Youth / Victims of Family Violence</td>
<td>• Immigrant households</td>
<td>• Multiple family households</td>
<td>Intellectual disabilities</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type of housing required</th>
<th>Safe, stable temporary housing to address immediate needs</th>
<th>Quicker access to permanent housing</th>
<th>Transitional units for youth and Victims of Family Violence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental housing which costs $1,259 or less per month*</td>
<td>Home ownership no more than $228,389**</td>
<td>1 and 2 bedroom units for smaller households</td>
<td>Affordable supportive Housing units</td>
</tr>
<tr>
<td>Home ownership which costs no more than $411,047**</td>
<td>3+ bedroom units for larger households</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Economic Development Journal, Winter 2016, 15:1
PHHP 2018-2028
# Increasing Supply of Affordable Housing

<table>
<thead>
<tr>
<th>Action</th>
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<th>Households Impacted</th>
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<td>Primarily Low-Income households&lt;br&gt;Those in crisis/homeless&lt;br&gt;Those who require supportive housing</td>
</tr>
<tr>
<td>Incentives Program</td>
<td>• Non-profit or private sector developer (and operator)&lt;br&gt;• Local/Regional/Provincial/Federal government funders/enablers</td>
<td>Primarily Middle-income households&lt;br&gt;Those who require supportive housing</td>
</tr>
<tr>
<td>Private Stock Strategy</td>
<td>• Private sector / private citizen developer and operator&lt;br&gt;• Local/Regional/Provincial/Federal government funders/enablers</td>
<td>Both low-income and middle income households</td>
</tr>
<tr>
<td>Portable Housing Benefits</td>
<td>• Regional/Federal government funders/enablers</td>
<td>Primarily low-income households</td>
</tr>
</tbody>
</table>
Housing Master Plan (HMP)

What is it?
- A long-term capital/infrastructure plan that will guide the Region’s ‘new builds’, including regeneration of PHC sites, supportive and transitional housing and emergency shelters

What is it not?
- Does not address other ways to increase housing supply, e.g., using existing housing stock in private and secondary market.

Benefits of a Housing Master Plan
- Strategic long-term infrastructure plan for the Region to meet current and future housing needs
- Planning at a portfolio level will assist in improving Peel’s readiness to respond to funding announcements
- Improve coordination with the local municipalities
- Align with Region of Peel and PHC’s State of Good Repair capital planning
- Optimize value for tax dollars and Region’s return on investment (ROI)
- Plan will support advocacy to all levels of government for partnerships, including portfolio funding commitments and planning
## HMP Components

### Mapping of Housing Needs / Locations
- Assessment of housing needs and future demand by geographic areas using key variables (including other Regional priorities and community benefits)
- Map Region owned lands and PHC sites with potential for redevelopment
- Identify affordable housing gaps, needs and neighbourhoods where ROP / PHC opportunities don’t exist
- Inform the potential business case for a Regional Incentives Program

### Development Opportunities
- Feasibility analysis of opportunities on existing PHC sites and ROP surplus lands
- Prioritized pipeline of projects
- Design standards, principles and policies for development

### Funding and Financing Strategy
- Sustainable financing plan to support the implementation of prioritized pipeline of projects
- Leverage Federal, provincial and regional funding and programs
- Define other approaches to financing:
  - Explore opportunities to leverage private and non-profit sector funding and partnerships.

### Enabling Structure and Policy Framework
- Recommend roles, decision making authorities and housing development structures that will support:
  - Creating new affordable units and regeneration of existing sites with priority focus on Region of Peel lands and Peel Housing Corporation sites first
  - Leveraging external investment
  - Catalyzing development
Mapping Affordable Housing Need

Two core objectives:

1. Develop an approach to assess affordable housing need by geographic area using key statistical data related to vulnerabilities.

2. Relate housing need to Region of Peel surplus sites and Peel Living properties for expanding affordable, supportive, transitional, and emergency housing supply.
Red outline indicates variable was used in Dissemination-Area level analysis to generate Caledon findings
Mapping: Findings and Next Steps

- 18 census tracks identified as having highest relative need / vulnerability or poorer conditions of housing affordability
- High vulnerability areas (except for two census tracks) are forecast to accommodate additional growth between 2016-2041
- Further mapping work underway to confirm community benefit needs (i.e., early years and child care centres, community hubs, etc.)
Site Opportunities by Municipality – Approved earlier by Regional Council / Peel Housing Corporation Board

<table>
<thead>
<tr>
<th>Mississauga</th>
<th>Brampton</th>
<th>Caledon</th>
</tr>
</thead>
<tbody>
<tr>
<td>Riley Court (PHC)</td>
<td>Knightsbridge (PHC)</td>
<td>Mayfield West Phase 2 (ROP)</td>
</tr>
<tr>
<td>Mason's Landing (PHC)</td>
<td>175 Central Park (PHC)</td>
<td>Mayfield West Phase 1 (Family Site) (ROP)</td>
</tr>
<tr>
<td>Sydenham Place (PHC)</td>
<td>McHardy + Fair Oak (PHC)</td>
<td>Emil KolbPkwy + Chickadee Ln (ROP)</td>
</tr>
<tr>
<td>Queen Frederica (PHC)</td>
<td>Newhaven Manors (PHC)</td>
<td>Emil KolbPkwy + King West (ROP)</td>
</tr>
<tr>
<td>Twin Pines (PHC)</td>
<td>Chelsea Gardens (PHC)</td>
<td>Mayfield + Oreileys Ln (ROP)</td>
</tr>
<tr>
<td>Peel Family Shelter (Twin Pines – PHC)</td>
<td>Parkholme Place and 9996 Kennedy CC (PHC + ROP)</td>
<td></td>
</tr>
<tr>
<td>Britannia + Earl St (ROP)</td>
<td>Peel Manor A (ROP)</td>
<td></td>
</tr>
<tr>
<td>Britannia + Joseph St (ROP)</td>
<td>Peel Manor B (ROP)</td>
<td></td>
</tr>
<tr>
<td>114 Falconer CC (ROP)</td>
<td>1358 Queen St W (ROP)</td>
<td></td>
</tr>
<tr>
<td>1320 Williamsport CC (ROP)</td>
<td>Knightsbridge CC (ROP)</td>
<td></td>
</tr>
</tbody>
</table>

Environmental Remediation Required / Very Long-term projects
Shelter / Supportive / Transitional
Residential Rental
Next Steps

• Finalize assessment, prioritization and sequencing of development projects
• Develop funding and financing strategy
• Meet with all three local municipalities to ensure alignment of work
• Meetings with Federal and Provincial governments to seek funding commitments
For questions or further information, please contact:

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