



Redeveloping Twin Pines – Peel Living’s 25-acre mobile home park

- Peel Housing Corporation (PHC), also known as Peel Living, a non-profit housing provider owned by the Region of Peel, is redeveloping its 25-acre Twin Pines lands, currently a mobile home park, in south-central Mississauga, Ontario, Canada
- The park includes 213 month-to-month land leases with mobile home tenants, an eight-storey 136 unit affordable seniors housing building (Summerville Pines) and two commercial leases owned by Peel Living
- The Peel Living Board decided to pursue redevelopment of the site in 2012 in order to address the affordable housing needs in the Region of Peel and the unsustainable ageing infrastructure throughout the site

Vision for the Redevelopment

- The vision for the redevelopment, or Total Public Value Framework, is to create a community that provides a mix of housing options, is age-friendly, connected and environmentally responsible, and supports the financial sustainability of Peel Living’s affordable housing portfolio
- The redevelopment is anticipated to result in the creation of approximately 1000 new housing units in a ‘complete community’ with housing targeted towards low to moderate income earners
- The redevelopment aligns with the Region of Peel Council’s priority to increase affordable housing in Peel, and also supports the City of Mississauga’s affordable housing goals and objectives (e.g., Housing Choices, Housing Strategy - Making Room for the Middle)

Status of the Redevelopment Project

- In December 2017, the Peel Living Board endorsed the Resident Transition Plan including housing options and a payment amount (details below) to support Twin Pines residents through the redevelopment
- In 2018, the project will focus on securing a development partner; it is anticipated that construction will begin in three to five years

History and Dates: PHC Purchase of Twin Pines and 20-Year Agreement with Residents

- In 1996, Peel Living purchased the Twin Pines land for \$5.8M with the intent to maintain the site as an affordable housing community, and ultimately redevelop it to increase the supply of affordable housing in Peel.
- Twin Pines residents at the time came together through the Cedar Grove Resident’s Community Corporation (CGRCC) to provide Peel Living with a \$1 million loan; in exchange, Peel Living made an agreement (“1996 Agreement”) with CGRCC members to receive the following:
 - security of tenure for original tenants until October 2016;
 - monthly rent reduction; non-members would pay full market rate; and
 - annual interest payments in the amount of the lessor of one percent or \$5,000
- In 2011, the Peel Living Board received a request from the CGRCC to extend the security of tenure and directed staff to conduct a highest and best use study
- In 2012, the Peel Living Board decided to pursue redevelopment of the site due the Region’s need to increase affordable housing and the unsustainable conditions of the ageing infrastructure (mainly underground pipes). It was recognized that replacing the infrastructure would result in destroying a significant portion of the park and the need to remove many, if not all, of the mobile homes; as a result, doing nothing was not an option.
- A set of commitments (“2012 Commitments”) was established by Peel Living to guide the planning process.
- In September 2016, Peel Living repaid the loan to CGRCC in full including interest, thereby satisfying all Peel Living’s obligations of the 1996 Agreement
- In 2016, planning was further focused to optimize the site for the purpose of building more affordable housing



Support to Twin Pines Residents through the Redevelopment

- Peel Living is committed to supporting the transition of current residents and ensuring that all residents have an affordable housing option for those who wish to remain in the redeveloped Twin Pines
- The Resident Transition Plan applies to those who are Twin Pines tenants on January 6, 2018; the plan includes three housing options to remain in the future Twin Pines and a payment option of \$31,000 for those who would like to leave
- Outreach support has also been made available on site for any resident who would like assistance or access to available community programs and services

Resident Transition Plan (RTP)

- On December 7, 2017, the Peel Living Board endorsed the RTP; a [summary of the RTP options](#) is available online
- The RTP supports the [2012 Peel Living Board Commitments](#) to Twin Pines residents, including that the new community will remain affordable and that current residents are provided with a housing option to remain in the future Twin Pines community

What is the RTP?

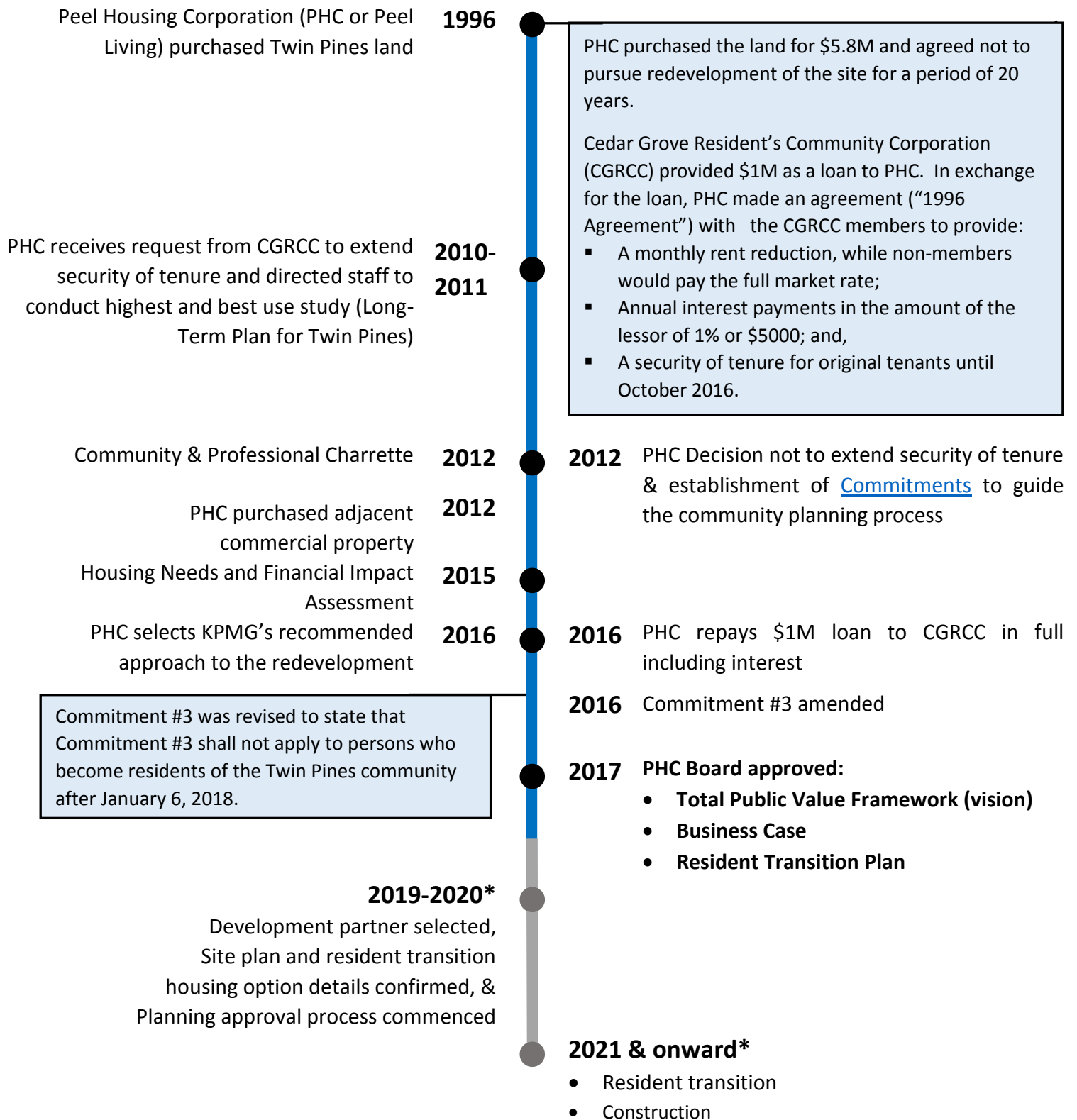
- The RTP applies to those who are tenants on January 6, 2018 based on a per household basis
- Three different housing options (own, rent, long term lease) have been developed in consultation with Twin Pines residents; in particular, the **long-term lease** option provides:
 - support tailored to residents' financial circumstances (e.g., rent is approximately 30% of household income)
 - a unique affordable housing option that is on-going support for as long as the resident requires it
- At the request of residents, an option to leave has been included where residents can receive a \$31,000 (ex gratia or goodwill) payment; the payment amount was developed using an evidence-based methodology described in the [RTP report](#) online
- As mobile home owners, tenants that choose to, can remove and relocate their units and select one of the four options
- Recognizing the age and condition of the mobile homes, Peel Living will pay for disposal costs for those residents who choose to abandon their mobile home at the time of transition
- Peel Living is committed to providing transition supports to residents who choose to remain in the redeveloped Twin Pines community, if required; phasing of the redevelopment along with any potential temporary housing requirements will be known following the selection of a development partner
- Cost of RTP depends on which options residents select; the anticipated costs for the RTP are expected to range from \$6 to \$14 million over a 10-year period; in the event that all 213 households select long-term lease, the cost to Peel Living to provide rent subsidies is anticipated to be approximately \$1 million per year
- The RTP and associated payment exceeds the landlord obligations under the Residential Tenancies Act, which requires a minimum of 12 months'-notice prior to termination and either another rental unit acceptable to the tenant, or payment of compensation equal to the lessor of 12 months' rent or \$3,000

RTP Timeline

- Option 1 (payment option) will be available for residents to select starting early 2018
- Option 2-4 (housing options) details will be determined following selection of development partner(s) – late 2019/early 2020
- NOTE: Residents will not be required to select an option until details on all four options are made available



History and Key Dates



* Details and timelines to be confirmed