



TWIN PINES REDEVELOPMENT PROJECT

Resident Newsletter

DECEMBER 2017

A note from the general manager:

Dear Twin Pines Resident,

I would like to personally tell you that Peel Living is committed to making sure that current residents have a home in the new Twin Pines that is affordable and for as long as you may choose.

This is why, together, we designed a set of transition options for the community that includes a long term lease option. For those wishing to stay in the new Twin Pines community, the affordable housing option will be based on your household income. For those choosing to leave, you can choose the payment option which will be available starting in early 2018.

We know that doing nothing is not an option. Replacing the aging infrastructure on the site (mainly underground pipes and the electrical system) would require moving mobile homes and cause significant disruption throughout the site. The redevelopment will result in the creation of a complete community that provides a mix of housing options and provide residents with affordable long term housing.

Please know that you do not have to make a decision until late 2019 or early 2020 after you are given the details about the housing options.

We are now working to hire a development partner. We will continue to work with you, answer your questions and share updates on the redevelopment. In the interim, the Peel Living operations team is committed to support your tenancies and maintain operations of the site until the construction begins.

Sincerely,

Dan Labrecque,
General Manager of Peel Housing Corporation

Project Update

On December 7, 2017, the Peel Living Board of Directors endorsed the Resident Transition Plan (RTP) providing information and details to support residents in their transition.

Four transition options have been developed for Twin Pines residents. For those interested in remaining in the community, there is an ownership opportunity and two types of rental opportunities. To be responsive to resident requests, a payment option has been included for residents choosing to leave the community. The payment option will be available to access starting in early 2018.

See insert for summary of the options. The full report can be viewed on the project website at www.peelregion.ca/twinpines.

What was the process?

The RTP was guided by the 2012 Commitments and the Total Public Value Framework. The process started in spring 2017 and included several engagement activities with Twin Pines residents (including the Cedar Grove Board) to gather feedback and input.



A Plan to Support Residents

Each household that is a tenant of Peel Living at Twin Pines on January 6, 2018, is eligible for a choice of one of the four options:

- **Ownership and rental with payment:** Option 2 and Option 3 include a payment to be provided to the resident to make the housing option more accessible and better aligned with their financial circumstances.
- **Long-term lease:** Option 4 provides ongoing support tailored to the financial circumstances of the resident. Due to this unique long term commitment, no payment is provided in this option.
- **Payment option to leave:** Option 1 is for residents who choose to leave the community. The payment option was included in response to resident requests. This option will be available starting in early 2018.

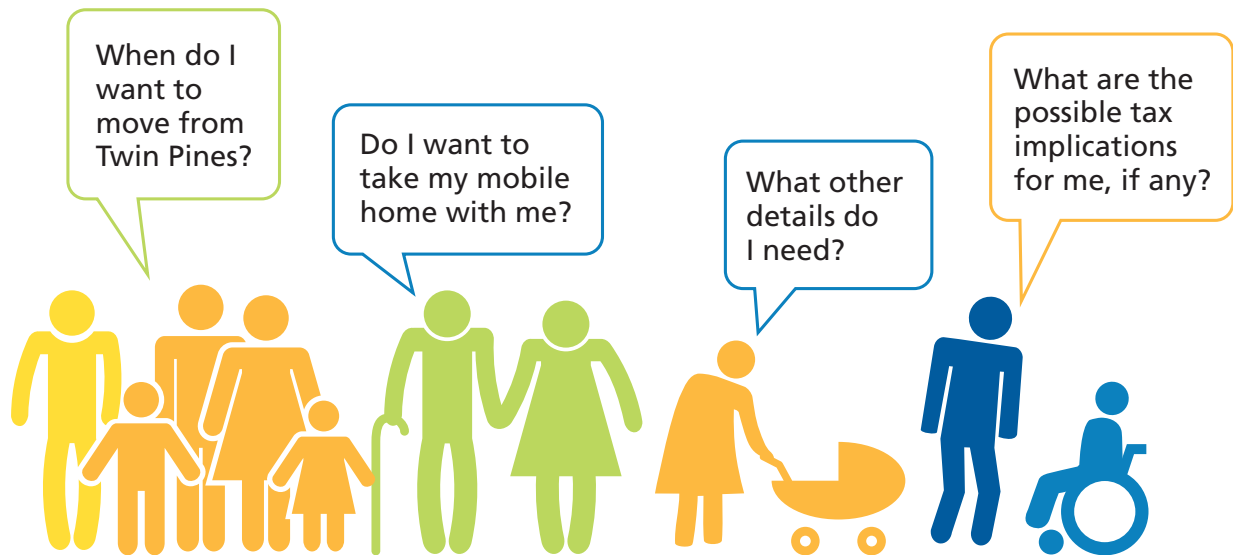
In all options, residents can select to leave or remove their unit at the time of their transition from Twin Pines. Peel Living will pay disposal costs for those that leave their unit on the Twin Pines site.

The RTP exceeds Peel Living's obligations under the Resident Tenancies Act.

Selection of Payment Option

Starting in early 2018, residents can select Option 1 (Payment Option) to receive \$31,000 upon voluntary termination of tenancy with Peel Living. Additional information and opportunities to meet with the team will be provided to residents starting in January 2018.

Residents who are interested in this option can begin to consider the following:



Next Steps

The project team will be hosting small group meetings in late January 2018 to answer any questions from residents regarding the Resident Transition Plan.

Invitation notices will be distributed to residents in early January 2018.

Over the next year, the project team will move forward with the process to select a development partner and will continue to share updates with residents.

Outreach Support

Peel Outreach will continue to be available to connect residents and their families with community resources and services including:

- Housing programs
- Health services
- Financial planning and supports
- Counselling
- Long term care planning
- Individual planning for other unique needs

Residents can book appointments at 905-791-7800, ext. 7243 or email:

OutreachTwinPines@peelregion.ca. Please note that Peel Outreach is closed on December 25, 26 and January 1.

Questions Corner

Here are some of the frequently asked questions received from residents:

1. When will I know details about the option to remain?

The housing options (Option 2-4) of the RTP including details regarding temporary housing (if required) will be defined when a development partner and site plan is determined. This is anticipated for late 2019 or 2020.

2. Why is Peel Living not purchasing my mobile home?

Peel Living has no desire to purchase the mobile homes, nor is it the landlord's responsibility to do so within the Resident Tenancies Act (RTA). Peel Living has included a goodwill payment of \$31,000 as an option within the plan to support residents.

3. What are Peel Living's obligations to tenants under the RTA?

Within the RTA, a landlord can terminate tenancies in order to redevelop their lands. Landlords are required to provide tenants with a minimum of 12 months' notice of termination as well as either an acceptable alternative rental unit or the lessor of 12 months' rent or \$3000 in compensation.

4. Can I select an option and also remove my mobile home?

Yes. As mobile home owners, tenants can choose to remove/relocate their unit in accordance with their Tenancy Agreement and the terms and conditions applicable to each Resident Transition Plan option.

5. Can I sell my mobile home and leave it on the site?

Yes. Tenants can continue to sell their unit and Peel Living will enter into a new lease with the new tenant; however, selling the unit will result in 'opting out' of the RTP. This means that your household will not be able to select an option. The RTP only applies to those who are tenants on January 6, 2018.

6. Will I receive the third-party appraisal results that were conducted by CDC Inc. in November?

KPMG is working with CDC Inc. to provide individualized reports to residents named on the tenancy agreement. The appraisal results will be mailed to tenants by February 2018.

Contact us

For more project information or to subscribe for email updates, visit peelregion.ca/twinpines. Inquiries can also be made directly to twinpinesredevelopment@peelregion.ca or 905-791-7800 ext. 7183. **Please note that Peel Living offices are closed for the holidays from December 25, 2017 to January 1, 2018.**

