



OCTOBER 2017

Project Update

During the week of October 2, 2017, the draft resident transition options were shared with residents and the Peel Living Board of Directors. A series of small group meetings have been scheduled the week of October 16, 2017, to provide Twin Pines Residents with the opportunity to discuss and provide additional input to KPMG on the draft transition options (for more details, see insert).

The Resident Transition Plan

What is it?

The Resident Transition Plan (RTP) will provide residents with information regarding the transition options available. The draft transition options include ownership and rental opportunities for current residents in the future Twin Pines community. In addition, an option has been included for those residents who would prefer to not remain in the redeveloped community. See page 2 inside for draft transition options.

Details related to the options to remain/return will be confirmed in 2019 once a development partner and plan for the site is selected.

The draft transition options presentation is available on the Twin Pines Redevelopment Project **website** at peelregion.ca/twinpines.

What does it mean for me?

The draft transition options are now available for residents to review, seek clarification and provide additional feedback.

Once approved, the RTP provides clarity to residents on the available transition options to assist residents with decision making related to their future.

Residents will need to start to review the options and their personal circumstances in preparation for decision making at the time of notice of termination (which may occur in 2019 or several years later depending on the development partner's plan).

What are the draft transition options?

Draft Payment Amount



The contemplated household payment is approximately **\$31,000** and is to be provided as **ONE** of the following...

Draft Resident Options



Available to select starting 2018

1

Take Payment
upon vacating or removing mobile home unit

Available to select starting after 2019+

2

Remain, Own
Market ownership
•
Down payment grant

3

Remain, Rent
Market rent
•
Reduced market rent (time limited)
•
Subsidized rent (based on eligibility)

To be further defined in a detailed plan for redevelopment

How was it developed?

The Resident Transition Plan is guided by the Total Public Value Framework (the vision) and the 2012 Commitments.

KPMG developed the draft transition options by considering historical information and previous direction received from the Peel Living Board, resident inputs (such as the 2015 Housing Needs and Financial Impact Assessment), conducting research and reviewing case studies of other mobile home park transitions, and holding recent small group meetings with residents to gather additional inputs.

Question Corner

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

1. To whom do the Resident Transition Plan (RTP) options apply to?

The transition options will apply to those who are tenants at Twin Pines on January 6, 2018 and will be provided on a per household basis.

2. What is the Municipal Property Assessment Corporation (MPAC)?

MPAC (mpac.ca) is an independent, not-for-profit corporation and its role is to accurately assess and classify all properties in Ontario in compliance with the Assessment Act and regulations set by the Government of Ontario. The five major factors are used by MPAC to determine a home's value is: location, living area, age of property, lot dimensions and quality of construction.

All tenants will be receiving a copy of the MPAC assessment on their individual mobile home throughout the month of October 2017 through small group meetings or mail.

3. When can I start to select my option?

The RTP report and recommendations will be presented to the Peel Living Board of Directors on December 7, 2017 and the Region of Peel for funding which is anticipated by February 2018. Upon approvals, tenants may begin to select the payment option. Details regarding the options to remain will be available in 2019 once a development partner and plan is selected.

4. What if I want to leave the site or sell my mobile home now?

As a mobile home is an asset owned by the tenant, it can be sold or removed from the site by the tenant in accordance with the terms of the tenancy agreement.

5. If I am required to leave the site for redevelopment, where will I go?

The details regarding the phasing of the project and need for temporary housing will not be known until a development partner is selected in 2019. Peel Living will work with residents who decide to remain in the redeveloped Twin Pines community to identify a temporary housing solution, if required.

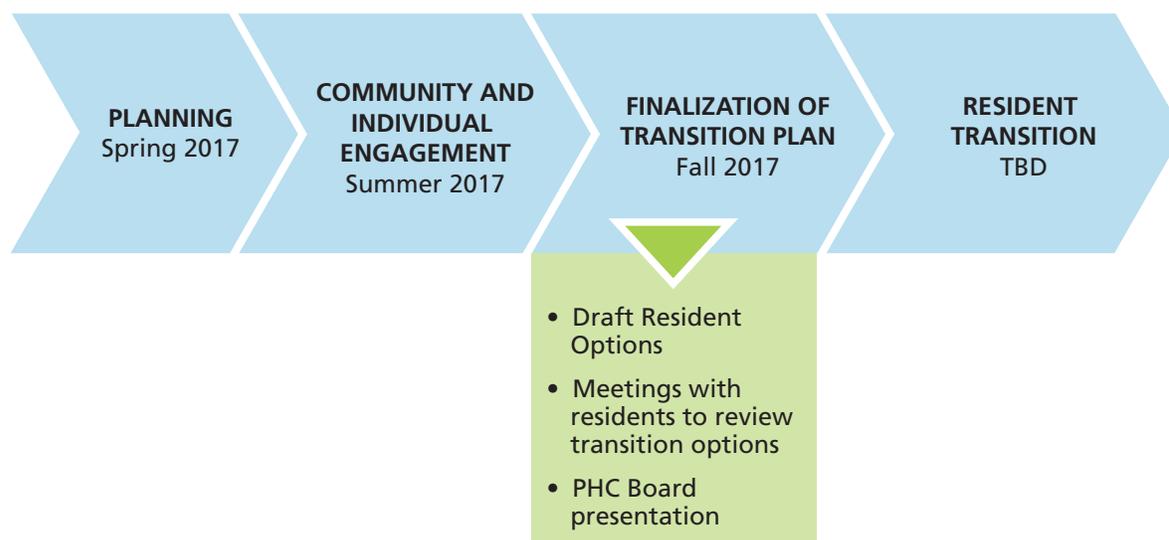
6. Do I need to select my option now?

No. It is anticipated that tenants will be able to start to select the payment option by February 2018. Details regarding the option to remain will be available in 2019 once a development partner and plan is selected.

Resident Transition Plan: Next Steps

Residents are invited to join small group meetings during the week of October 16, 2017, to ask questions, seek clarification and provide additional input on the draft transition options. **It will also be an opportunity for those residents who did not provide their input during the July/August 2017 small group meetings to inform the Resident Transition Plan (RTP).**

On December 7, 2017, the final RTP will be presented to the Peel Living Board of Directors for approval. Following approval of the RTP, funding approval will be required by the Region of Peel for the RTP. It is anticipated that residents will be able to start to select the payment option by February 2018.



Outreach Support

Peel Outreach continues to be available to connect residents with community resources and services. Resources and services include:

- 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**.

Contact us

For more information or to subscribe for email updates, visit **peelregion.ca/twinpines**. Inquiries can also be made directly to the Project Manager, Denise Occhipinti at: **twinpinesredevelopment@peelregion.ca** or **905-791-7800 ext. 7658**.

