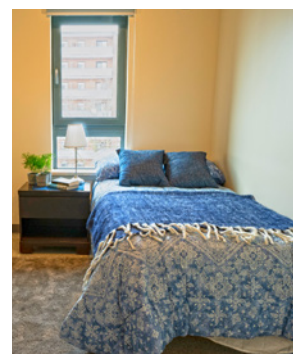


# Peel Housing and Homelessness Plan 2018-2028

## 2021 ANNUAL REPORT







# Introduction

The Region of Peel is the Service Manager for the affordable housing system in Peel. The affordable housing system includes subsidized and affordable rental housing that is owned and operated by the Region of Peel, Peel Housing Corporation (known as Peel Living) and other non-profit and co-operative housing providers. It also includes subsidized units in the private rental market. Beyond bricks and mortar, the affordable housing system provides financial assistance and access to social and health supports to those who are precariously housed or homeless.

As Service Manager, the Region of Peel is required by the provincial government to develop and implement a 10-year Housing and Homelessness Plan. Peel's 10-year plan was developed and approved by Regional Council in April 2018. The plan is currently in its fourth year of implementation. This report provides an overview of the key accomplishments in 2021.



“The Region of Peel recognizes that affordable housing is the foundation for a strong, resilient community and a sustainable economy in which residents can thrive. Our Peel Housing and Homelessness Plan aligns with the Region of Peel’s Strategic Plan, which focuses on creating a community where everyone enjoys a sense of belonging.”

– Nando Iannicca, Regional Chair

# Overview of Peel’s 10-year Housing and Homelessness Plan (2018-2028): Home for All

The Region of Peel, like all major urban centres across Canada and around the world, faces a significant and growing need for more affordable housing. Based on an in-depth needs assessment and input from Peel residents, community agencies and industry stakeholders, Peel’s 10-year Housing and Homelessness Plan is our community’s plan to prevent homelessness and make affordable housing available to all Peel residents.

**Table 1: Summary of Housing Need**

	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 or more)	SUPPORTIVE
<b>Who they are</b>	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
<b>What is the need</b>	<p><b>26.9% shelter use increase</b></p> <ul style="list-style-type: none"> <li>Shelters at capacity</li> <li>Insufficient beds for Victims of Family Violence and no beds for Victims of Human Trafficking</li> <li>Lack of upfront diversion/prevention</li> <li>Lack of transitional support for Youth/Victims of Family Violence</li> </ul>	<p><b>70% of households are in unaffordable housing</b></p> <ul style="list-style-type: none"> <li>Larger households</li> <li>Multiple family households</li> <li>Couples with children/lone parents</li> <li>Immigrant households</li> <li>Youth households</li> <li>Seniors</li> <li>Persons living alone</li> <li>2 or more unrelated people living together</li> <li>People with a disability</li> </ul>	<p><b>29% of households are in unaffordable housing</b></p> <ul style="list-style-type: none"> <li>Homeowners</li> <li>Larger households</li> <li>Couples with children</li> <li>Multiple family households</li> <li>Immigrant households</li> </ul>	<p><b>50% of demand unmet</b></p> <ul style="list-style-type: none"> <li>Mental illness (4 times more people on waitlist than units)</li> <li>Physical disabilities</li> <li>Acquired brain injury</li> <li>Intellectual disabilities</li> <li>Autism spectrum</li> <li>Frail health</li> <li>Substance abuse - addictions</li> </ul>
<b>Type of housing required</b>	<ul style="list-style-type: none"> <li>Safe, stable temporary housing to address immediate needs</li> <li>Quicker access to permanent housing</li> <li>Transitional units for youth and Victims of Family Violence</li> </ul>	<ul style="list-style-type: none"> <li>Rental housing which costs \$1,259 or less per month*</li> <li>Home ownership no more than \$228,389**</li> <li>1 and 2 bedroom units for smaller households</li> <li>3+ bedroom units for larger households</li> </ul>	<ul style="list-style-type: none"> <li>Rental housing which costs no more than \$2,584 per month*</li> <li>Home ownership which costs no more than \$411,047**</li> <li>Units with 3+ bedrooms for larger households</li> </ul>	<ul style="list-style-type: none"> <li>Affordable supportive Housing costs</li> </ul>

\*Low income and moderate income households are based on 3 income deciles, therefore they have the same amount of households in each income group. 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

Source: Statistics Canada Custom Tabulation data, 2001, 2006, 2011 and 2016; and Peel Region estimates based on the CPI growth rate for Canada from 2015-2017. Updated needs assessment will be available in 2023.

Peel’s Housing and Homelessness Plan includes 35 actions organized under 5 pillars. It is an innovative, smart, forward-thinking approach to address complex housing issues. It guides our actions, ensuring every step we take is intentional and strategically planned.

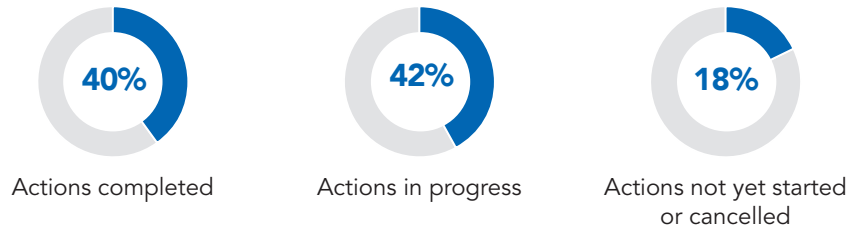
## The five pillars include:



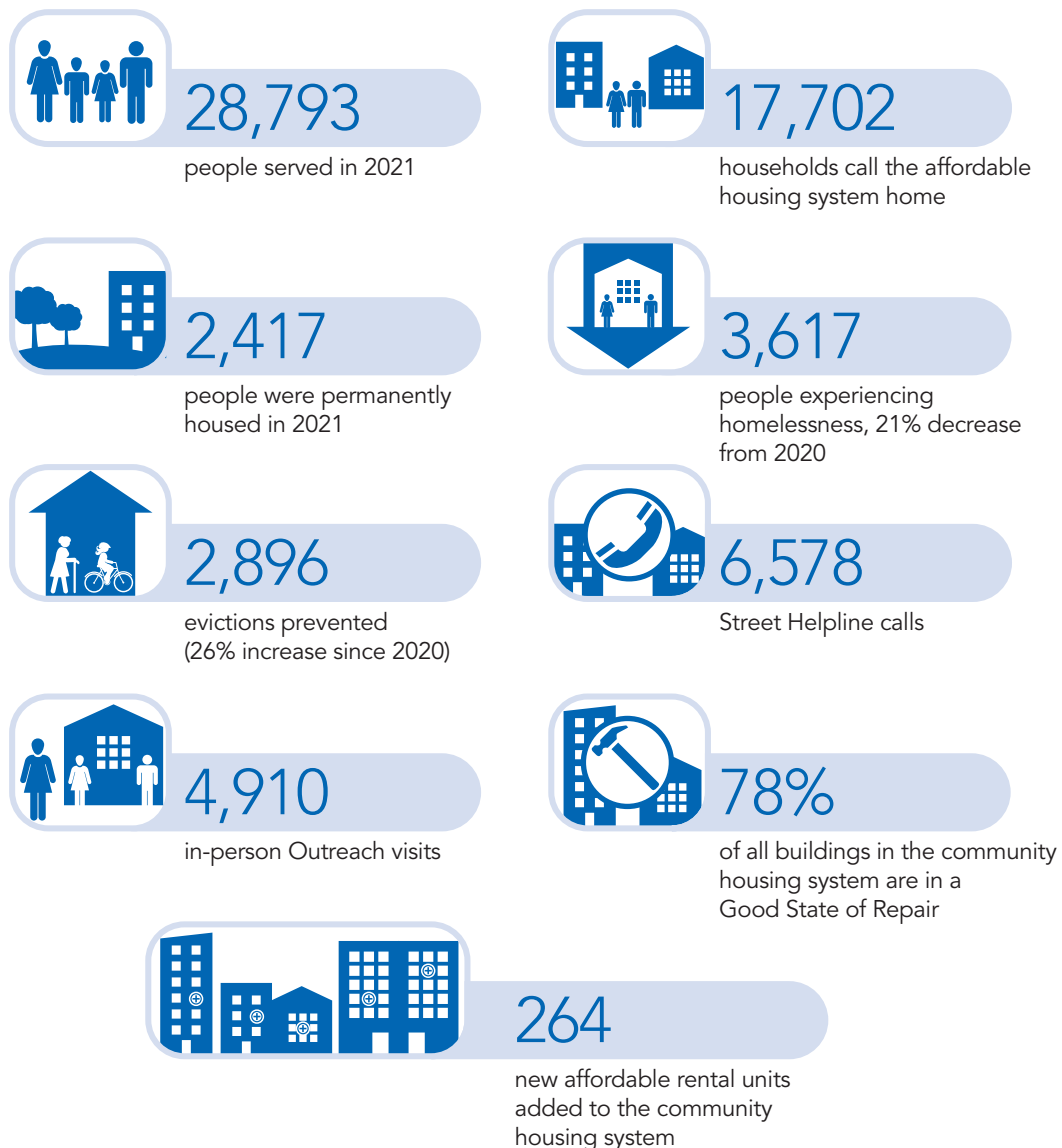
<b>1</b>	<b>Transform Service</b>	Improving how we deliver our services, so more of our clients receive the supports they need, faster.
<b>2</b>	<b>Build More Community Housing</b>	Building more community rental housing on land that is owned by the Region of Peel and Peel Housing Corporation, while also building the capacity of the non-profit sector to build more.
<b>3</b>	<b>Maximize Planning Tools &amp; Incentives</b>	Using Regional financial and planning policies, processes and tools to incent the market to create more affordable housing.
<b>4</b>	<b>Optimize Existing Stock</b>	Maintaining existing subsidized and affordable rental stock and using existing homes in new ways to provide more or different types of affordable housing options.
<b>5</b>	<b>Increase Supportive Housing</b>	Increasing housing with supports for our community's most vulnerable.

## 2021 Key Outcomes and Accomplishments

To date, and while overseeing the COVID-19 emergency response for the homeless and our community's most vulnerable, 14 (40%) of the actions within Peel's Housing and Homelessness Plan have been completed, 15 (42%) are in progress, and 6 (18%) have been cancelled or are yet to begin.



While there is more work to be done, the progress being made to implement the plan is starting to make a difference. Key outputs and outcomes for 2021 are below.





## The Challenge

People have complex needs and require faster access to more custom solutions that match what they need.



## The Fix

We're shifting towards a needs-based approach so we can customize how we help each client. We're using better technology, working with housing providers, and community agencies to wraparound supports to help clients get and keep housing.

# Pillar 1

## Transform Service

### 2021 Key Accomplishments:

- Convened the Coordinated Access Planning Table in October 2020, consisting of homelessness service providers and co-led by Peel Alliance to End Homelessness (PAEH). Together, we completed the design of the Coordinated Access system in 2021, which will be implemented in 2022.
- Redesigned our service delivery pathway to provide better supports to clients with the most urgent needs. Implemented more portable needs-based subsidies and provided clients with case management supports to help them live affordably in a rental unit of their choice.
- Over 1200 additional households will now benefit from having a portable subsidy to help make their housing costs affordable.



**94%**  
increase in portable  
subsidies over this  
term of council

This will lead to over

**1,200**  
households getting faster  
access to affordable housing.



**4,088**

households received  
case management support in 2021



**James spent many unhappy years in a series of rooming houses. Through the Region of Peel's needs-based approach, he was allocated a unit in a Seniors apartment building.**

**“The Region of Peel gave me a purpose again. I finally felt heard. I’m so grateful and I’m very happy in my new home.”**

– James, 68

### How the federal and provincial governments can help Transform Service

The Regional property tax base was never intended to meet the affordable housing needs of our community. In 2021, the federal and provincial governments funded just 22% of total operating expenditures for housing supports. More operational funding from the federal and provincial governments is required to help more residents get and keep affordable housing in Peel.



# Pillar 2

Build more community housing



## The Challenge

Buying or renting a home is unaffordable for 80% of Peel residents, and they face long waits to access affordable units. More people are looking to the affordable housing system to meet their housing needs.



## The Fix

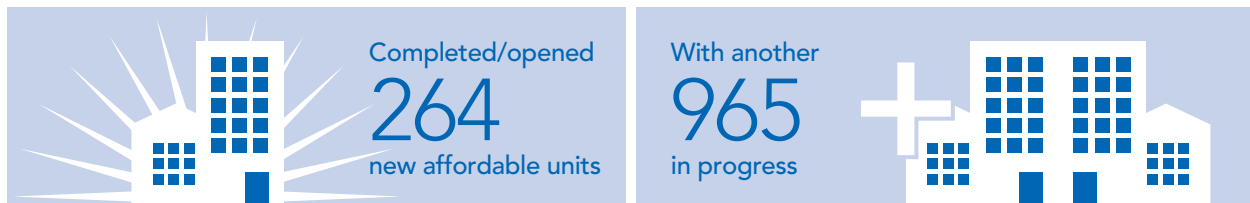
We're taking steps to get shovels in the ground and build more affordable rental units and emergency shelter spaces. We're building on land owned by the Region of Peel and Peel Housing Corporation to save on the high costs of buying land and investing those savings in more new units.

## Pillar 2

Build more  
community housing

### 2021 Key accomplishments

- Opened new Peel Family Shelter which increased the number of emergency shelter beds for families experiencing homelessness from 60 to 110.
- With our partners, added 264 new affordable units to the community housing system.
- Actively managing 10 other affordable housing development projects that will add 965 more units once completed.
- Received approval for up to 151 units for the East Avenue project in Mississauga. This will be a pace-setter project advancing the Region's Climate Change Master Plan goals.



The East Avenue redevelopment project is an example of how the Region of Peel is leading the charge in the drive towards net zero carbon housing developments. The project will see 30 aging units replaced with up to 151 new affordable rental units.

Approved in 2021, the 7-storey building will include a diverse mix of 1, 2, and 3-bedroom units and makes the best use of available land to better serve the needs of our communities.



The design and construction of the building incorporates cutting edge techniques to minimize greenhouse gas emissions, improve energy performance and enhance air quality, ventilation and the generation of renewable energy.

### How the federal and provincial governments can help Build More Community Housing

As identified through the Region's Housing Master Plan, we can add over 2200 new affordable, supportive units and emergency beds on Region of Peel and Peel Housing Corporation lands by 2028. To accomplish this, we need the provincial government to close a \$319.6M funding gap.



## The Challenge

The private market is not building housing that is affordable for a growing number of households in Peel.



## The Fix:

We're working with municipal partners to develop policies and incentives that support new affordable units and a mix of housing types. This includes requiring affordable housing development through tools such as Inclusionary Zoning and working to prioritize and coordinate planning approvals for affordable housing development.

## Pillar 3

Maximize planning tools  
and incentives

### Key Accomplishments:

- Approved grants for 130 affordable rental housing units, which will be built and operated by the private sector through the Affordable Housing Incentives Pilot Program. These units will be secured at affordable rates for between 26 and 41 years.
- Worked with the local municipalities to establish an Inclusionary Zoning (IZ) policy framework in the draft Peel 2051 Regional Official Plan. Inclusionary Zoning is a tool implemented through local municipal zoning by-laws that require a certain number of units in developments be provided at affordable rates.

130 affordable units were funded  
through the Affordable Housing  
Incentives Pilot Program in 2021



**“The Region of Peel’s commitment to bringing developers and the municipalities together will help residents get and keep affordable housing while building vibrant communities. Through the Affordable Housing Incentives Pilot Program (AHIPP), we’ve strengthened our partnership with Peel, which will result in more positive housing outcomes. We’re proud to be a recipient of AHIPP funding that will add more affordable housing units in Brampton in 2023.”**

– Martin Blake, Partner, The Daniels Corporation

### How the federal and provincial governments can help Maximize Planning Tools and Incentives

The Region of Peel is limited in its ability to address the scale of the market housing affordability crisis and to reshape the housing market. To improve the availability of market housing that is affordable, the federal and provincial governments must take further action that encourage homes to be used for homes. In addition, they must help to increase the supply of new affordable housing in complete communities and ensure the longevity of existing affordable housing. For instance, to maximize the effectiveness of planning tools like inclusionary zoning, support from the provincial and federal governments is needed to absorb the costs of ensuring a one-window system not only in Peel, but across Ontario.



## The Challenge

Building new units takes years. But there's an affordable housing crisis right now.



## The Fix

We'll continue to strengthen relationships with community housing providers and private landlords and by working differently with homeowners, faith groups and other stakeholders, we can more quickly address the need for affordable housing through the existing stock.

# Pillar 4

## Optimize existing stock

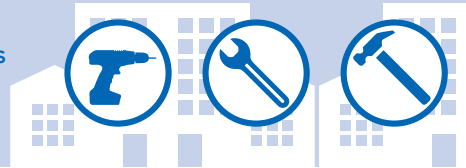
### 2021 Key Accomplishments:

- Re-launched the redesigned **My Home Second Unit Renovation Assistance Program** which was temporarily suspended due to COVID. This program provides grants to homeowners to renovate existing second suites to provide new safe and affordable housing options.
- Launched the **Peel HomeShare** program, led by the National Initiative for the Care of the Elderly. This program matches older adult homeowners with post-secondary students. The program gives students an affordable place to stay, while providing companionship, rental income and help around the house for the older adult.
- Exploring Vacant Homes Tax for Peel. A vacant homes tax can help increase the supply of housing by discouraging people from keeping homes vacant. The revenue generated from the tax can be used for more housing and homelessness programs.

The annual budget of over  
**\$1.5 million**  
will help to renovate at least

**57**

existing second units  
into new affordable  
rental units



**A group of seniors in Peel participated in a Solutions Lab focused on improving housing situations, journeys, and outcomes for Seniors. Through this process, the Region launched Canada HomeShare Peel, a home sharing program bringing older adults and post-secondary students together.**

“It opened up my mind to various solutions that can be put into practice to help the housing situation so that aging seniors can stay in their homes and also receive companionship, help and extra income.”

– Solutions Lab participant

“Before I worked with the group I doubt if I gave alternate housing a thought. After working with the group, I have a new understanding that there are things we need to do to help those in need of alternative housing by letting them know there are indeed alternative housing options and that there are people working hard to accomplish that goal.”

– Solutions Lab Participant

## How the federal and provincial governments can Help Optimize Existing Stock

Funding programs from the federal and provincial governments that are more flexible are needed for Service Managers like the Region of Peel to meet local needs. For instance, funding to support assisting homeowners in legalizing unregulated secondary suites, and revitalizing legacy purpose-built rental communities to optimize existing market affordable housing.



## The Challenge

Peel's need for supportive housing is growing, and less than half of that need is being met.



## The Fix

With our partners, we're creating a new plan for supportive housing in Peel. Also, we're removing red tape to make it easier for vulnerable residents to get the help they need to live independently, and we're advocating for much needed additional funding from the provincial government.

# Pillar 5

Increase supportive housing

## 2021 Key Accomplishments:

- Supporting the construction of 68 new affordable supportive housing units by Indwell Community Homes in Mississauga



**“Peel staff were responsive and they were there for me. Their attitude towards me, as a person with a disability was lovely. They treated me with respect.”**

– Emily Daigle, 42

## How the federal and provincial governments can help Increase Supportive Housing

Peel’s Housing and Homelessness Plan identifies the need to better address the complex health needs of the homeless and precariously housed. Permanent, sustainable funding to provide health care services for people who are served by the affordable housing system, including those experiencing homelessness, is required.





# All of Government Approach is Needed

By the end of 2021, average resale prices in Peel neared \$1.2M, while monthly rates for purpose-built rental units reached \$1,835. Condominium rental rates exceeded \$2,390. At these prices, it will take the average household in Peel up to 30 years to save for a down payment and closing costs, to ensure affordable monthly mortgage costs. Given the growing failure of the market to provide affordable housing options, it is not surprising that 28,227 households were on Peel's centralized waiting list for subsidized housing by the end of 2021.

Peel's 10-year Housing and Homelessness Plan is focused on the policy, program and funding tools available to the Region of Peel. By itself, the Region is limited in its ability to address the scale of the market housing affordability crisis in Peel and to reshape the housing market. More action is needed by all levels of government to make the required systemic changes. Regional Council and staff regularly advocate to the federal and provincial governments for policy change and funding that:

- Encourages the use of housing for homes;
- Increases the supply of new affordable housing in complete communities while ensuring the longevity of existing affordable housing;
- Expands the scope of social programs to assist families in carrying high housing costs; and
- Strengthens the capacity of the Service Manager and community housing sector to respond to rapidly growing need

**Table 1: Total Housed in the Affordable Housing System as of December 31, 2021**

Housing Provider	Total Units
Community Housing Providers	5097
Subsidized Units	2963
Below Market Units	2134
Peel Housing Corporation	6727
Subsidized Units	3811
Below Market Units	2916
Private Landlords	3878
Portable Subsidies (ROP and Provincially funded)	1246
Affordable Market Units	754
<b>Total</b>	<b>17,702</b>

**Table 2: Net New Housed in 2021**

Number of Clients Served	Description
1582	Clients experiencing homelessness housed
209	Centralized Waiting List placements
48	Regional Portable Subsidies
2	Home for Good Housing Allowances
576	Canada Ontario Housing Benefit Portable Subsidies
<b>2,417</b>	<b>Total</b>

**Table 3: New Affordable Housing Units Added in 2021**

Project	Led by	Number of Affordable Rental Units	Target Group
360 City Centre Drive, Mississauga	Region-led	174	Seniors, singles, and families
Brampton Bramalea Christian Fellowship Residences, Brampton	Third-party led	90	Seniors, singles, and families
	<b>Total</b>	<b>264</b>	

**Table 4: State of Good Repair in the Community Housing System**

Property Type	Total Number of Properties	Properties in a Good State of Repair
Region of Peel owned housing buildings	8	100%, 8 properties
Region of Peel owned shelters	4	50%, 2 properties
Peel Housing Corporation buildings	88	74%, 65 properties
Community Housing Provider buildings	53	87%, 46 properties

**Table 5: Profile of Households on Centralized Waiting List**

As of December 31, 2021, 28,227 households were on Peel's centralized waiting list for a subsidized unit, a 16% increase from 2020.

Household Type	CWL Applicants	Household Type	CWL Applicants
<b>City of Brampton</b>		<b>City of Mississauga</b>	
Single	2705	Single	3722
Family	3632	Family	4936
Senior	1386	Senior	2799
<b>Brampton Total</b>	<b>7,723</b>	<b>Mississauga Total</b>	<b>11,457</b>
<b>Town of Caledon</b>		<b>Outside of Peel Region</b>	
Single	90	Single	2877
Family	83	Family	4526
Senior	98	Senior	1373
<b>Caledon Total</b>	<b>271</b>	<b>Outside of Peel</b>	<b>8776</b>
<b>Total CWL Households</b>		<b>28,227</b>	

# PEEL HOUSING & HOMELESSNESS PLAN ACTION UPDATES, AS OF DECEMBER 31, 2021

## Pillar #1: Transform Service

#	Actions	Status	Description
1.1	Begin implementation of an Action Plan Toward Ending Youth Homelessness pending Regional Council approval on March 29, 2018.	In Progress	In 2021, approximately 14% of all shelter users were identified as youth and 202 homeless youth were housed. A site in Brampton has been identified for the permanent youth shelter with design and pre-planning processes underway. An additional site in Brampton that was acquired in 2021 will provide 17 new transitional housing units for youth before the end of 2023.
1.2	By summer 2018, undertake enumeration of the homeless population in Peel to better understand the extent of homelessness and their needs.	Complete	Enumeration of the homeless population in Peel was undertaken in 2018 and again in 2021. A report to Regional Council will be presented in mid-2022 with the results of the 2021 enumeration (Point-In-Time Count).
1.3	By fall 2018, implement a by-name list of homeless clients to prioritize them for the highest intensity of services.	Complete	By October 2020, the Region of Peel implemented a quality By-Name List to prioritize homeless clients as per the requirements from the Canadian Alliance to End Homelessness (CAEH).
1.4	By the end of 2018, bring forward an action plan on human trafficking in Peel Region.	Complete	On June 14, 2018, Regional Council approved a three-year pilot strategy to address human sex trafficking in Peel Region. The strategy included the creation of a safe house, a transitional home and a dedicated service hub for survivors. The Elizabeth Fry Society Peel-Halton was awarded the contract for the operation of the safe and transitional homes. Both homes are operational and can accommodate up to 6 clients at a time.
1.5	By summer 2019, house 50 people experiencing homelessness through the Home for Good Housing First program.	Complete	The Home for Good collaborative provides housing and supports to individuals experiencing homelessness. In 2021, 104 clients received housing supports through the Home for Good Housing First program.
1.6	Build emergency shelter and transitional beds for families, youth and victims of human trafficking to meet the targets beginning with the replacement of the temporary 40 bed Regional Youth Shelter in Brampton.	In Progress	The new Peel Family Shelter acquired in November 2020 and opened in January 2021. The new site provides an additional 50 rooms for a total of 110 rooms for families. The human trafficking safe and transitional homes are both in operation and can accommodate up to 6 clients at a time. The site for the permanent youth shelter in Brampton has been identified and project design and planning approvals are underway, with tentative completion targeted for the end of 2024.
1.7	Convene a table consisting of community providers of homelessness services to plan and coordinate services and address system gaps.	Complete	The Coordinated Access planning table was convened in October 2020, consisting of homelessness service providers and co-led by Peel Alliance to End Homelessness (PAEH). Coordinated Access was co-designed in 2021 and will be implemented in 2022.
1.8	Redesign and implement a new model for clients accessing housing and homelessness services to better help clients avoid homelessness, achieve stable housing, or increased income.	In Progress	Redesigned the service delivery pathway to provide better supports to clients with the most urgent needs. Implemented the Council approved approach to needs-based subsidy that provides clients with more case management supports and portable subsidies to help them live affordably in a rental unit of their choice. As a result, over 4000 households are receiving case management supports and over 1200 households are receiving a portable subsidy to live affordably in a rental unit of their choice.
1.9	Reorient services and policies to reflect a Housing First approach.	Complete	Through the development and implementation of the new service delivery pathway, all housing services and policies reflect a Housing First approach.
1.10	Redirect a larger share of Rent Supplement and Housing Allowance funding to support the homeless population and/or those in crisis.	Complete	The new service delivery pathway and needs-based approach to subsidy administration, approved by Regional Council on May 28, 2020, directs more portable housing subsidies to those clients with the most urgent needs. Over 1200 additional households will now benefit from having a portable subsidy to help make their housing costs affordable.

## Pillar #2: Build more community housing

#	Actions	Status	Description
2.1	By the end of 2018, proceed with pre-development planning of Peel Housing Corporation's East Avenue property in Mississauga.	Complete	The City of Mississauga Planning and Development Committee approved up to 151 units for the East Avenue project. In addition, this will be a pace-setter project advancing the Region's Climate Change Master Plan goals.
2.2	By summer 2019, host an innovation lab in partnership with the University of Toronto Mississauga's Master of Public Policy Program, to develop innovative approaches to creating and financing affordable home ownership for low income individuals and families.	Cancelled	Action cancelled as Innovation lab was not held.
2.3	By the end of 2019, work with local municipalities to rezone PHC's seven priority sites and Twin Pines Redevelopment.	In Progress	This work was not completed by the end of 2019 as the seven PHC sites are in all three of the local municipalities. Site rezoning is completed on an independent basis and occurs as part of the site by site planning processes.
2.4	Provide program design and evaluation support to the SHIP/ TRCA Tiny Housing Village at Innovation Park.	Cancelled	Action cancelled as Innovation Park is located outside of Peel Region.
2.5	Work with PHC to regenerate/ repurpose its seven priority sites.	In Progress	Feasibility studies have been completed for 5 PHC sites in addition to seven other sites identified in the Housing Master Plan. Work to regenerate/repurpose PHC sites will continue on a site by site basis.
2.6	Identify and build the capacity of two or three non-profit housing providers to become adept in the development of new affordable rental housing for households with low-incomes in Peel.	Not Started	
2.7	Prepare and implement a Housing Master Plan (HMP) and financing strategy that describes how and where emergency shelter, transitional, supportive and affordable housing development.	In Progress	Regional Council approved the Housing Master Plan on July 11, 2019, which included a financing strategy. In August 2020, the Region secured \$276 million through the National Housing Strategy's Co-Investment Fund from the Federal government to help the Region implement our Housing Master Plan. Implementation of the Council approved HMP and projects funded through the in principle \$1 billion funding envelope are underway.
2.8	Bring forward recommendations to Council about the preferred model/structure for housing development in Peel.	Complete	The Housing Development Office was created in January 2019.

## Pillar #3: Maximize planning tools and incentives

#	Actions	Status	Description
3.1	By summer 2019, bring forward a framework in principle for a Community Improvement Plan (CIP) to direct and stimulate private sector investment in affordable housing through an incentive based program.	Complete	The work completed to create a framework to direct funding through an incentive program resulted in the creation of a preferred mechanism, a new Municipal Housing Facility By-Law, which was approved by Regional Council on July 9, 2020 (By-Law 49-2020).
3.2	Work with local municipalities to develop a modest program of land use planning tools and incentives to support the development of affordable housing.	Complete	130 affordable rental housing units were approved through the 2021 round of the Affordable Housing Incentives Pilot Program, which are secured at affordable rates for between 26-41 years. The new Municipal Housing Facility By-Law allows for incentive stacking with local municipalities for approved projects. Work continues with local municipalities to leverage other non-financial incentives for development of new affordable housing. Regional staff are supporting local municipalities' work and efforts to reduce parking requirements to increase housing affordability.
3.3	Work with local municipalities to develop Official Plan policies that support the development of affordable rental and a range and mix of housing types.	In Progress	Established Peel-wide new housing unit targets on affordability, rental tenure and density. These targets are based on housing need and included in the draft Peel 2051 Regional Official Plan. Worked with the local municipalities to establish an Inclusionary Zoning (IZ) policy framework in the draft Peel 2051 Regional Official Plan that informs the development of local municipal IZ by-laws. Regional staff are working collectively with the local municipalities to require a housing assessment for planning applications of 50 units or more which demonstrate contributions towards Peel-wide affordability targets.
3.4	Work with local municipalities to review and revise zoning by-laws to align with strategic growth areas, and other areas identified for intensification.	In Progress	Worked with local municipalities to establish an IZ policy framework in the draft Peel 2051 Regional Official Plan that informs the development of local municipal IZ by-laws.
3.5	Work with local municipalities to review and apply land use planning tools to rezone, and ensure development readiness, opportune areas for affordable housing such as for surplus land, Peel Living and other appropriate sites.	In Progress	Work is ongoing with local municipal planning staff to review the preliminary feasibility studies for Housing Master Plan and other affordable housing sites. Recommended Updated Action Wording: Work with the local municipalities to review preliminary studies for the Housing Master Plan sites and to coordinate and prioritize planning approvals where possible.
3.6	Develop a Region-wide approach to securing land for affordable housing development including exploring a policy to give priority to affordable housing development in the disposition of surplus land and land banking.	In Progress	Initial research and jurisdictional scan conducted to consider an approach and framework for land and monetary donations. Work will continue in 2022.
3.7	Collaborate with local municipalities to evaluate emerging Inclusionary Zoning regulations to determine appropriateness for future use.	In Progress	Work with local municipal staff underway to review Inclusionary Zoning regulations and for inclusion in new regional official plan and updated local official plans. Recommended Updated Action Wording: Collaborate with local municipalities and other stakeholders on administration of affordable housing units secured through IZ to support long term affordability.

## Pillar #4: Optimize existing stock

#	Actions	Status	Description
4.1	By summer 2018, deliver information to Regional Council regarding State of Good Repair (SoGR) for the social housing system.	In Progress	Community Housing System State of Good Repair review underway.
4.2	By summer 2018, explore purchase and repurposing of several Peel Children's Aid Society (CAS) properties for use as transitional housing.	Complete	Two homes previously owned by Peel CAS were purchased by the Region in 2018 for supportive housing. One home is used as the transitional home for survivors of human sex trafficking.
4.3	By spring 2019, review evidence and best practices in order to identify opportunities to maximize existing stock including home-sharing, cohousing and creating additional second units in Peel designs.	In Progress	Regional Council approved the Private Stock Strategy on February 13, 2020. The Strategy includes 8 solutions under themes: Partnerships with Private Landlords, Acquisitions, and Leveraging Private Homes. Regional Council also approved the redesigned My Home Second Unit Renovation Assistance Program on February 13, 2020. The budget for this program will fund at least 57 second unit renovations annually. The Peel HomeShare Pilot was approved by Regional Council on June 24, 2021, which will fund up to 20 seniors and post-secondary student matches.
4.4	Collaborate with non-profit housing providers and cooperatives as operating agreements and mortgages expire to develop a new Partnership Framework and agreements to replace existing Operating Agreements.	Not Started	Staff are awaiting further details and requirements from the province for the Community Housing Renewal Strategy.
4.5	Examine the current criteria for Peel Renovates and explore options to expand the program to fund private landlords to improve safety, accessibility, energy efficiency and creation of second units.	Not Started	
4.6	Work with local municipalities to adopt Official Plan policies and zoning changes to support a mix of housing types (co-housing, home-sharing, etc.)	In Progress	Regional staff are collaborating with the local municipalities in the development of aligned housing policies to support a mix of housing types through housing strategies and official plan amendments.
4.7	Develop programs to create movement through the affordable housing stock by supporting those who are "over housed" to move to alternative accommodations and helping people to improve employment opportunities.	Complete	Since 2018, Peel Housing Corporation has completed over 181 transfers within their housing portfolio to enable over-housed households to move to appropriately sized units. The Service Manager transfer policy was reviewed in alignment with the needs-based approach to subsidy administration. The new service delivery pathway focuses on case planning and offers clients referrals to improve employment and educational opportunities.

## Pillar #5: Increase supportive housing

#	Actions	Status	Description
5.1	By summer 2018, award funding for a new supportive housing project.	Complete	On July 12, 2018, the supportive housing request for proposal (RFP) was awarded to Indwell Community Homes for the creation of 68 new affordable supportive housing units that their Lakeshore Lofts development in Mississauga.
5.2	Work with supportive housing providers and local municipalities to identify and address barriers to the development of supportive housing.	Not Started	
5.3	Work collaboratively with provincial ministries and Local Health Integration Networks to develop a plan to meet the supportive housing targets established in this plan.	Not Started	Recommended Updated Action Wording: Work collaboratively with provincial ministries and the new Ontario Health Teams to develop a plan to meet the supportive housing targets in the Housing Master Plan and for operational funding for future supportive housing developments.
5.4	Work with social housing providers, tenants, and support agencies to develop a framework to better connect tenants with support services.	In Progress	Through the new service delivery pathway under Transform Service, case planning and management requirements have been implemented. Increased success with clients will be realized once the full implementation of Housing Services as a Health Information Custodian is complete and operational.

## ACTION PLAN TO END YOUTH HOMELESSNESS – ACTIONS UPDATE

(This Action Plan is action #1.1 under the Transform Service pillar)

#	Actions	Status	Description
<b>1.1.1</b>	<b>Targeted Prevention and Diversion from Shelter to Family and Other Housing</b>		
1.1.1a	Council approval to award funding to a lead agency for an early intervention initiative for victims of human sex trafficking	Complete	Contract was awarded for a service hub which is operational, as are a transitional and safe home for survivors of human sex trafficking. Regional staff and emergency shelter staff are trained in human trafficking and agencies are in place to provide wrap-around services.
1.1.1b	Create a targeted referral process for existing employment programs servicing youth	Cancelled	Employment is no longer a Region-led responsibility. Ontario Works and Housing Support Workers refer youth to an external agency which is the employment lead in Peel Region.
1.1.1c	Develop a formalized program to divert youth away from shelters to family or other housing options (linked to 1.1.1d)	Complete	Diversion processes are built into the new service delivery pathway and were required by new shelter providers who were awarded shelter operation contracts in 2021.
1.1.1d	Develop a coordinated intake process for youth services (linked to 1.1.1c)	In Progress	Homeless youth are a priority sub-group in Coordinated Access which will be implemented in 2022.
<b>1.1.2</b>	<b>Ensure Shelter Beds are Available in Crisis</b>		
1.1.2a	Through the Housing Master Plan (HMP) define need, locations, timelines and financing plan to build additional shelter beds.	Complete	The Housing Master Plan includes a permanent youth shelter project. A permanent location for the Brampton youth shelter has been identified, with design and pre-planning processes underway. The site will be complete before the end of 2024.
1.1.2b	Reorient youth outreach services to work using a Housing First approach.	Complete	New requirements for youth have been built into street outreach program and specific measurements have been identified and implemented.
1.1.2c	Permanent Youth Shelter in Brampton ready to open and replace temporary Queen Street site.	In Progress	As per item 1.1.2a, a permanent site for the Brampton youth shelter has been identified and design and pre-planning work is underway. The site will be complete before the end of 2024.
1.1.2d	Monitor youth homelessness in Caledon to ensure future shelter locations meet emerging needs.	Not Started	Currently, homeless youth from Caledon are accommodated at the Brampton youth shelter.



<b>1.1.3 Transitional and Permanent Housing Supports</b>			
<b>1.1.3a</b>	Conduct a review of youth-focussed independent housing options that include access to supports to assist them in maintaining their housing.	Not Started	
<b>1.1.3b</b>	Through the Housing Master Plan, identify locations in Brampton and Caledon and timelines to build new transitional beds.	In Progress	The Brampton project funded under Rapid Housing Initiative #1 funding will include 16 units of transitional youth housing with supports.
<b>1.1.3c</b>	Monitor implementation and outcomes of the new Housing First program for youth and extended aftercare program at Peel Youth Village to ensure it is achieving the intended outcomes.	In Progress	Outcomes for the Housing First program at Peel Youth Village are meeting objectives. Four new two-bedroom transitional housing units were partially funded for development by Habitat for Humanity Halton-Mississauga-Dufferin. These units were occupied in 2021 and have an operational agreement in place with Services and Housing in the Province (SHIP) for support services.
<b>1.1.4 Working Together as a System</b>			
<b>1.1.4a</b>	Convene a youth homelessness planning table to implement the action plan.	In Progress	A Region-led youth-focussed operational table meets quarterly. Partner members include Our Place Peel, Salvation Army and SHIP.
<b>1.1.4b</b>	Co-design and better integrate services with other systems for which the Region is not the Service Manager (including youth mental health services, child welfare, youth corrections, and education) to ensure the wellbeing of you in Peel Region.	Not Started	

## Glossary

**Affordable Housing System** - Affordable Housing is a very broad term that can include housing provided by the private, public and non-profit sectors where households spend 30% of their gross income towards housing costs or pay below market costs towards their housing. Affordable housing includes all forms of housing tenure: rental, ownership and co-operative ownership, as well as temporary and permanent housing.

**By-Name List** - A real-time list of all people experiencing homelessness. It includes a robust set of data points that support coordinated access and service prioritization at a household level and an understanding of homeless inflow and outflow at a system level.

**Community Improvement Plan** - A Community Improvement Plan (CIP) is a tool that can help revitalize areas within a community by designating a CIP area and providing programs, such as grants, in order to encourage implementation of goals identified by the municipality.

**Coordinated Access** - A single place or process for people experiencing homelessness to access housing and support services. It is a system-wide program designed to meet the needs of the most vulnerable first and creates a more efficient homeless serving system by helping people move through the system faster, reducing new entries to homelessness, and improving data collection and quality to provide accurate information on client needs.

**Home for Good** - Home for Good is a provincially funded program that supports the goal of ending chronic homelessness and is targeted to the four provincial priority areas including chronic homelessness, youth homelessness, Indigenous homelessness and homelessness following transitions from provincially funded institutions and service systems.

**Housing First** - A Housing-first approach is based on the principle that people are better able to move forward with their lives if they are first housed. As such, this approach aims to assist people who are homeless to obtain and maintain permanent, housing that is affordable and to assist those who are at risk of homelessness to remain housed.

**Inclusionary Zoning** - In December 2016, the Province of Ontario passed the Promoting Affordable Housing Act, which gives municipalities the option to implement inclusionary zoning, which requires affordable housing units to be included in residential developments.

**Official Plan** - A long-term plan used by municipalities to manage growth and development that reflects provincial legislation and policies. The Planning Act requires municipalities to update their official plans every 5 years.

**Peel Housing Corporation** - Peel Housing Corporation, also known as Peel Living, was established in 1976 and acts as a non-for-profit social housing provider owned by the Region of Peel. Peel Living is the largest community housing provider in Peel and the third largest in Ontario. Peel Living provides safe, affordable housing options to low and moderate-income earners in Peel Region.

**Service Manager** - The Housing Services Act designates service managers to administer and fund the social housing program. A service manager may be a municipality, agency, commission, or board (such as a district social services administration board). The Region of Peel is one of 47 Service Managers in Ontario.

## Acknowledgements:

The accomplishments and results outlined in this report wouldn't be possible without the dedication and contributions of all levels of government, several housing providers, developers and community agencies. It's only by working together, that we can succeed.

### Government Partners

Government of Canada  
Government of Ontario  
City of Brampton  
City of Mississauga  
Town of Caledon

### Housing Providers and Developers

Abbeyfield Houses Society of Caledon  
Aghabi Non-Profit Housing Inc.  
Ahneen Co-operative Homes Inc.  
Armagh Transitional Housing  
Barbertown Co-operative Homes Inc.  
Bayanihan Non-Profit Co-operative Homes Inc.  
Brampton Bramalea Christian Fellowship Residences Ltd.  
Britannia Glen Co-operative Homes Inc.  
Choice Properties  
Congress of Black Women Mississauga Non-Profit Housing Inc. (Camille's Place)  
Toronto Cervantes Lions Non-Profit Housing Corp.  
Chegoggin Co-operative Homes Inc.  
Federation of Chinese Canadian Professionals Non-Profit Housing Corp (Coral Place)  
Dan Benedict Co-operative Homes Inc  
Daniels Corporation  
Dr. Naheed Dosani Medicine Professional Corp.  
Edenwood Seniors Village Inc.  
Elizabeth Fry Society of Peel-Halton (Ellen House)  
Erin Court Co-operative Homes Inc.  
Fletchers Creek Co-operative Homes Inc.  
Forestwood Co-operative Homes Inc.  
Fram Building Group  
Forum Italia Non-Profit Housing Corporation

Grace Retirement and Community Enterprises Inc.  
Greenwin Corp.  
Holland Christian Homes Inc. (Covenant, Hope, Trinity)  
Hope Villa Non-Profit Residences of North York  
Indo Canadian Non-Profit Housing Corporation in Peel  
Indwell Community Homes  
International Ladies Garment Workers Union Housing Co-op Inc.  
Kancro Non-Profit Homes Corp (Neeland's Place)  
Kennedy Road Tabernacle Benevolent Association (The Heritage)  
Kimbermount Place Inc.  
Labourer's Local 183 Non-Profit Homes Inc. (Bristol Road)  
Labourer's Local 183 Non-Profit Homes Inc. (Montevideo)  
Las Americas Co-operative Homes Inc.  
Living Waters Residence Inc.  
Lom Nava Housing Co-operative Inc.  
Northwood Park Co-operative Homes Inc.  
Pathways Non-Profit Community Developments Inc.  
Peel Cheshire Homes Inc.  
Peel Housing Corp  
Shalimar International Housing Corporation Inc.  
St. Lukes Dixie Seniors Residence Corp. (Westminster Place)  
St Mary's Senior Citizen's Residence Brampton Inc.  
Sweeny & Co Architects Inc.  
Tannery Gate Tower Co-operative Homes Inc.  
Tatry Non-Profit Housing Corporation  
Tinimint Housing Non-Profit Inc (Villa Esperanza)  
Tomken Grove Non-Profit Homes Inc.

Union Housing Opportunities Peel-Halton Inc. (Union Village)  
United Achievers Non-Profit Housing Corp (Mahogany Place)  
United Property Resource Corporation  
Wavel Villa Incorporated (Clarkson Rd.)  
Wavel Villa Incorporated (Turtle Creek)  
Windsor Hill Non-Profit Homes Inc.  
Wisma Mega Indah Inc.  
Yarl Co-operative Homes Inc.  
SHIP

### Agencies:

Canadian Alliance to End Homelessness – Peel Branch  
Canadian Mental Health Association Peel (CMHA)  
Canadian Red Cross Society  
Centre Du Francophone Grand Toronto – Peel Branch  
Concept Controls Inc  
Elizabeth Fry Society of Greater Toronto  
Embrace Agency to End Violence  
Genesis Lodge  
Homeless Health Peel  
Multilingual Community Interpreter Services (MCIS)  
Oliver House Corbett Residential Care Inc  
Peel Alliance to End Homelessness  
Our Place Peel (OPP)  
Pathway Non-Profit Community Development Inc  
Punjabi Community Health Services  
Regeneration Outreach Community  
Restoration and Empowerment for Social Transition Centre (REST)  
Salvation Army  
Services and Housing in the Province (SHIP)  
St. Leonard's Place (Peel)  
West Edge Community Church

For more information about the Peel Housing and Homelessness Plan and the Region of Peel's housing services, visit [peelregion.ca/housing/homelessness](https://peelregion.ca/housing/homelessness)

