

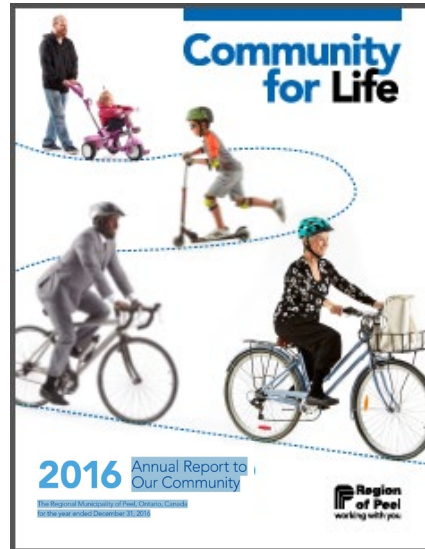
Peel Housing and Homelessness Plan

OMSSA 2018 Policy Conference
December 5, 2018



Context

Region of Peel Strategic Plan: 2015 - 2035



Term of Council Priority 2014 – 2018

Increase Affordable Housing

Desired Outcomes

- Residents in need have a range of housing options
 - ❖ Reduced length of time on centralized wait list
- Homelessness in Peel is prevented

Complex and Changing Environment

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BramptonGuardian.com

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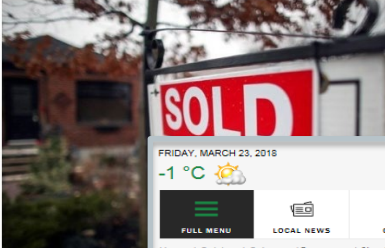
Home / News / Housing Prices On The Rise In Brampton...

Housing prices on the rise in Brampton and Mississauga

Aggregate prices in Peel exceed \$700,000

NEWS Oct 15, 2017 Brampton Guardian

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THE GLOBE AND MAIL

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Housing affordability in Canada at worst level since 1990:

RBC

ARMINA LIGAYA
THE CANADIAN PRESS
PUBLISHED SEPTEMBER 29, 2017

Housing affordability in Canada hit the worst level in 27 years in the second quarter of this year, according to a Royal Bank of Canada report.

RBC Economics said in a report Friday that its housing affordability measure for Canada deteriorated for the eighth straight quarter. The Toronto area was the

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Mississauga.com

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Home / News / Affordable Housing In Mississauga's...

Affordable housing in Mississauga's downtown crucial to city-building, says Mayor Bonnie Crombie

NEWS Oct 03, 2016 by Rachael Williams Mississauga News

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Home / Opinion / Columns / Government Should Act Now To Make...

Government should act now to make housing affordable for millennials: OREA

OPINION Jul 12, 2017 by Ryan Rocca Mississauga News

With home sales and prices taking a dip in recent months, now is the time for the government to increase the housing supply to make purchasing a home affordable for the millennial generation, according to the CEO of the Ontario Real Estate Association (OREA).

With the average GTA home price standing at \$793,915, up about six per cent from this time purchasing a home in this area is something that is still far from a realistic option for most young people.



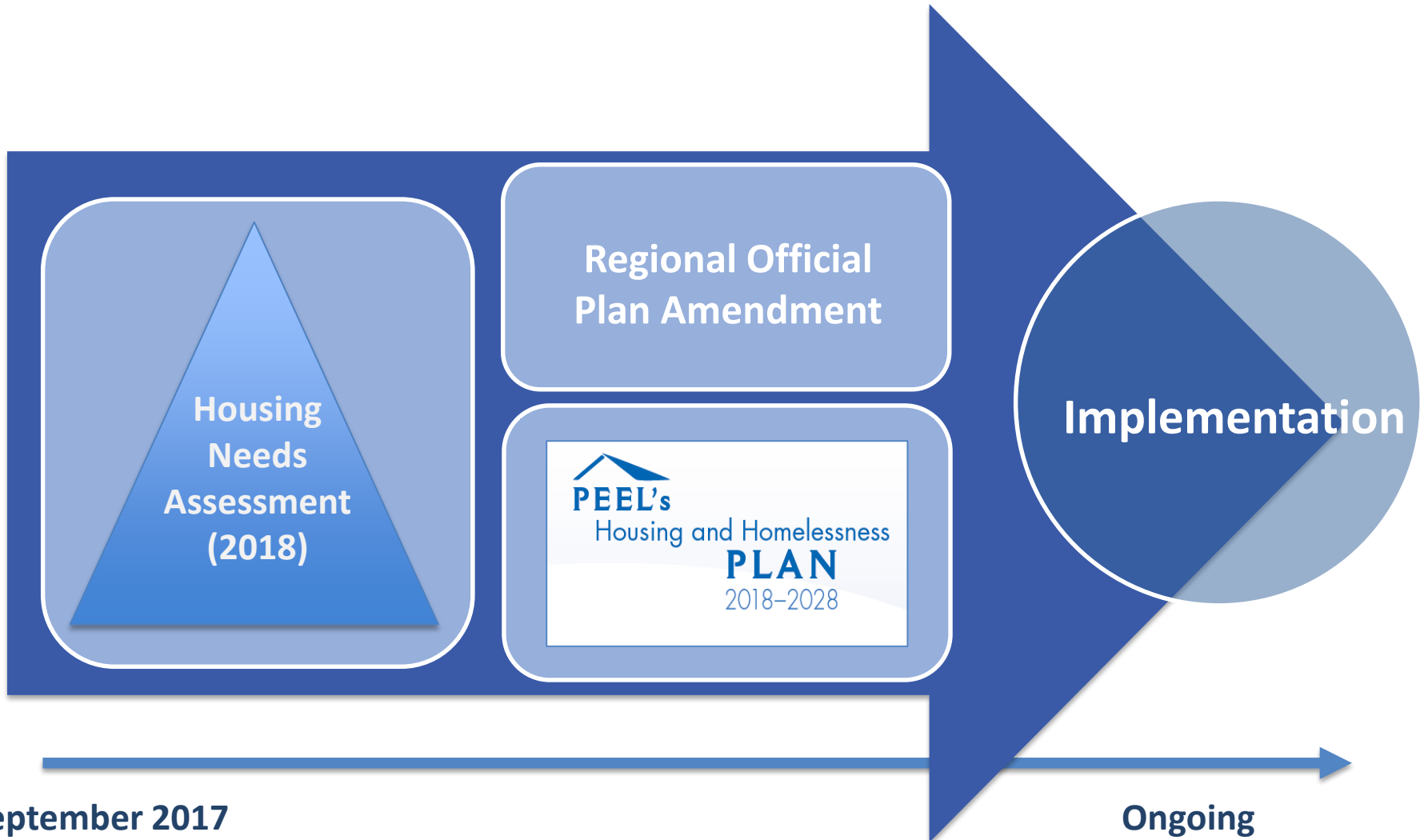
the star.com

News · GTA

Rental vacancy rates lowest in 16 years

Rents across the GTA continue to rise as vacancies diminish.

Peel's Response



September 2017

Ongoing

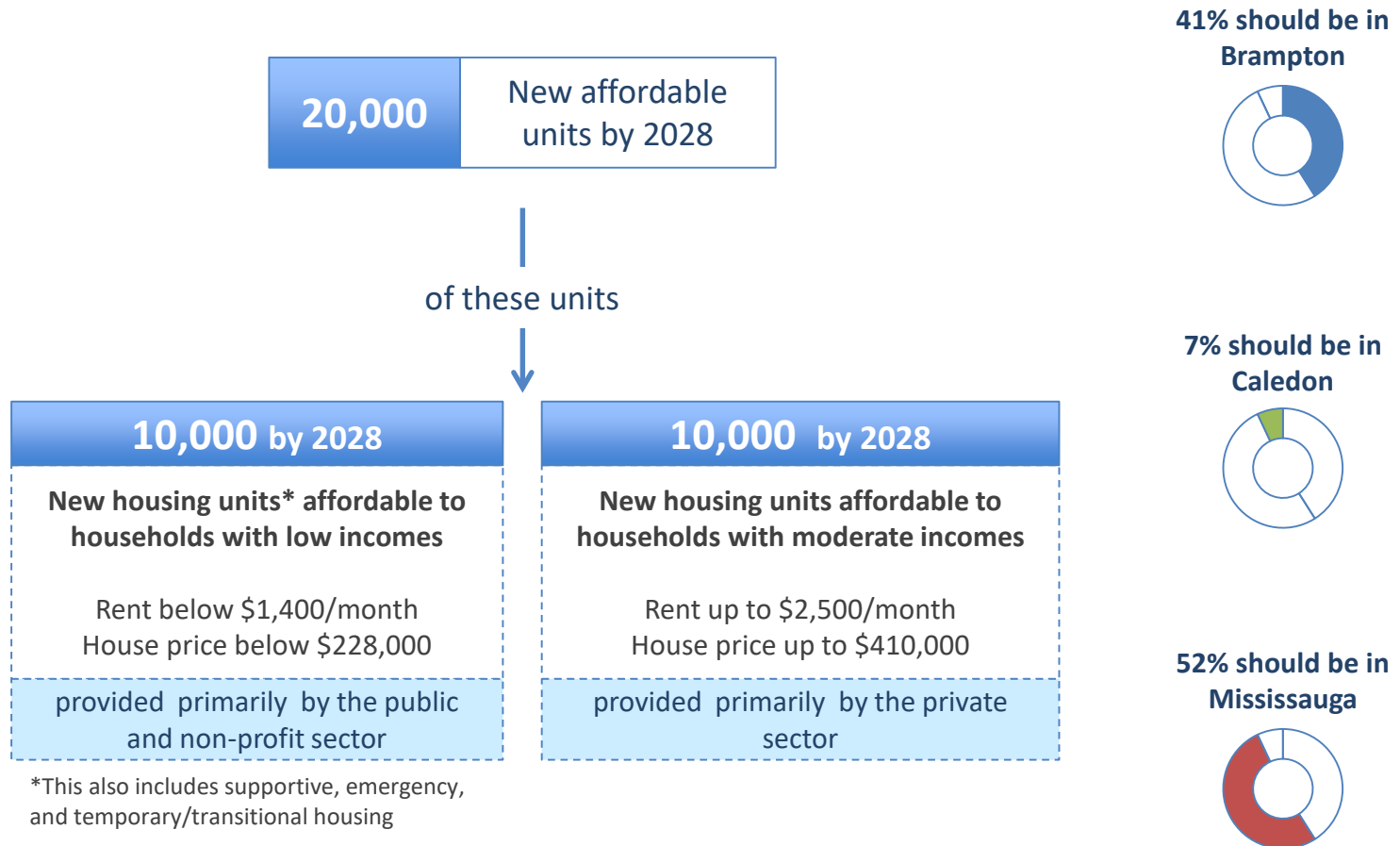
Growing Levels of Unmet Need

| | 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) | Supportive |
| Who they are | Households without permanent housing | 129,054* households in 2016 | 129,054* households in 2016 | Households with need for supportive housing |
| What is the need | <p>26.9% shelter use increase</p> <ul style="list-style-type: none"> Shelters at capacity Insufficient beds for at risk groups Lack of supports for diversion, prevention, transition | <p>70% of households are in unaffordable housing</p> <ul style="list-style-type: none"> Larger households Multiple family households Diverse mix of households | <p>29% of households are in unaffordable housing</p> <ul style="list-style-type: none"> Homeowners Larger households Immigrant households | <p>50% of demand unmet</p> <ul style="list-style-type: none"> Mental Illness Physical disabilities Intellectual disabilities Substance abuse - addictions |
| Type of housing required | <ul style="list-style-type: none"> Stable temporary housing Quicker access to permanent housing Transitional units for youth and Victims of Family Violence | <ul style="list-style-type: none"> Rental housing which costs \$1,259 or less per month* Home ownership (no more than \$228,389**) 1, 2, 3 bedroom units | <ul style="list-style-type: none"> Rental housing which costs (less than \$2,584/month*) Home ownership which costs less than \$411,047** Units with 3+ bedrooms for larger households | <ul style="list-style-type: none"> Affordable supportive Housing units |

* 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

Regional Official Plan Housing Targets



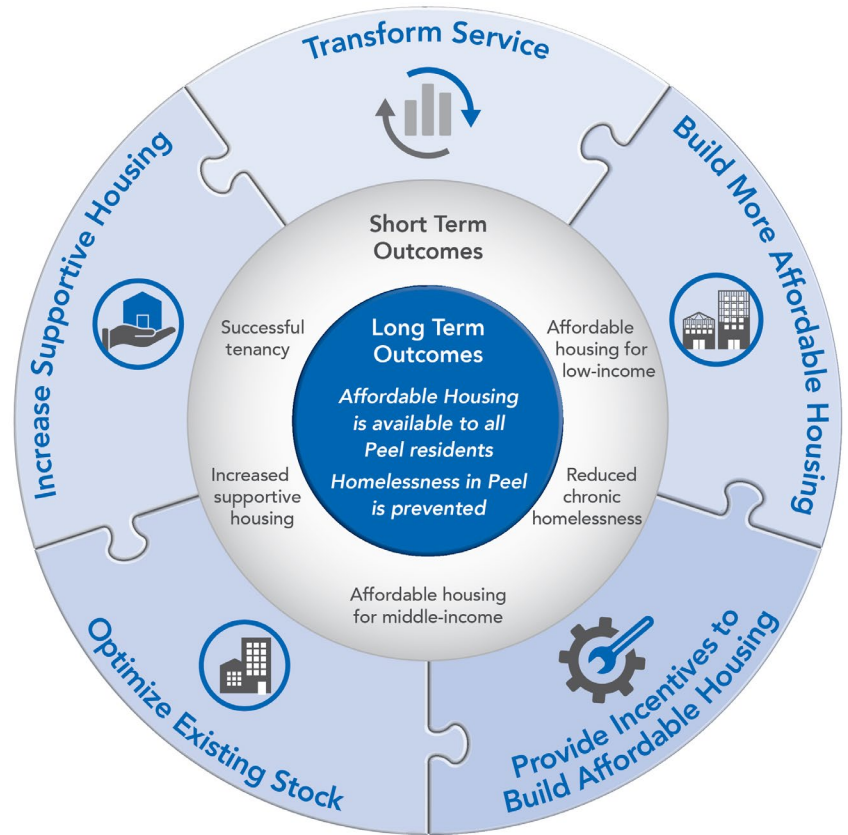
PHHP 2018-2028



Home For All

The Region Of Peel's Housing And Homelessness Plan

2018-2028



Intentional Change

Region's Focus and Role

- Affordable housing for low and middle income households

New Development

- Guided by targets and the Housing Master Plan, with a focus on Peel Housing Corporation, Region of Peel and other public sector lands

Private Housing Stock

- Needs to be leveraged in new and innovative ways

Service Delivery

- Transformation is needed.... incremental improvement is not enough!

Housing Providers

- Build capacity for development and shift from rules-based to outcomes-focused, modern system

**For questions or further information, please
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