

Date: 2017-10-11

Subject: **Development of a Framework for the City of Brampton's Affordable Housing Strategy: Housing Brampton**

Contact: Daniella Balasal, Policy Planner, Planning and Development Services, 905-874-2061, daniella.balasal@brampton.ca

Recommendations:

1. That the report from Daniella Balasal, Policy Planner, Planning and Development Department, dated October 11, 2017, to the Planning and Development Committee Meeting of November 20, 2017, re: **Development of a Framework for the City of Brampton's Affordable Housing Strategy: *Housing Brampton*, Ward – City Wide**, be received;
2. That Council endorse the proposed framework for the Affordable Housing Strategy: *Housing Brampton*, contained herein;
3. That Council direct staff to establish an affordable housing advisory committee, which shall include members of Council, and an internal working group to facilitate the development of the City's affordable housing strategy; and,
4. That a copy of this report be forwarded to the Region of Peel, City of Mississauga, and Town of Caledon for information purposes.

Overview:

- In 2016, approximately 3,250 Brampton households were on Peel Region's Centralized Wait List, 400 Brampton individuals benefitted from Peel's Preventing Homelessness Program, and 2,400 local residents accessed emergency shelters.
- Given current housing affordability challenges, the City of Brampton is leading the development of an affordable housing strategy, entitled *Housing Brampton*, to respond to the varying housing needs of its residents.
- The Strategy will give consideration to federal housing programs,

provincial and regional policy documents, and the City's 2016-2018 Strategic Plan.

- **Housing Brampton will be formed around four primary themes: increasing affordable housing supply; policies and initiatives to encourage housing diversity; communication and advocacy; and, monitoring and measuring progress.**
- **As the Region of Peel is a Housing Service Manager, Brampton's housing strategy will focus primarily on stimulating the supply of market rental and affordable ownership units, while strategic partnerships and advocacy efforts will support housing needs across the entire housing continuum.**
- **The development of the Second Units Registration Program in 2015, along with the Seniors' Housing study currently underway represents the City's first implementation phase of its housing strategy.**
- **It is recommended that an affordable housing advisory committee and internal technical working group be established to facilitate the development of the City's housing strategy.**
- **It is recommended that Council endorse the proposed framework, work program and associated timelines for *Housing Brampton*, detailed within this report.**

Background:

The City of Brampton is positioning itself for the future, with an understanding that a mix and range of housing options is necessary for residents to have a high quality of life. Safe and adequate housing has been long linked to improved health and well-being, and is fundamental to the physical, economic, and social well-being of individuals, families and communities.

Given the current housing affordability challenges faced across the Greater Toronto Area, Brampton acknowledges the need for an affordable housing strategy to respond to ongoing increases in housing costs. *Housing Brampton* will be a "Made-in-Brampton" approach for responding to housing challenges that reflect the local context and unique qualities of the City's neighbourhoods.

The City strongly believes senior levels of government have important roles to play in addressing local housing challenges.

Federal Government

The federal government will be releasing its National Housing Strategy in the Fall 2017, which aims to increase the supply of rental housing by up to 80,00 units, and to modernize 250,000 units over the next 11 years. The Strategy includes a funding commitment of more than \$11 billion over this period, which was committed within the

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2017 Federal Budget. The Canada Mortgage and Housing Corporation (CHMC) will deliver the Housing Strategy along with funding commitments.

Province of Ontario

There has been a recent movement by the Province of Ontario to address growing housing affordability challenges and concerns through updates to provincial policies and programming requirements for service managers. A summary of pertinent initiatives is provided in Appendix A, *An Overview of Provincial Housing Policies and Programs*, and Appendix B provides a detailed summary of the Province's 2017 Fair Housing Plan.

Region of Peel

Peel's Housing and Homelessness Plan & Housing Strategy

The Region of Peel's 10-Year Housing and Homelessness Plan (PHHP) was approved in 2013, and addresses a wide spectrum of needs along the entire housing continuum, including the provision of supportive housing, rent subsidies, and incentives for affordable housing developments. The Plan's explicit goal is to eliminate homelessness in Peel. A 3-year update of the plan was presented to Regional Council in late 2016. Refer to Appendix C, *Peel's Housing and Homelessness Plan: Year 3 Update 2016*.

In 2016, approximately 3,250 Brampton households were on the Region's Centralized Wait List. In addition, approximately 400 individuals in Brampton benefitted from Peel's Preventing Homelessness program, while about 2,400 residents accessed emergency shelter during this period.

Region of Peel Official Plan

The Peel Region Official Plan (ROP) contains policies that relate to affordable housing, such as the legalization of secondary suites, regulating the conversion of residential rental to ownership units, and, prohibiting the demolition of rental units. The ROP policies also identify annual affordable housing targets for the entire Region, including Brampton. Those annual housing targets are provided below:

	Social Housing Target	Affordable Rental Target	Market Rental and Affordable Ownership Target	Market Ownership Target
Brampton	16%	3%	37%	44%

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An assessment conducted by the Region indicates that of all new housing units constructed in Brampton in 2015, only 22% percent were affordable ownership units, while the remaining 78% of units constructed represent market ownership units. No additional subsidized or affordable rental units were created in Brampton during 2015. The Region is currently working on the assessment of 2016 housing data with respect to the achievement of annual housing targets.

City of Brampton

Brampton's existing policy framework identifies the importance of affordable housing in contributing to the formation of strong communities and neighbourhoods. Provided below is an overview of existing local policy documents and regulations relating to housing.

2016-2018 Strategic Plan

In accordance with the City's Strategic Plan goal of providing for affordable and accessible housing options, *Housing Brampton* will take direction from the Strategic Plan in seeking to manage growth in a manner that supports the development of complete communities. The Strategy will help define the City's role in achieving the affordable housing targets identified within the Peel Housing Strategy and the Region of Peel Official Plan.

City of Brampton Official Plan and Zoning By-law

Brampton's Official Plan encourages the development of a range of housing types and densities to meet the City's housing needs. However, an amendment to the City's Official Plan would be required to bring policies into conformity with Provincial plans and to support affordable housing objectives that emerge from this Strategy. More specifically, Policy 4.2.5 of the Official Plan identifies the need for the City to adopt a housing strategy that establishes housing targets as required by the Province. It is noted that a comprehensive review of Brampton's existing policy framework will be undertaken as part of the benchmarking requirements of the Housing Strategy.

Second Units

The City's Second Units Registration Program was adopted in 2015 to permit the creation of a second unit within single and semi-detached dwellings, as well as townhouses. The program represents Brampton's first phase of implementing its housing strategy. To date, the City has registered approximately 284 second units under the new registration program, and has received a total of 1,272 applications. The City recognizes the importance of second units in contributing to local rental housing stock and will update its Official Plan policies to permit second units within accessory structures as part of the Housing Strategy. However, compliance, and right of entry

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restrictions remain an ongoing concern for the City in regulating the presence of illegal second units.

The City of Brampton has partnered with the Region of Peel to administer a Peel Renovates program, which provides a grant to low-income families that are seeking to construct a second unit or renovate an existing dwelling to improve accessibility. Over 58 Brampton families benefited from the Peel Renovates program in 2016, and the Region plans to continue the implementation of this program into the following fiscal year.

Seniors Housing

At the July 6, 2016, Council meeting, a work program was endorsed for staff to investigate and identify specific sites for seniors' housing within the City's built-up area. The seniors' housing study is further to specific direction from Council in March, 2016, to undertake such efforts.

Staff is currently undertaking an assessment of vacant and underutilized properties within the City's built-up area that are adjacent to complementary uses and amenities, which will result in a recommendation to Council regarding the ability to designate sites for seniors housing. Staff will report back to Council in Q1 2018 with the results of the study which is being incorporated into the first phase of the City's housing strategy.

Current Situation:

Developing a Housing Strategy Framework

The corporation is advancing a City-wide Affordable Housing Strategy, *Housing Brampton*, which will identify action items needed to meet the varying housing needs of local residents. The Strategy will take guidance from provincial and regional policy documents, in addition to the City's current Strategic Plan. The Strategy will also give consideration to federal housing programs.

The Social Housing Reform Act, 2000, resulted in the transferring of social housing responsibilities from the Province of Ontario to local governments. The Region of Peel is the Local Housing Authority that receives social housing capital funding for the municipalities of Brampton, Mississauga, and Caledon. As the Region of Peel is a Housing Service Manager, it provides affordable rental units through the administration of various programs, including rent-geared-to-income and subsidized units. Refer to Appendix D, *Housing Continuum*.

Brampton's housing strategy will focus on improving the creation of affordable units. Given the City's jurisdiction over land use planning matters through powers granted by the *Planning Act*, the City has the greatest ability to impact the development of market

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rental and affordable ownership units. Notwithstanding its authority respecting zoning regulations and land use policies, the City will also focus its efforts along the lower end of the housing spectrum through proactively seeking to develop innovative partnerships and undertake extensive engagement with local housing providers, community stakeholders, residents, and upper-levels of government, including the Region, to support the development of an holistic and multi-faceted housing strategy that effectively responds to the current and future needs of its residents.

The City acknowledges the challenges with respect to minimal opportunities for receiving funding from upper levels of government for affordable housing and having limited authority over the service delivery for affordable housing, which will be further examined as part of the Strategy.

Brampton's Affordable Housing Strategy will be formed around the following four themes, to guide project deliverables and expectations:

- Increasing Affordable Housing Supply;
- Policies and Initiatives to Encourage Housing Diversity;
- Communication and Advocacy; and,
- Monitoring and Measuring Progress.

Appendix E: Housing Brampton: Strategy Action Items, attached hereto, provides a detailed overview of the four themes of the Housing Strategy, along with specific tasks related to each.

Work Plan and Timelines

It is recommended that the Strategy be developed through a work program consisting of several phases. A breakdown of the proposed strategy components, by phase, is provided below:

PHASE 1 (Q4 2017- Q2 2018):

- Affordable Housing Strategy Framework – this report brings forward the rationale for the development of a framework for a City-wide affordable housing strategy;
- Benchmarking – research and policy scan to determine best practices relating to increasing the supply and protection of existing affordable housing units;
- Housing Needs Assessment – identifies the housing needs throughout the City, including determining the level of affordability for local residents, based on market trends and existing policy framework. A review of the Region of Peel's

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affordable housing targets may be required as part of the housing needs assessment;

- Seniors Housing Study – to identify list of available and underutilized sites well suited to seniors' housing developments, having close proximity to local amenities and supportive services. Study is currently underway;
- Protection policies and regulations - for rental units and conversion of condominium units.

PHASE 2 (Q3 2018 – Q1 2019):

- Second Units within Accessory Structures – updating official plan policies to permit second units within accessory structures, such as granny flats and coach houses, where appropriate;
- Student Housing – to examine the potential for student housing policies in relation to the proposed post-secondary institution in Brampton;
- Tools and Incentives – identifying potential financial/ non-financial tools and incentives that support the development of affordable housing, such as inclusionary zoning, to support the strategy's implementation. A financial assessment of the cost implications of key tools and incentives may be required.

PHASE 3 (Q2 – Q4 2019):

- Community Engagement – development of a fulsome engagement and communications plan to identify opportunities for meaningful engagement among residents and stakeholders to support the Strategy's development and implementation;
- Implementation – Finalize Housing Strategy, and drafting of Official Plan policies, including holding of a statutory public meeting to present draft planning amendments.

It is recommended that Council endorse the above *Housing Brampton* work program and project timelines. Staff will report to Council upon completion of the various phases of the housing strategy.

It is also recommended that an affordable housing advisory committee, and an internal technical working group be established to facilitate the development of the City's housing strategy. The ad hoc advisory committee would be comprised of key

stakeholders, such as developers, not-for-profit agencies and housing providers, and Region of Peel staff and Brampton Councillors.

Opportunities for Tools and Incentives

Specific financial and regulatory tools worth considering as part of the Strategy include inclusionary zoning and requirements for housing assessments in accordance with provincial policy. Other considerations may include prioritizing affordable housing projects when assessing opportunities for City and Regionally-owned surplus lands, along with waiving or deferring fees such as development charges. Community Improvement Plans and Community Permit Planning System policies, density bonusing under Section 37 of the *Planning Act*, and Tax Increment Financing are other options worth investigating as part of *Housing Brampton*.

It is worth noting that a Community Improvement Plan for the City's Central Area currently exists. The CIP came into force in 2008, and established a toolbox of programs designed to support specific planning objectives. A review of the CIP will be explored through this strategy to ensure affordable housing goals are incorporated into the Plan, and that a framework is established that supports the implementation of various tools that promote the development of affordable housing. Under the existing CIP, individual incentive programs are established when needed by way of approval of Implementation Guidelines and a corresponding budget.

The City is currently undertaking a Planning Vision to guide the City's future growth, which includes refinement of policies for its Urban Centres. Such work will be aligned with efforts pertaining to the housing strategy to support the creation of affordable units within transit-supported, well-served areas of the City.

Monitoring and Measuring Progress

Measuring the success of the housing strategy will require ongoing efforts. City staff will report periodically to Council on the progress towards rental and ownership targets, affordability gaps, uptake of housing programs and market conditions.

Partnerships and Advocacy

Housing Brampton will help to draw attention to Brampton's housing needs with other levels of government. In addition, the City continues to advocate for upper-levels of government to provide financial contributions toward the development of local affordable housing units. The City will continue its advocacy efforts for funding opportunities that connect to housing priorities within Brampton and across the Region. Collaborative partnerships with all levels of government and agencies will also be fundamental to the success of the Strategy and achievement of its goals.

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The City participated in consultation regarding updates to the Province's Long-Term Affordable Housing Plan, and is currently monitoring the implementation of the provincial Fair Housing Plan. Through active participation as a member of the Federation of Canadian Municipalities' Big City Mayors Caucus (BCMC), the City has worked to push the debate on a national housing strategy that supports a scaling-up of efforts, as low and moderate income households increasingly struggle to afford housing costs.

Corporate Implications:

Financial Implications:

At this time, staff will prepare the strategy and will also utilize data collected by Peel's housing consultant (SHS Consulting) undertaking the Region's current housing needs assessment. Should it be determined that consulting services are required to assist staff in developing key aspects of the Strategy, staff will submit a funding request as part of a future budget cycle.

Other Implications:

No other corporate implications have been identified at this time.

Strategic Plan:

The development of an affordable housing strategy supports the 2016-2018 Strategic Plan priority of Smart Growth to manage growth to achieve societal and economic success, and the associated goal of building complete communities to accommodate residents.

Conclusion:

It is recommended that Council endorse the proposed framework for the Affordable Housing Strategy: *Housing Brampton*, and that City staff be directed to proceed with undertaking the development of the strategy, its associated components, and project phases identified herein.

Original Approved by:

David Waters, MCIP, RPP, PLE
Director (Interim), Planning Policy
Planning & Development Services

Original Approved by:

Rob Elliott, MCIP, RPP, MBA
Commissioner, Planning & Development
Planning & Development Services

Attachments:

APPENDIX A: An Overview of Key Provincial Housing Policies and Programs

APPENDIX B: Backgrounder on Ontario's Fair Housing Plan

APPENDIX C: Peel's Housing and Homelessness Plan: Year 3 Update 2016

APPENDIX D: Housing Continuum

APPENDIX E: Housing Brampton: Strategy Action Items

Report authored by: Daniella Balasal, Policy Planner III

APPENDIX A:

An Overview of Key Provincial Housing Policies and Programs

Fair Housing Plan

The Province's Fair Housing Plan, introduced on April 20, 2017, consists of a suite of deliverables which seek to: assist people with finding affordable homes; increase housing supply; protect buyers and renters; and, bring stability to the real estate market. A total of 16 action items have been identified by the Province to improve the state of livability for Ontarians. Refer to Appendix B of report, the Backgrounder on *Ontario's Fair Housing Plan*.

The Promoting Affordable Housing Act (Bill 7)

The *Promoting Affordable Housing Act*, (Bill 7), was passed on December 6, 2016. It is intended to increase the supply of affordable housing and modernize social housing. Through the bill, municipalities now have the option to implement inclusionary zoning and new second units will now be exempted from development charges.

Long Term Affordable Housing Strategy

Released in 2010, and later updated in 2016, the Province's Long Term Affordable Housing Strategy (LTAHS) is a comprehensive plan to address the Province's affordable housing challenges. The Strategy resulted in legislative changes that required municipalities, among other things, to permit second units as a means of increasing affordable housing stock. The Provincial Strategy requires Housing Service Managers to prepare 10-year strategic housing plans. The Region of Peel is the Housing Service Manager for the municipalities of Brampton, Mississauga and Caledon.

Other Provincial Policies

The 2017 Growth Plan for the Greater Golden Horseshoe places emphasis on higher densities and a range of household sizes to accommodate the diverse needs of families in Ontario. Both the Provincial Policy Statement and the Growth Plan define how housing affordability is to be calculated; housing is deemed to be affordable if it does not cost more than thirty percent of a household's pre-tax income for low and moderate income households for rental and ownership tenures.

APPENDIX B:

BACKGROUNDER ON ONTARIO'S FAIR HOUSING PLAN

April 20, 2017

Ontario's Fair Housing Plan introduces a comprehensive package of measures to help more people find affordable homes, increase supply, protect buyers and renters and bring stability to the real estate market. The plan includes:

Actions to Address Demand for Housing:

1. Introducing legislation that would, if passed, implement a new 15-per-cent Non-Resident Speculation Tax (NRST) on the price of homes in the Greater Golden Horseshoe (GGH) purchased by individuals who are not citizens or permanent residents of Canada or by foreign corporations. Ontario's economy benefits enormously from newcomers who decide to make the province home. The NRST would help to address unsustainable demand in this region and make housing more available and affordable, while ensuring Ontario continues to be a place that welcomes all new residents. The proposed tax would apply to transfers of land that contain at least one and not more than six single family residences. "Single family residences" include, for example, detached and semi-detached homes, townhomes and condominiums. The NRST would not apply to transfers of other types of land including multi-residential rental apartment buildings, agricultural land or commercial/industrial land. The NRST would be effective as of April 21, 2017, upon the enactment of the amending legislation.

Refugees and nominees under the Ontario Immigrant Nominee Program would not be subject to the NRST. Subject to eligibility requirements, a rebate would be available for those who subsequently attain citizenship or permanent resident status as a well as foreign nationals working in Ontario and international students.

Actions to Protect Renters

2. Expanding rent control to all private rental units in Ontario, including those built after 1991. This will ensure increases in rental costs can only rise at the rate posted in the annual provincial rent increase guideline. Over the past ten years, the annual rent increase guideline has averaged two per cent. The increase is capped at a maximum of 2.5 per cent. Under these changes, landlords would still be able to apply vacancy decontrol and seek above guideline increases where permitted. Legislation will be introduced that, if passed, will enact this change effective April 20.
3. The government will introduce legislation that would, if passed, strengthen the Residential Tenancies Act to further protect tenants and ensure predictability for landlords. This will include developing a standard lease with explanatory information available in multiple languages, tightening provisions for "landlord's own use" evictions, and ensuring that tenants are adequately compensated if asked to vacate under this rule; prohibiting above-guideline

increases where elevator work orders have not been completed; and making technical changes at the Landlord-Tenant Board to make the process fairer and easier for renters and landlords. These changes would apply to the entire province.

Actions to Increase Housing Supply

4. Establishing a program to leverage the value of surplus provincial land assets across the province to develop a mix of market housing and new, permanent, sustainable and affordable housing supply. Potential sites under consideration for a pilot project include the West Don Lands, 27 Grosvenor/26 Grenville Streets in Toronto, and other sites in the province. This builds on an agreement reached previously with the City of Toronto to ensure a minimum of 20 per cent of residential units within the West Don Lands are available for affordable rental, with an additional 5 per cent of units for affordable ownership.
5. Introducing legislation that would, if passed, empower the City of Toronto, and potentially other interested municipalities, to introduce a vacant homes property tax to encourage property owners to sell unoccupied units or rent them out, to address concerns about residential units potentially being left vacant by speculators.
6. Ensuring that property tax for new multi-residential apartment buildings is charged at a similar rate as other residential properties. This will encourage developers to build more new purpose-built rental housing and will apply to the entire province.
7. Introducing a targeted \$125-million, five-year program to further encourage the construction of new rental apartment buildings by rebating a portion of development charges. Working with municipalities, the government would target projects in those communities that are most in need of new purpose-built rental housing.
8. Providing municipalities with the flexibility to use property tax tools to help unlock development opportunities. For example, municipalities could be permitted to impose a higher tax on vacant land that has been approved for new housing.
9. Creating a new Housing Supply Team with dedicated provincial employees to identify barriers to specific housing development projects and work with developers and municipalities to find solutions. As well, a multi-ministry working group will be established to work with the development industry and municipalities to identify opportunities to streamline the development approvals process.

Other Actions to Protect Homebuyers and Increase Information Sharing

10. The province will work to understand and tackle practices that may be contributing to tax avoidance and excessive speculation in the housing market such as "paper flipping," a practice that includes entering into a contractual agreement to buy a residential unit and assigning it to another person prior to closing.
11. Working with the real estate profession and consumers, the province is committing to review the rules real estate agents are required to follow to ensure that consumers are fairly represented in real estate transactions. This includes practices such as double ending. The

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government will modernize its rules, strengthen professionalism and improve the home-buying experience with a goal to make Ontario a leader in real estate standards.

12. Establishing a housing advisory group which will meet quarterly to provide the government with ongoing advice about the state of the housing market and discuss the impact of the measures in the Fair Housing Plan and any additional steps that are needed. The group will have a diverse range of expertise, including economists, academics, developers, community groups and the real estate sector.
13. Educating consumers on their rights, particularly on the issue of one real estate professional representing more than one party in a real estate transaction.
14. Partnering with the Canada Revenue Agency to explore more comprehensive reporting requirements so that correct federal and provincial taxes, including income and sales taxes, are paid on purchases and sales of real estate in Ontario.
15. Making elevators in Ontario buildings more reliable by establishing timelines for elevator repair in consultation with the sector and the Technical Standards & Safety Authority (TSSA).
16. Working with municipalities to better reflect the needs of a growing Greater Golden Horseshoe through an updated Growth Plan. New provisions will include requiring that municipalities consider the appropriate range of unit sizes in higher density residential buildings to accommodate a diverse range of household sizes and incomes. This will help support the goals of creating complete communities that are vibrant, transit-supportive and economically competitive, while doing more to address climate change, protect the region's natural heritage and prevent the loss of irreplaceable farmland. As part of the implementation of the Growth Plan for the Greater Golden Horseshoe, 2006, enough land was set aside in municipal official plans to accommodate forecasted growth to at least 2031. Based on discussions with municipalities across the region, the government is confident that there is enough serviced land to meet the Provincial Policy Statement requirement for a three year supply of residential units. The Greenbelt provides important protection of natural heritage and farmland, and neither the area of the Greenbelt or the rules about what can occur inside of it will be weakened. The upcoming Growth Plan will promote intensification around existing and planned transit stations and will promote higher densities in the suburbs to support transit.

Source: <https://news.ontario.ca/mof/en/2017/04/ontarios-fair-housing-plan.html>



Housing and Homelessness **PLAN**

A Community Strategy
2014–2024

Year 3 Update
2016



Goal

Everyone has a home and homelessness is eliminated.

Principles:

Peel's Housing and Homelessness Plan is founded on the following six principles:

- People-centred
- Transparent
- Partnership-based
- Innovative
- Sustainable
- Accountable

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Introduction

The Province of Ontario requires Service Managers (SM), such as the Region of Peel, to have a 10 Year Housing and Homelessness Plan. The plan addresses the full housing continuum and sets out goals for increasing housing and ending homelessness with strategies to achieve them. The housing continuum, as shown in the graphic below, represents a range of responses to people's varying housing needs. Working toward the appropriate mix of housing and service options along the housing continuum helps contribute to the Region's vision of community for life.

The Peel Housing and Homelessness Plan (PHHP) was developed with input from the community and approved by Regional Council in 2013. This report represents the third annual update and second year of implementation of the PHHP outlining accomplishments by plan objective. In 2016, the Region of Peel spent \$176,444,778 to deliver housing and homelessness programs. This consists of federal, provincial and regional funding. A key part of the Region of Peel's role as SM is planning, funding and monitoring housing and homelessness projects.

Tackling the complex issues of housing and homelessness requires involvement from all stakeholders in the community. 2016 saw progress on affordable housing and homelessness at all levels of government. The federal government took concrete steps toward the development of a National Housing Strategy as well as making some new funding commitments. The Province of Ontario continued to move on the direction established in the renewal of its Long Term Affordable Housing Strategy. This included providing new land use planning tools to municipalities to support the creation of new affordable housing. The Region emphasized its commitment to affordable housing by creating a Term of Council Priority under its new 20 year Strategic Plan to increase affordable housing and has focused efforts on reducing the time to placement for households on the Centralized Wait List. Local municipalities undertook significant work on land use planning policies to support the development of affordable housing, in addition to local municipal housing strategies and activities.

Objectives and Outcomes for the PHHP

In year two, an area of focus was the development of key outcomes and baseline data to track the progress of our work going forward. While some of the initiatives in the PHHP cut across more than one objective, they have been organized based on what they primarily aim to achieve.



Objective 1 - Housing Stock

Available and accessible quality housing that meets people's needs and preferences throughout their lives.

What we want to achieve (Outcomes):

- Increase the supply of affordable housing
- Maintain and retain existing housing stock
- Increase funding allocated towards affordable housing



Objective 2 - Individual and Family Capacity

An environment that helps people secure and maintain housing at every stage of life.

What we want to achieve (Outcomes):

- Improve employment opportunities in Peel
- Increase supports to address personal barriers (eg: child care)
- Enable households to make housing choices using available subsidies



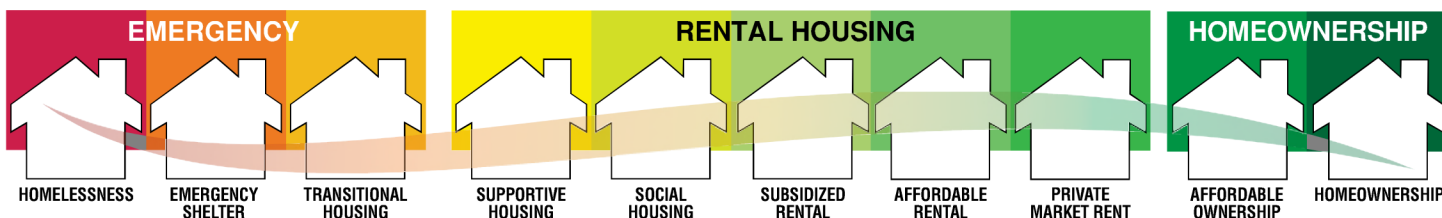
Objective 3 - Integrated System

An integrated system that supports people's housing needs efficiently and effectively.

What we want to achieve (Outcomes):

- Increase number of public-private-partnerships
- Improve data-sharing networks between community, partners and the Region of Peel
- Improve coordination of services

THE HOUSING CONTINUUM





Objective 1 – Housing Stock

The following section highlights 2016 accomplishments that aim to increase the supply of affordable housing stock in the Region of Peel.



BRAMPTON
Flower City

The City of Brampton continued work on the 5-year review of its Official Plan, which includes an evaluation of its affordable housing policies. This review will examine the City's current policy framework regarding rental housing, energy efficient housing, development of affordable housing targets, and tools and incentives for promoting affordable housing. The City of Brampton will ensure that policies support a full spectrum of housing options. The City of Brampton has also participated in the Peel Renovates Second Units Renovation Assistance Program as a way to increase the supply of affordable units.



The Town of Caledon continues to advocate for affordable housing through its Apartment in House and Garden Suite Official Plan policies. The Age Friendly Planning Study and the Housing Study were started in 2016 and will continue into 2017. Both studies are part of the Town's review of its Official Plan and the resulting deliverables will be made available for the public to review and comment. The Town continues to participate in unique initiatives such as the Caledon Housing Initiative Committee's work on creating a housing model for developmentally challenged adults that could be replicated as an alternative housing form for seniors or others within the community. The Town also approved building permits for Habitat Greater Toronto Area's (Habitat GTA) project located in the Southfield Development.



Mississauga has completed Making Room for the Middle: A Housing Strategy for Mississauga (Draft). The draft strategy was informed by the research undertaken through the Affordable Housing Program and by the advice of the Housing Affordability Advisory Panel, a panel of experts from the private, non-profit sectors and all levels of government. It focuses on middle income households; households that do not qualify for government assistance yet cannot afford the housing they need. The draft strategy includes 4 goals and 40 actions and aims to foster a supportive environment for the development of housing that is affordable for all.



Habitat GTA has made significant progress on its build on Torbram Road South in Brampton. Nine families occupied completed units and another 5 units are under construction. This consists of three and four-bedroom townhouses. Habitat GTA started construction of a condo townhouse block composed of three four-bedroom units and two three-bedroom units.



A Habitat family.

Objective 1 – Housing Stock



Habitat for Humanity Halton-Mississauga partnered with the City of Mississauga on two affordable housing projects. In both cases, the City donated an abandoned house and an unused piece of land to be re-purposed into affordable housing units. Habitat for Humanity also continued working with a number of developers, the Region of Peel, the City of Mississauga and other not-for-profit housing providers to move ahead with large-scale affordable housing projects.

Term of Council Priority (ToCP) – “Increase Affordable Housing”

Peel Regional Council has highlighted the importance of affordable housing by making it a ToCP. A number of accomplishments fall under this priority including:

- A new Request for Proposal (RFP) process developed specifically to meet the needs of affordable housing development included the opportunity to provide additional capital incentives. Two RFPs for the development of new affordable rental units were issued in 2016 and projects will be awarded in 2017.
- The 205-unit Hansen Project, which was developed in partnership with Services and Housing In the Province (SHIP), completed construction and is now occupied. This project housed 82 households from the CWL.
- Ten Affordable Housing Capacity Grants were provided in 2016. Capacity Grants provide financial support to non-profit, community and faith groups to build capacity for affordable housing development and/or regeneration.
- 40 resale condo units were purchased in 2015/2016. This is an innovative strategy to increase the stock of affordable rental housing quickly by taking advantage of existing condo units and making them available as affordable rentals to 40 households on the Centralized Wait List.
- 25 applications were approved under the Peel Renovates Second Units Renovation Assistance Program. This program provides funding assistance to low to moderate income residents who are in the process of completing renovations to an existing second unit in order to bring the unit up to code and register the unit, if required.



Habitat for Humanity – Torbram Road South Project.



The Hansen Project – Partnership between the Region of Peel and Services and Housing in the Province (SHIP).

Objective 2 - Individual and Family Capacity

The following section highlights 2016 accomplishments that aim to increase the capacity of individuals and families to find and maintain their housing.

New Leaf Program

The New Leaf Program, which serves homeless men, implemented a recreation therapy program as a result of resident feedback. The program increases capacity by providing residents with access to recreation and activity while improving engagement and reducing feelings of social isolation. Additionally, the New Leaf Program has experienced a significant increase in the number of residents who present with complex mental health and/or addictions issues. As a result, this program adapted their model of care to further emphasize collaboration, communication and flexibility.

Region of Peel Supportive Housing Demand and Supply Analysis and Action Plan

The Region of Peel undertook the development of the Supportive Housing Demand and Supply Analysis and Action Plan to identify and address the supportive housing needs and gaps in the region. The process allowed the Region of Peel to enable creative and constructive dialogue with community stakeholders and funders, all with a common purpose: to strengthen the future of supportive housing throughout Peel Region. The study found that there is a need for more supportive housing in Peel Region, however, the supportive housing system is complex and funding to acquire new units and to provide additional support services is limited. The research shows that supportive housing needs are diverse and dependent on a range of individual circumstances.

A Supportive Housing Roundtable with key funders and stakeholders was established. An implementation plan has been developed and the Roundtable is working on key priorities including: identifying opportunities and processes to align capital and operating funding to best meet the needs of the community, a Fall 2017 community workshop to further priorities identified at the PHHP Summit, as well as a communication to further engage and inform the community on progress with the Action Plan.

The collaborative work by the Region of Peel, funders and stakeholders was recently awarded the Local Municipal Champion Award by the Ontario Municipal Social Services Association (OMSSA).

Homelessness Partnering Strategy Housing First Pilot Projects

The Region of Peel launched two Housing First pilot projects. REACH is led by the Salvation Army Peel and Peel Streets to Homes is led by the Canadian Mental Health Association of Peel. Housing First is based on the belief that stable and permanent housing is an individual's primary need when experiencing homelessness. The approach involves assisting individuals experiencing homelessness to move directly from the streets or emergency shelters into permanent housing. Once stable housing is obtained, other more enduring issues such as addictions or mental health, can be appropriately addressed through support services. Twenty-five rent supplements were made available to individuals participating in the Housing First pilot projects.



Peel Streets to Homes, led by the Canadian Mental Health Association of Peel.



Objective 2 - Individual and Family Capacity



REACH — A Housing First project led by the Salvation Army Peel.

Portable Housing Benefit for Survivors of Domestic Violence

For many survivors of domestic violence, timely access to affordable housing is a critical element of rebuilding their capacity to live safely in the community. The Region of Peel is participating in a pilot project operated by the Province of Ontario to give survivors the option to receive a portable housing benefit. This will help them to immediately find housing in their community instead of waiting for a social housing unit to become available. Currently, survivors of domestic violence in Peel have priority access to social housing. However, even with priority access, the wait in 2016 was 1.12 years.

Housing for Older Adults in Peel Study

A study entitled Housing Plans, Needs and Insights of Older Adults in Peel Region was completed in 2016. It was a partnership between the Region of Peel and the Housing for Older Adults in Peel Working Group. This study involves survey responses from 2,281 residents and 71 focus group participants, aged 55 and older. The study provides a current profile of older adults, their housing experience in the Region of Peel, and a broad view into their housing expectations and future needs.

National Housing Day

To commemorate National Housing Day, the Region of Peel hosted an event to learn more about Housing First as a service delivery philosophy. Housing First is a recovery-oriented approach to ending homelessness. It centers on quickly moving people experiencing homelessness into independent and permanent housing and then providing additional supports and services as needed. This is a change from the way many services and systems have been structured which required people to change their behaviour before they may access housing. The event also highlighted Housing First programs that exist in the community. More than 80 people attended the event.



Objective 3 - Integrated System

The following section highlights 2016 accomplishments that aim to help integrate services systems to improve housing outcomes for citizens in the Region of Peel.

Non-profit and Charitable Organizations Study

The Region of Peel conducted an environmental scan of non-profit and registered charitable organizations in Peel Region, through a voluntary online survey. The goal of this work is to characterize the non-profit sector and types of community supports provided across Peel. The results



of this survey will contribute to a report which broadly characterizes the sector, and an online interactive map to support stakeholders and respondents in their planning. This initiative will help integrate services by providing valuable information to non-profit organizations so they can better understand the service landscape.

Introduction of Vi-SPDAT in Regionally-Funded Homelessness Programs

Regionally-funded programs implemented the Vi-SPDAT (Vulnerability Index - Service Prioritization Decision Assistance Tool) to guide intake, placement and case management processes. For the outreach program and emergency shelters, the Vi-SPDAT is now used as a triage tool to enhance case plans while ensuring the right level of services and resources are provided. For the transitional housing facilities, the scores from the Vi-SPDAT are used to prioritize waitlists and assign placements based on acuity rather than by application dates. This practice improves access to housing and related supports for high acuity families and individuals while further integrating the system based on Housing First principles.





Objective 3 - Integrated System



20,000 Homes Campaign Volunteers

20,000 Homes Campaign in Peel

The 20,000 Homes Campaign (20K Homes) is a national campaign which seeks to permanently house 20,000 homeless individuals by July 1, 2018. In Peel, community organizations formed a partnership known as the Peel Alliance to End Homelessness in order to implement a local campaign. Peel's 20K Homes is led by the United Way of Peel Region. A Registry Week, which is a comprehensive process to identify as many individuals experiencing homelessness as possible, took place in June 2016. More than 100 volunteers and Region of Peel staff conducted surveys in over 40 locations over three days.

Housing Transformation Initiative (HTI)

HTI is focused on the creation of a common platform for managing data across all housing and homelessness programs. Using one system will improve workflows, data quality and the ability to undertake analysis on client experience. HTI was rolled out to three Region of Peel-owned shelters, two Region of Peel-owned transitional housing programs, shelter overflow for non-Region of Peel shelters, and the Peel Outreach Program. It is now being used by more than 300 staff and serving clients on a common platform. HTI was also rolled out to Peel Living where it is being used to manage building operations and work orders. The system includes self-serve options for clients and dashboards for understanding system performance.



Objective 3 - Integrated System

Measuring and Monitoring of Annual Regional Official Plan Housing Unit Targets

The Region of Peel established annual minimum new housing unit targets as part of its Official Plan in 2009. These targets represent a projection of what types of housing will be needed for people at different income levels. Key results of an analysis appear in Figure 1 and will be used to inform planning and decision making going forward.

PROGRESS

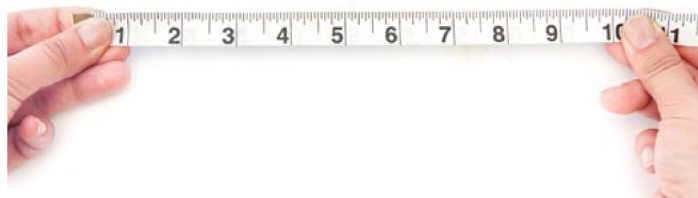
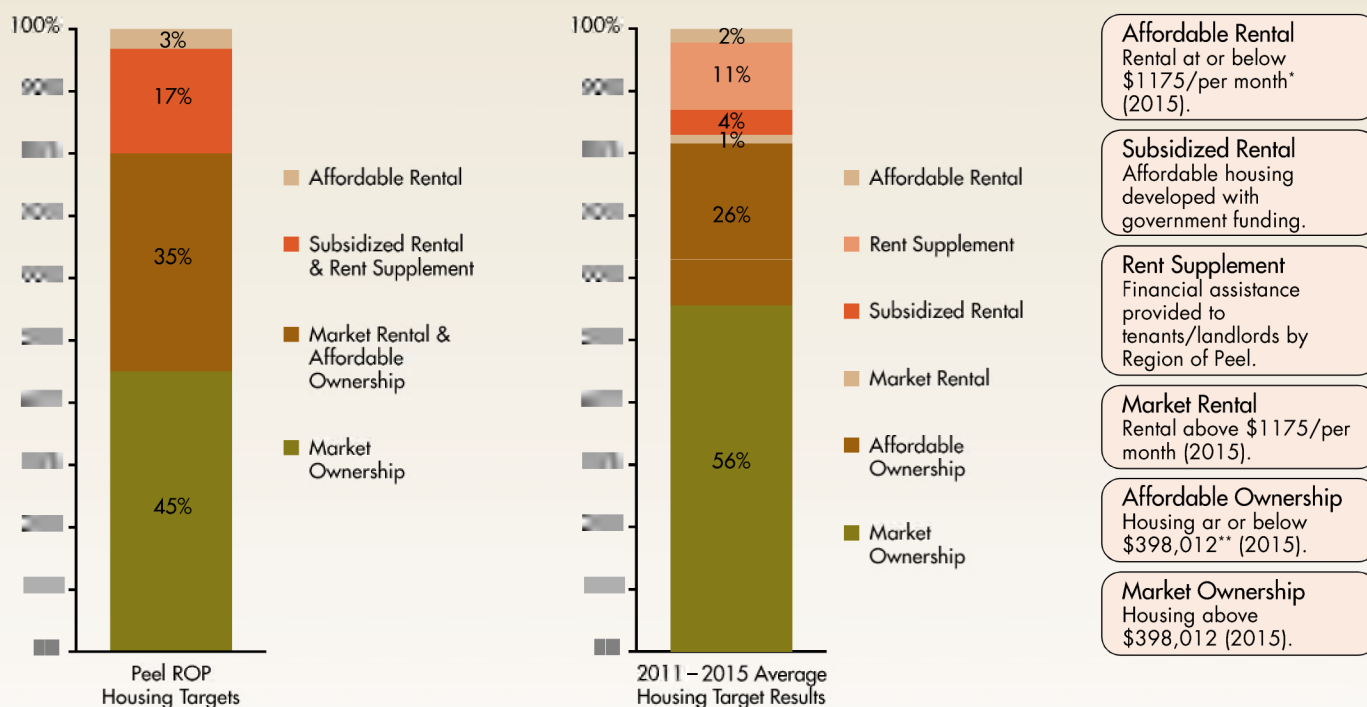


Figure 1: State of Peel Annual Housing Targets (2015 Data)



*Note: This is based on the least expensive of the 2 calculations – rental unit for which rent does not exceed 30% of gross annual household income for low and moderate income household; or rental unit for which the rent is at or below the average market rent of a unit in the regional market.

**Note: This is based on the least expensive of the 2 calculations – the purchase price of a home results in annual accommodation costs which do not exceed 30% of gross annual household income for low and moderate income households; or purchase price of a home that is at least 10% below the average purchase price of a resale unit in the regional market area (PPS, 2014).

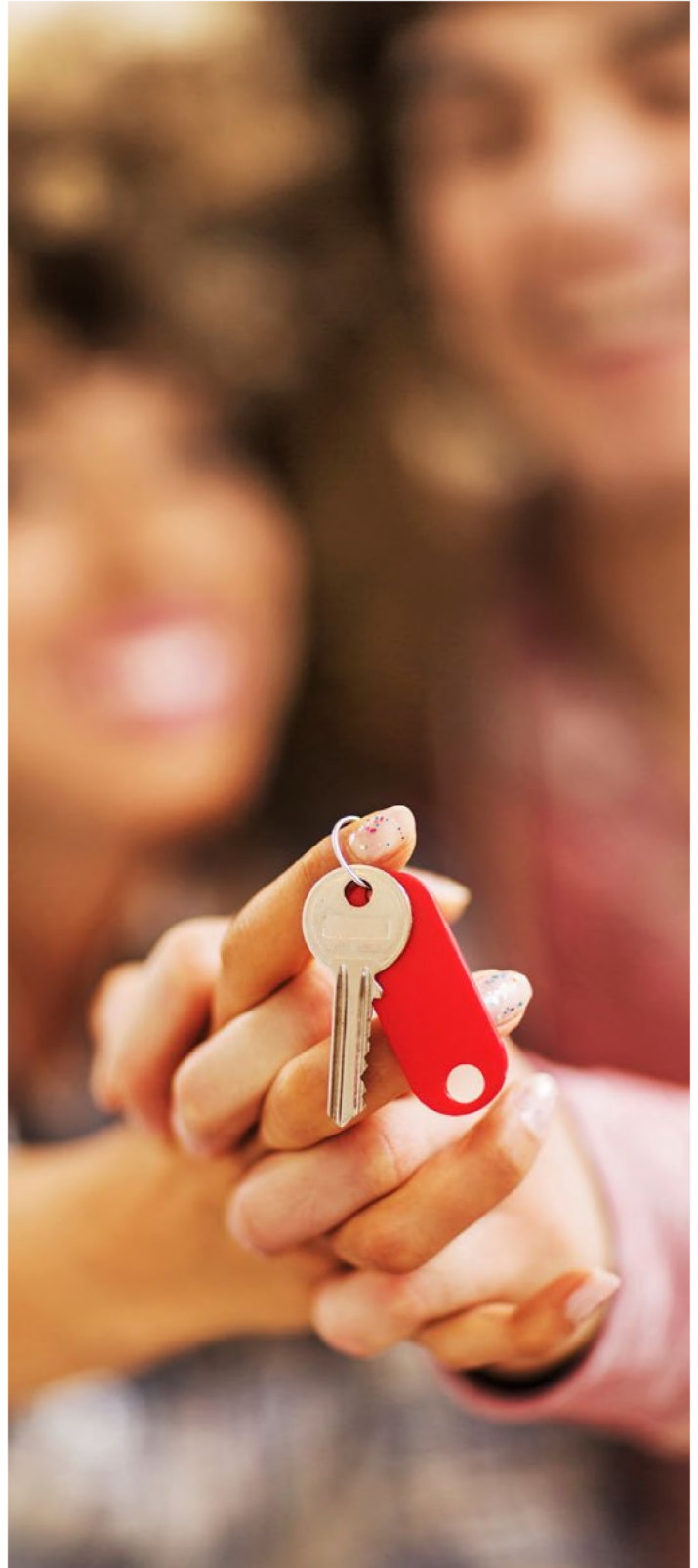


Looking Forward

Although many positive steps were taken in 2016 to increase the supply of affordable housing and address homelessness in Peel, we saw increasing challenges regarding affordability in both the rental and home ownership markets. The vacancy rate across all types of rental units decreased from 1.5% in 2015 to 1.4% in 2016 and the average market rent increased 3% from \$1,175 in 2015 to \$1,211 in 2016. The average price of a residential resale unit sold in Peel increased by 28% from 2015 to 2016 to approximately \$690,405. Decreasing affordability resulted in increased demand for affordable housing with the Centralized Wait List increasing to 12,958 households up from 11,747 in 2015. It is also reflected in the increasing use of emergency shelters from 11,705 in 2015 to 14,858 in 2016 (see Appendix for additional service data).

The federal and provincial governments' interest in affordable housing and homelessness represent great opportunities to continue addressing these challenges. The Region will also continue to advocate with the federal and provincial governments for policy changes and appropriate funding. From the list of accomplishments for 2016, it is apparent that Brampton, Caledon and Mississauga have done a lot to address the challenges related to addressing affordable housing and homelessness. We will continue to work with all partners to develop new and innovative solutions. The Region of Peel will take advantage of the opportunities to extend the use of data in decision making so that the evolving needs of the Peel community can be met.

The PHHP will continue to evolve to reflect current opportunities and challenges in the Region of Peel. The Province of Ontario requires SMs, including the Region of Peel, to review their housing and homelessness plans by January 1, 2019. The review is intended to ensure that plans continue to reflect the community's needs and provincial expectations. It will provide a useful opportunity to reflect on changing conditions within the housing market and economy and what has been learned over the past three years of the plan. The Region of Peel will begin its review in mid-2017.



Thank you!


We would like to thank everyone who contributed to this report. We would also like to extend a heart-felt thanks to the local municipalities, community organizations, private businesses and Regional staff for their day-to-day work to improve the housing system as well as for their commitment to this work through their membership on the PHHP objective driven Community Reference Groups. We look forward to continuing to work together to achieve our shared goal that “everyone has a home and homelessness is eliminated”.



To learn more, visit:


<https://www.peelregion.ca/housing/housinghomelessness/>

Appendix – Data Tracking

 <i>Objective 1</i> – Data Relating to Housing Stock			
Year	2014	2015	2016
Measure			
Households Receiving Subsidy ¹	11,820	11,715	11,887
Households on the Centralized Wait List (CWL)	11,998	11,747	12,958
Wait time on the CWL	5.3 yrs.	6 yrs.	6.42 yrs.
Households Housed from the CWL	1,506	883	681
Households receiving down payment assistance	82	104	Program Suspended
Households accessing Peel Renovates	103	238	118

¹ This includes households paying Rent-Geared-to-Income as well as those receiving rent supplements through all programs offered by the Region of Peel

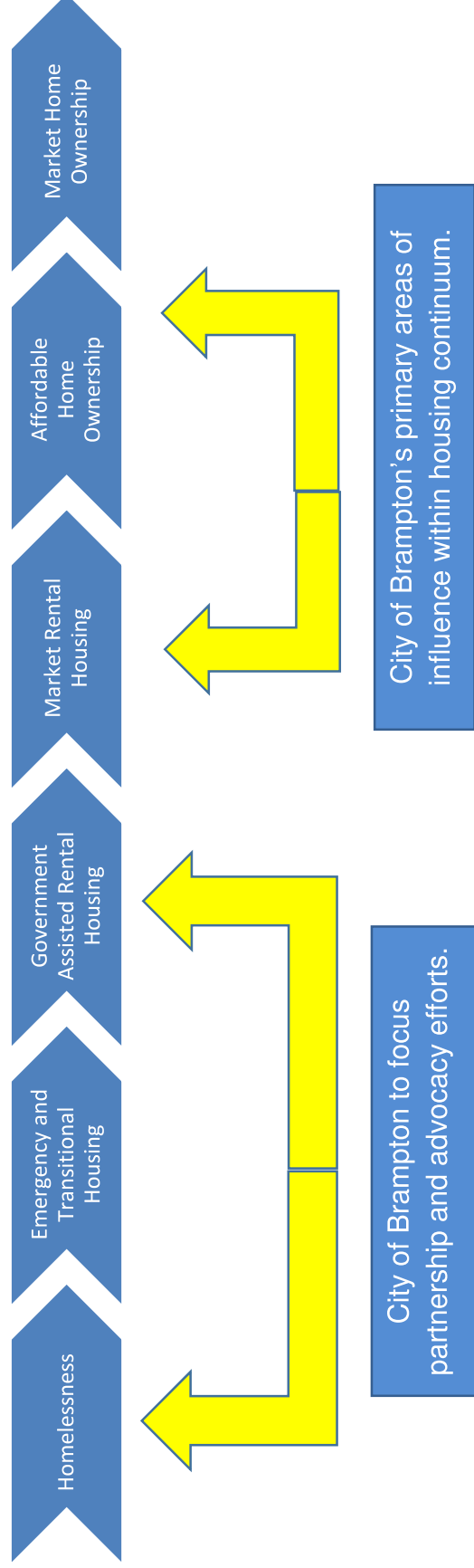
Appendix – Data Tracking

 Objective 2 – Data Relating to Individual and Family Capacity			
Year	2014	2015	2016
Measure			
Individuals Accessing Region of Peel Emergency Shelter	11,520	11,705	14,861
Families/Individuals Accessing Region of Peel Transitional Housing	40/123	41/183	37/163
Individuals served by street outreach	375	305	346
Individuals served by Preventing Homelessness in Peel (Utility/Rent Arrears)	910	813	754
Individuals receiving transitional supports	287	333	375

² The shelter use numbers used in this report differ slightly from those reported in the Year 2 Update. The Year 2 Update combined total served at Emergency Shelters and unique individuals served at Transitional Housing facilities, where these were projected based on usage in the first six months of the year. The Year 3 Update presents the actual usage calculated at the end of 2015.

APPENDIX D:

HOUSING CONTINUUM



APPENDIX E

Housing Brampton: Strategy Action Items

Increase Supply of Affordable Housing

1. Reduce parking requirements and consider parking innovations that support affordable housing projects.
2. Permit garden suites and coach houses in zoning by-laws which would provide more opportunities for those at difference life stages and provide more opportunity for aging in place.
3. Examine ways to increase the number of second units by simplifying the registration process and regulations (underway).
4. Explore financial and regulatory barriers, and opportunities for expanding the supply and variety of ground-oriented and medium density ownership housing choices such as infill, housing, townhouses, etc.
5. Build an affordable housing reserve fund using Section 37 and other municipal tools to finance affordable housing, seniors housing and other purpose-built rental.
6. For rental protection, develop by-laws for demolition control and condominium conversion.
7. Work with Realty Services and Peel Region to determine if affordable and seniors housing objectives can be achieved when considering the acquisition, disposal or redevelopment of public properties or lands.
8. Prioritize locations for mid-rise and high rise within 800 metre proximity of Mobility Hubs and within 400 metres of frequent service transit corridors while utilizing tools such as inclusionary zoning, development permit system and pre-zoning.
9. Consider a fiscal strategy that considers impact of direct funding from the affordable housing reserve fund and relief from Section 37, development charges and tax exemptions.
10. Review all opportunities for financing support from upper-levels of government including taxation and assessment practices, such as the land transfer tax, to ensure they do not impede the delivery of rental housing.

Policies and Initiatives to Encourage Housing Diversity

1. Implement inclusionary zoning once finalized by the Province.
2. Establish clear targets for affordable housing types, tenures, and incomes to inform negotiations as a supplement to an inclusionary Section 37 policy.

3. Encourage a diversity of housing forms in proximity to the frequent transit network as identified in the Brampton Transit Service Plan and the Transportation Master Plan, including mid-rise ground oriented options.
4. Promote family friendly-housing through policies for multi-family housing options with 3 or more bedrooms.
5. Examine the feasibility of expanding municipal revenue tools within the Municipal Act.
6. Consider the creation of a new housing facilitator/expeditor position to guide affordable housing proponents through the development approval process.

Communication and Advocacy

1. Build strategic relationships with community, senior levels of government, private and non-profit sectors to address emerging housing issues. This should include a Brampton Housing Summit, Affordable Housing Committee/Panel and through other forums and events.
2. Within new transit-oriented development guidelines, highlight the affordable housing and transit connection.
3. Promote affordable housing and regional programs to profit, non-profit and faith-based developers.
4. Promote education programs to landlords, realtors and builders.
5. Work with stakeholders and the Region to develop and advance policy directions for Aboriginal, seniors, persons with disabilities and other populations, as warranted.
6. Develop a new strategic liaison role or division integrating economic development, housing, transportation, recreation, and social planning where holistic decisions can be developed towards affordable housing/housing ownership.

Measuring Progress

1. Establish annual housing unit production targets based on Regional requirements.
2. Peer review Regional affordable housing unit targets.
3. Report to Council on yearly progress towards rental and ownership targets, affordability gap, uptake of housing programs and market conditions.
4. Lobby Province and Regional government to provide direction and guidance on local housing data and consistent methodologies to measure housing affordability.