

# **Building Affordable Housing in Peel**

## **Housing Development Office Update**

Strategic Housing and Homelessness Committee

October 07, 2021

**Steven Dickson, Director, Housing Development Office, [Region of Peel](#)**

# Agenda

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Overview of the Housing Development Office

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Delivering Affordable Housing Units in Peel

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Building Sustainable Housing – Core Principles

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Housing Development Office – Update on Capital Projects

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\$1 Billion Allocation, CMHC Funding and the Funding Gap

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Challenges and Opportunities

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Affordable Housing Incentives Pilot Program Update

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2021 Achievements

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2022 Priorities

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Housing Development Office Video

# Overview of Housing Development Office

- Operational since early 2019
- “Development Arm” for the Region of Peel
- In 2019, Regional Council
  - Approved the [Housing Master Plan](#) - 31 development opportunities on Region of Peel lands and Peel Housing Corporation sites
  - Allocated in principle [\\$1 billion envelope](#) for initial implementation of the Plan
- Mandate
  - [Build](#) new affordable rental housing units and shelter facilities by implementing the Region's [Housing Master Plan](#) and [other projects](#)
  - [Catalyze](#) new development by working with private and non-profit developers and other partners
  - [Create and manage](#) financing and investment strategies in collaboration with Regional staff; and
  - [Administer](#) incentives programs and tools

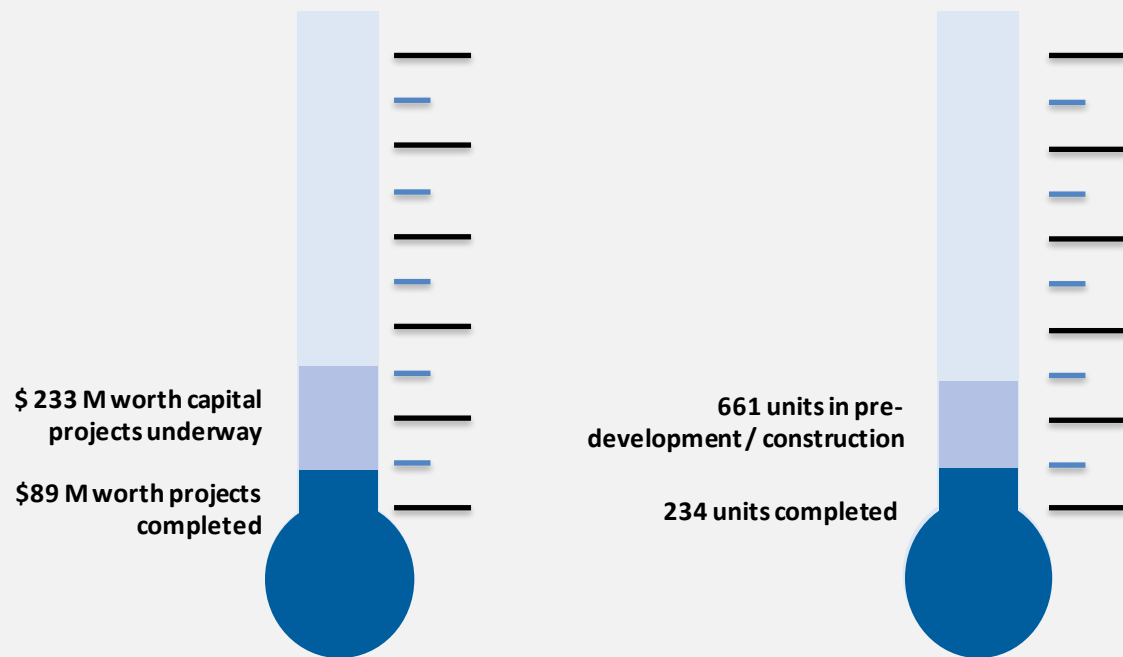


# Delivering Affordable Housing Units in Peel

## Progress on Initial Implementation of the Housing Master Plan

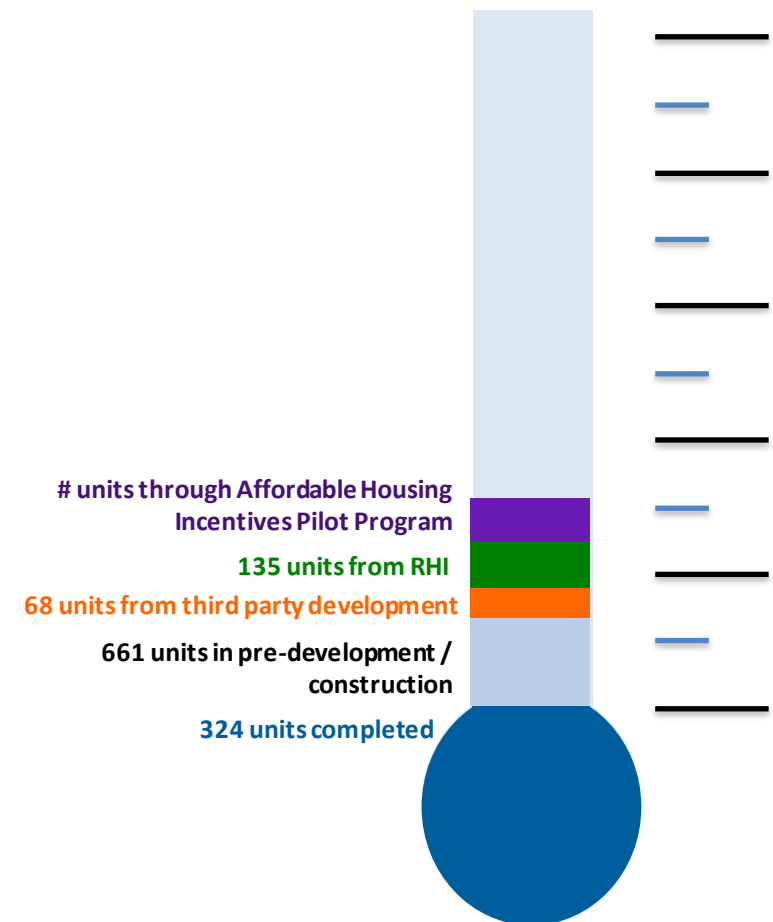
**\$1 Billion Allocation**

**Number of Units: 895/2,240**



## All Projects overseen by HDO

**Number of Units: 895/5,650 (Full HMP) & 293 Other Development**



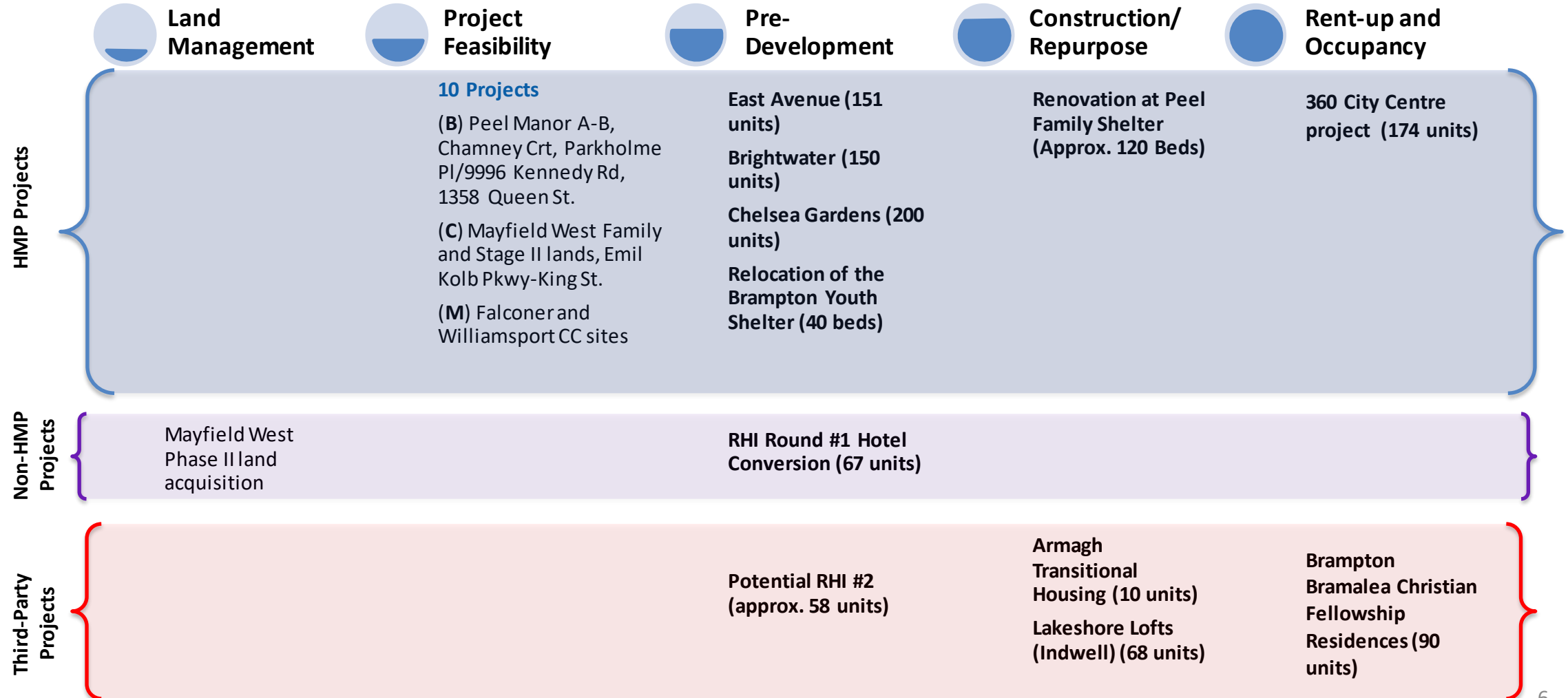
# Building Sustainable Housing – Core Principles

- **Mixed-income buildings**
  - Affordable as well as market rent units
  - At least 41% of the units will be offered at rental rates below 60% of the median market rent
- **Energy efficient**
  - 41% decrease in energy consumption and Greenhouse Gas emissions relative to the 2015 National Building Code
  - Region of Peel’s Climate Change Master Plan
- **Accessible**
  - All projects meet Ontario Building Code requirements and Universal Design Criteria
  - At least 21% of the units will be fully barrier-free
- **Community space and facilities**
  - Community rooms, gyms, roof-top terraces to foster community well-being and connectedness and enhance quality of life
- **Resilient buildings**
  - Leading edge building practices, material and aesthetics to maintain community character
  - Continuous improvement to building design and practices (e.g., working with Enbridge Sustainable Buildings Canada)
- **In proximity to transit and services**
  - Easy access to services is as important as having a suitable place to live



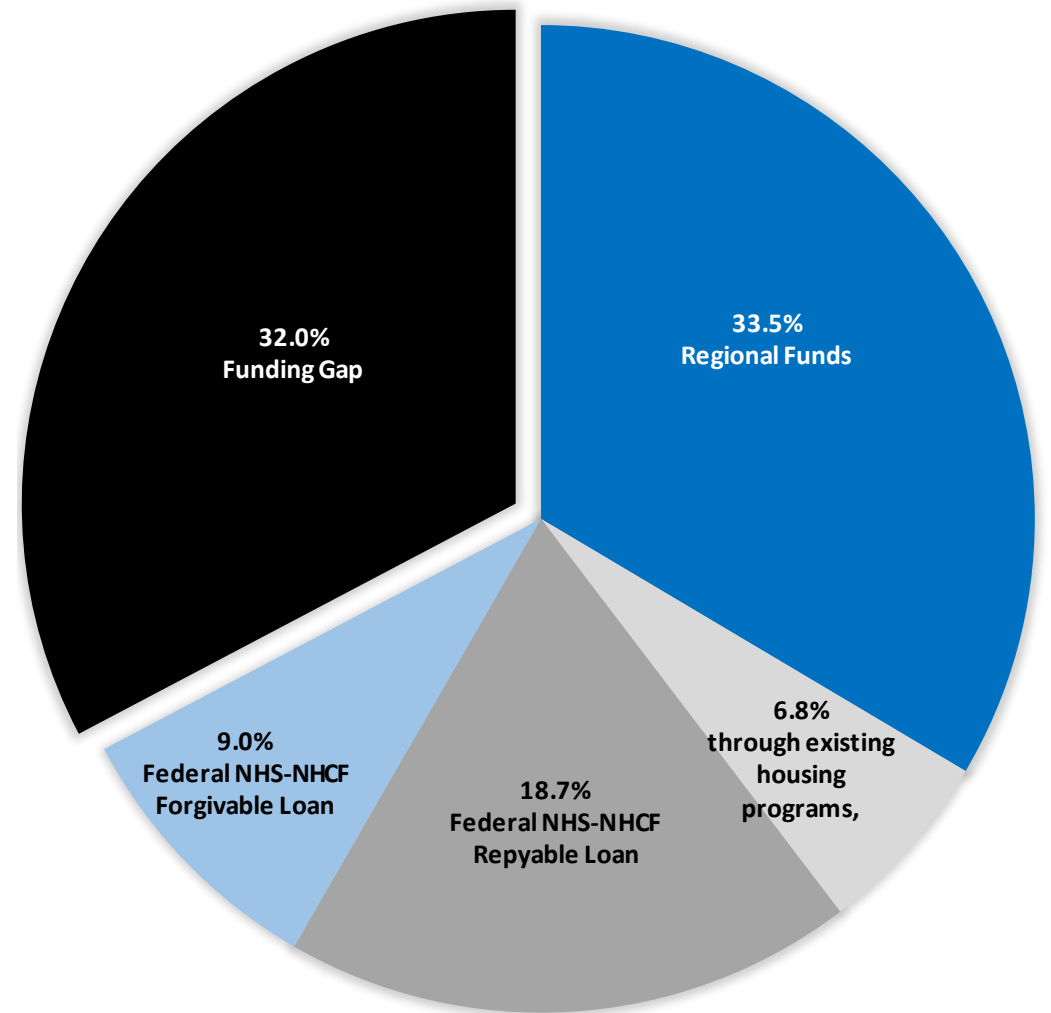
# HDO Projects by Development Phase

HDO recently completed 264 units and is overseeing completion of approximately 864 affordable rental units and shelter beds across Peel



# \$1 Billion Funding Allocation Breakdown

- **September 2019:** Regional Council approved in principle a **\$1 billion** allocation to support partial implementation of HMP, **18 projects to create over 2,240 units/beds by 2028.**
- To date, **\$680.4 million** funding has been secured:
  - **\$335.3 million Regional funds**, i.e., fully utilize the funds in the current and future housing reserves (for years 2020-2028)
  - **\$68.7 million** from funds committed to the Region through the **existing federal and provincial housing programs**
  - **\$276.4 million** from the federal government through the **National Housing Strategy (NHS): National Housing Co-Investment Fund (NHCF)**
    - \$89.5 M forgivable loan
    - \$186.9 M low-interest mortgage
- There remains a **gap of \$319.6 million**
- Funding gap must be met to achieve all 2,240 units/beds by 2028



# \$1 Billion Allocation and CMHC Funding

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- **The \$1 billion allocation**

- 16 Housing Master Plan projects
- Mayfield Seniors Apartments (completed in 2019)
- A project in Malton
- Twin Pines (Planning only)

- **CMHC funding**

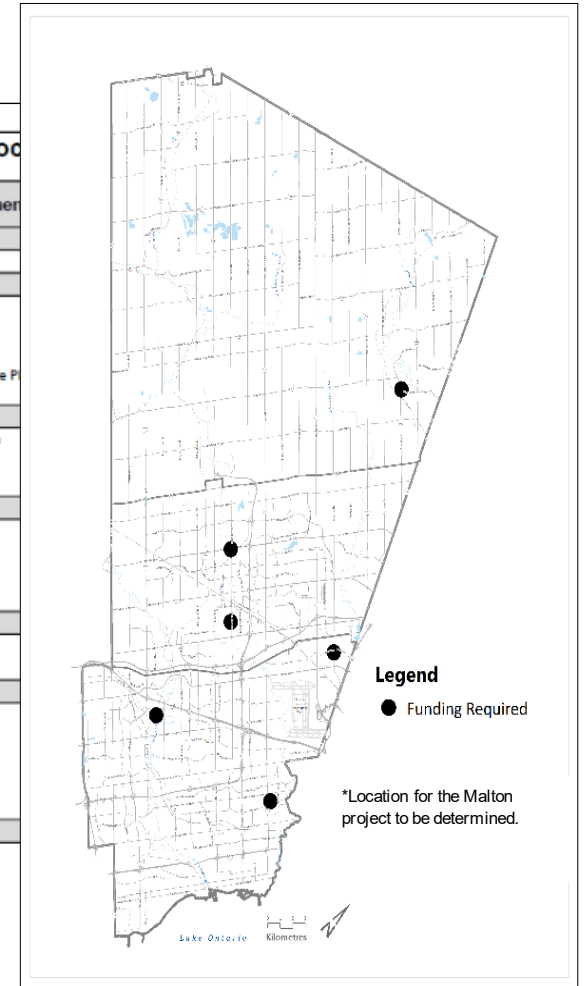
- A portfolio of 16 HMP projects (doesn't include Mayfield Seniors Apartments and Malton projects)
- National Housing Co-Investment Fund is a co-Investment program therefore funding cannot exceed 31.2% of the total portfolio cost
- The CMHC funding requires projects to be completed by 2028



# Risks of Not Funding the Gap

- If the funding gap is not addressed:
  - Six projects (shown in black), including one in Malton, will not happen
  - Five of the six projects have commitment of CMHC funds only if Region is able to invest its own funds
  - The Region would lose \$127.9 M of CMHC funding, including \$88.9 M in repayable and \$39 M in forgivable loans
  - Loss of over 860 new affordable rental units for Peel community
  - Impacts State of Good Repair for PHC sites and places three daycare centres into uncertainty
  - Reputational risk

Housing Master Plan Projects and Phases - \$1 Billion Allocated		
REGION OF PEEL		Planning Requirements
Phase	Site	
	Malton Project (Affordable)	TBD
1	Mayfield West Seniors (Affordable) [ROP]	Completed
	360 City Centre Drive (Daniels) (Affordable) [ROP]	Completed
	Brampton Youth Shelter Replacement (Emergency) [ROP]	OPA/ ZBA/Site Plan
	East Avenue Redevelopment (Affordable) [PHC]	OPA/ ZBA approved / Site Plan application pending
2	Replacement Peel Family Shelter (Emergency) [ROP]	Potential Minor Site Plan
	Port Credit West Village (Affordable) [ROP]	Site Plan
	Chelsea Gardens (Affordable) [PHC]	OPA/ ZBA/ Site Plan
3	Mayfield West Phase 1 (Affordable, Family Site) [ROP]	OPA/ ZBA/ Site Plan
	Peel Manor A (Supportive) [ROP]	ZBA/ Site Plan
	Peel Manor B (Supportive) [ROP]	ZBA/ Site Plan
	Brampton Family Shelter (Emergency) [ROP]	TBD
4	Riley Court (Affordable) [PHC]	OPA/ ZBA / Site Plan
	Chamney Court (Affordable) [PHC]	OPA/ ZBA / Site Plan
5	Emil Kolb Pkwy + King West (Affordable) [ROP]	OPA/ ZBA / Site Plan
	1320 Williamsport CC (Affordable) [ROP]	OPA/ ZBA / Site Plan
	114 Falconer CC (Affordable) [ROP]	OPA/ ZBA / Site Plan
	9996 Kennedy Rd CC, Parkholme Place (Affordable) [ROP, PHC]	OPA/ ZBA / Site Plan



# Risk Mitigation Measures

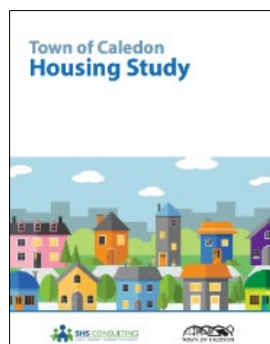
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- The Region:
  - Must advocate to:
    - The Province to fund the gap as five of the six projects in the funding gap have commitment of CMHC funds
    - Senior levels of government for sustained long term funding for affordable housing
  - Continue **internal dialogue on capital funding strategies**, should senior levels of government not provide additional funding

# Other Challenges and Opportunities

## Challenges

- Pandemic has placed upward pressure on construction prices
- Limited supply of suitable sites to tap into un-anticipated funding opportunities
- Lack of appropriate zoning to accommodate affordable housing and shelter facilities
- Timelines for planning approvals, keeping in view the CMHC funding requirements
- Community concerns



## Opportunities

- Leverage current local official plan reviews and planning initiatives
- Continue focused collaboration with Local Planning Department staff
- Capitalize on appropriate planning tools
- Work with private and non-profit developer community to create affordable housing
- Work with Council and Strategic Housing and Homelessness Committee
- Continue to capitalize on public lands - a potential land banking strategy

# Peel's Affordable Housing Incentives Pilot Program

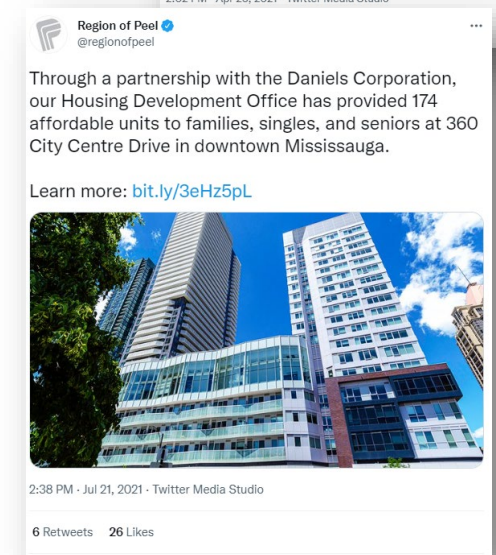
- In July 2020, [Regional Council](#) approved the Affordable Housing Incentives Pilot Program framework
- **Objective:** Provide financial incentives to encourage non-profit and private sector partners to create:
  - Rental housing for middle income households ([earning between \\$61,600 and \\$110,500 per annum](#))
  - Focus is on larger (2 and 3+ bedroom) units
- One-time program [budget - \\$7.5M](#)



- Key Milestones achieved
  - [May 31](#): Call for applications open
  - [July 12](#): Call for applications close
- Update to Council on Results – [Q4 2021](#)

# 2021 Achievements

- Capital Builds
  - 360 City Centre Drive project completed/occupied
  - BBCFR project completed/occupied
  - Purchased a hotel for relocation of Peel Family Shelter
  - Obtained planning approval for East Avenue Redevelopment project
  - Purchased and conversion of a hotel for Rapid Housing Initiative
- Successfully launched the Region's Incentives Pilot Program
- Created one-stop shop for Affordable Housing Development
  - HDO Webpage
- Raise awareness and advocacy efforts
  - Social media presence and influence
  - Announcements related to projects
  - Working with Council / local municipal staff / stakeholders
  - Support advocacy for capital \$ for housing through targeted efforts



# 2022 Priorities

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- Progression on Capital Builds
  - Brampton Youth Shelter – new location site
  - Chelsea Gardens site
  - Peel Manor Housing Sites
  - Mayfield West Phase I Family site
  - East Avenue
  - Brightwater
  - Peel Family Shelter
  - RHI Round #1 (5 Rutherford Rd, and third-party led Armagh House}
  - RHI Round #2 projects
  - Lakeshore Lofts (Indwell – Third party)
- Affordable Housing Incentives Pilot Program – [Launch of Round #2](#)
- Continue to collaborate with local municipal planning staff for [timely planning approvals](#) for HDO projects
- [Support](#) the Region's [advocacy](#) efforts to federal and provincial governments for [long-term, non-debt related funding](#) for affordable housing

# Video

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The [video](#) highlights the work of the Housing Development Office and the outcomes being achieved across Peel

**For questions or further information, please contact:**

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