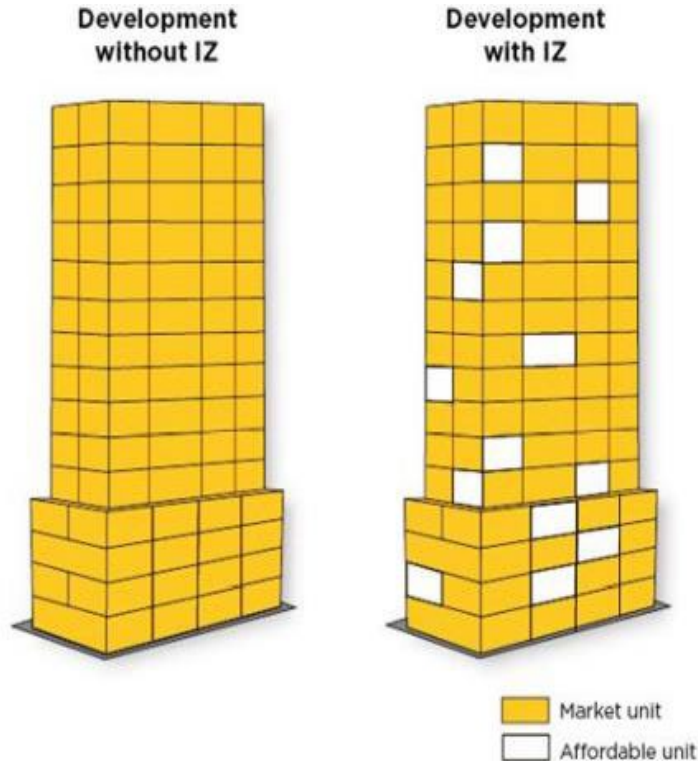


Administering affordable housing units secured by local municipalities

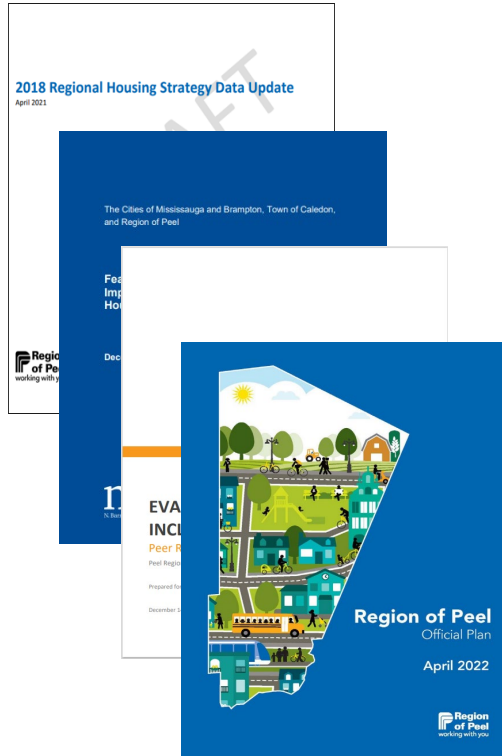
**Presentation to Regional Council
12 May, 2022**

Inclusionary Zoning Recap



- Developer must 'set aside' a % of development at below-market rates
- Used globally since 1970s successfully
- Limited to PMTSAs in Ontario
- Units affordable to moderate income households and, potentially, low-income households

Key IZ policy work to date



Provincial requirements completed for local municipal IZ implementation:

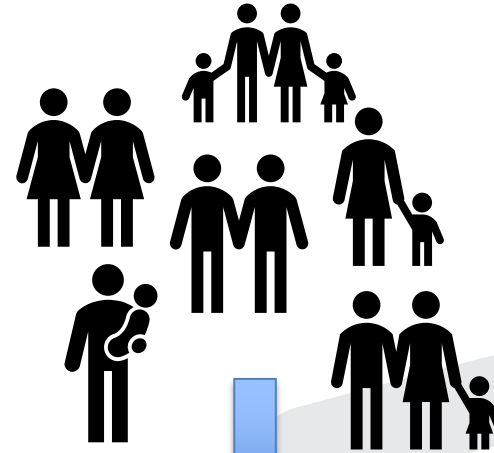
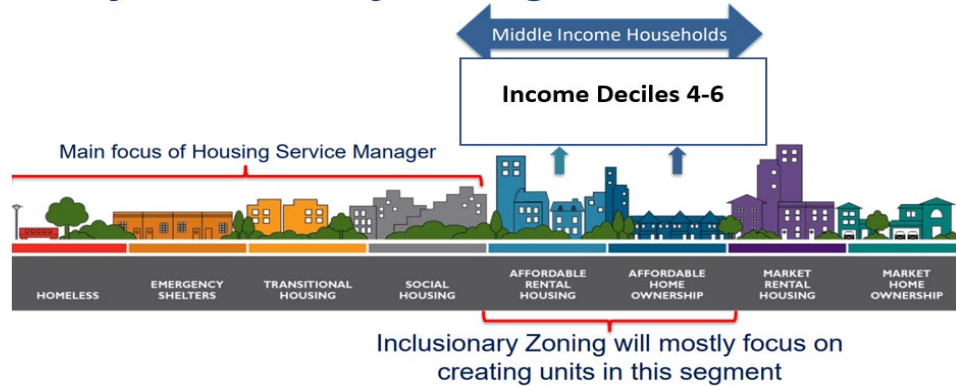
- Regional Housing Strategy Update
- Feasibility Analysis (NBLC)
- Peer Review (urbanMetrics)

IZ Policy Framework

- Peel 2051 Regional Official Plan, Section 5.9.3.9.

Administering affordable units

Why Inclusionary Zoning?



What happens once the municipality secures the unit?

- Need to connect a families with units
- Need to manage turnover if families relocate

Administrator options comparison

Administrator	Diversity of internal expertise required for Program administration	Housing Operations Experience	Limits Cost to Taxpayers	One-Window for Applicants	Maintain Long-term Relationship to Units / Residents
Local Municipalities	✓	X	X	X	✓
Developers + Non-Profits	?	?	✓	X	?
Region of Peel	✓	✓	✓	✓	✓

Report recommendations

- Region of Peel assume administration to ensure eligible residents and workers can access affordable housing units secured by local municipalities
- \$350,000 of one-time funding to establish a temporary staff working group to undertake permanent program design and identify budget requirements;
- Advocate to the Government of Ontario and the Government of Canada to offset the costs of administration

Next steps

- If report is approved:
 - Staff will work with local municipalities to design administration options
 - Consult with non-profits and developers
 - Identify technology and resourcing requirements
 - Return to Council with recommendations

Questions and Discussion

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