

Appendix I
Broadening Advocacy Priorities to Improve Housing Affordability in Peel

Summary Table

Priority	Potential Action	Policy Goal	Jurisdictional Example (if applicable)	Responsible Government Tier			
				Local	Regional	Provincial	Federal
Encouraging the use of housing for homes	Vacant home taxes	Return homes to supply for rental and ownership, and; moderate price growth.	Vancouver; Toronto		✓	✓	✓
	Anti-speculation taxes	Reduce use of homes for speculative gains, such as 'flipping'.	New Zealand			✓	✓
	Regulating short-stay rentals	Return homes to supply for rental and ownership, and; moderate price growth.	Mississauga; Brampton; Caledon; Various	✓		✓	✓
	Beneficial landowner registry	Ensure transparency in property ownership and reduce the risk of money laundering.	British Columbia			✓	✓
Increasing the supply of new affordable housing in complete communities and ensuring the longevity of existing affordable housing	Reducing barriers for developments with affordable housing.	<p>Incentivize the inclusion of affordable housing in market projects by making it easier to finance such developments;</p> <p>Making it easier to approve projects that include affordable units.</p>	<p>United States LIHTC; Region of Peel incentives pilot</p> <p>Oregon permits up to 6 units in a multiplex if there is an affordable component</p>	✓	✓	✓	✓
	Expanding the housing share of non-traditional tenures	Lower entry barriers such as smaller downpayments for co-ownership, or at-cost rates in co-operatives helps families to gain more security of tenure and keep their money.	Various European Union (EU) member nations	✓	✓	✓	✓

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	Increasing the housing share of publicly-produced housing	Create a public housing option for all-income classes, not just low-income households to moderate private housing price growth and reduce pressure on private developers to address affordability.	EU; Various Organization for Economic Cooperation and Development (OECD) nations; Singapore		✓	✓	✓
	Regularizing unregulated secondary suites	Help homeowners bring existing secondary suites up to code without repercussions and grow housing supply.	Region of Peel; New York	✓	✓	✓	✓
	Rehabilitating existing rental towers	Prevent the loss of market affordable rental housing through tower renewal and rentsafe type initiatives.	City of Toronto	✓	✓	✓	✓
	Engaging with equity-deserving groups	Ensure actions aimed at improving market housing affordability address systemic racism.		✓	✓	✓	✓
Expanding the scope of social programs to assist families in carrying high housing costs	Expanding healthcare	Reduce out-of-pocket costs for dentalcare, pharmaceuticals, mental healthcare, rehabilitative therapy. Lowered healthcare expenses could enable families to afford higher housing costs.	New Zealand; Germany			✓	✓
	Universalizing access to Pre-Kindergarten to Postsecondary education	Reduce costs of education across all ages. Lowered education and training related expenses could enable families to afford higher housing costs.	Canada; Nordic nations			✓	✓
	Enhancing old age supports.	Reduce costs of growing old with dignity to reduce the reliance upon housing price growth.	Japan, Germany			✓	✓

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	Instituting a living wage.	Enable families to live with dignity through the equivalent of full-time labour. Could be facilitated through procurement practices, sector regulation, and legislation.		✓	✓	✓	✓
Strengthening the capacity of the Service Manager and community housing sector to respond to rapidly growing need	Increase service levels to meet 100% of low-income core housing need	Provide more rent subsidies and other forms of assistance.			✓	✓	✓
	Close the funding gap for the Housing Master Plan	Closing the funding gap will permit the build-out of the housing master plan.				✓	✓
	Adapt funding programs to reflect market conditions	Programs, like Rapid Housing Initiative, do not adequately address the complexities of development such as timing and costs.				✓	✓
	Supporting Inclusionary Zoning	Administering affordable housing units secured by local municipalities with developers requires resourcing.		✓	✓	✓	✓
	Preventing loss of affordable housing through expiration of mortgages and agreements	Funding is required to ensure affordable housing units are not lost to the system as agreements expire and there is no longer an obligation to offer at below-market rates.			✓	✓	✓

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	Equity-based measuring and monitoring.	Implementing approaches to understand and address the racialization that could be present in the housing system.		✓	✓	✓	✓
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