

# The Role of the Region of Peel and Peel Housing Corporation in Peel's Affordable Housing System

Aileen Baird  
Director, Housing Services

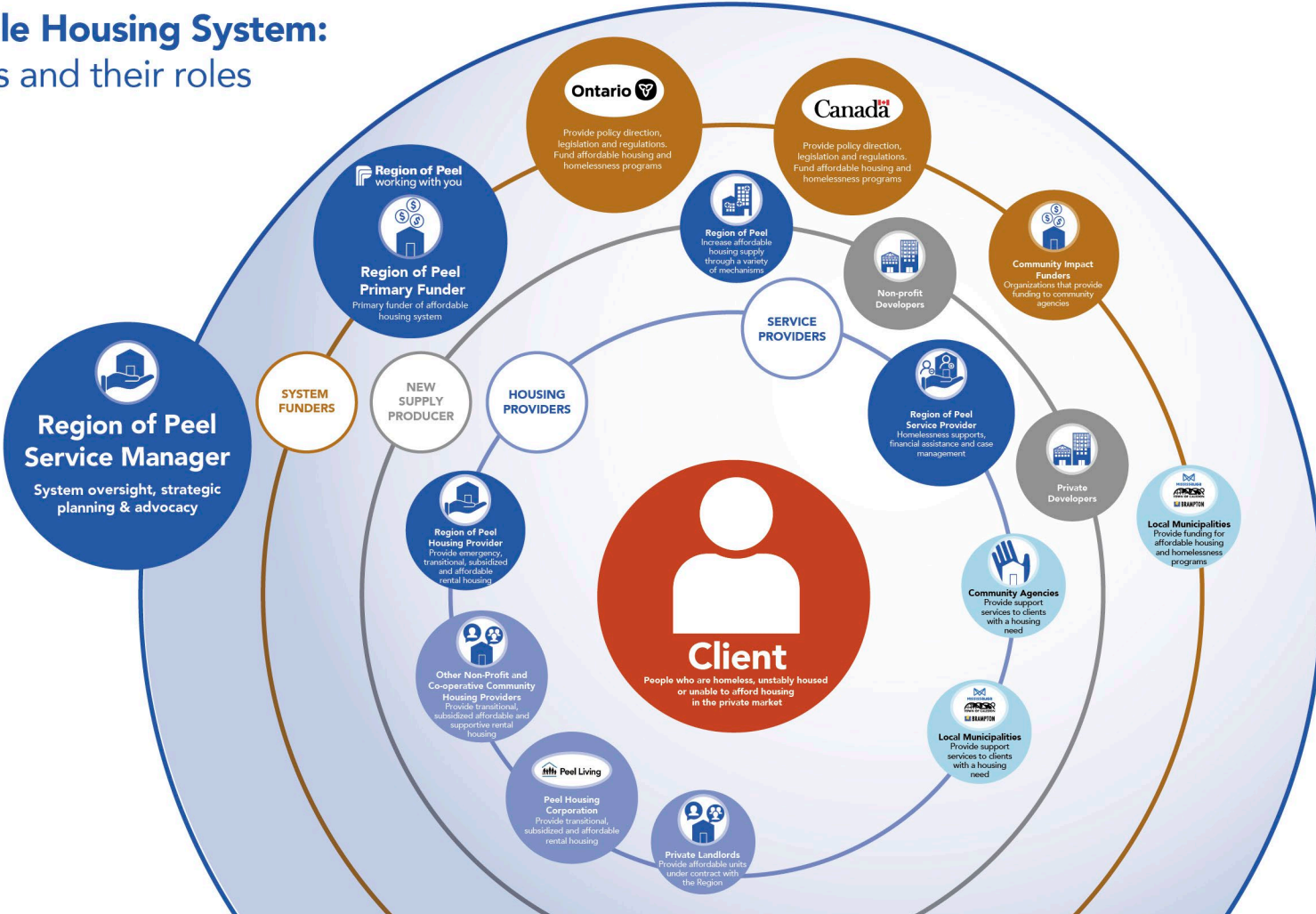
Andrea Warren  
General Manager, Peel Housing Corporation

# Housing Options in Peel for Diverse Housing Needs



# Peel's Affordable Housing System:

## The stakeholders and their roles



# Role of Housing Services

- Service Manager
  - Oversee the affordable housing system, develop and implement 10-year housing and homelessness plan, administer federal and provincial funding programs, advocate to other levels of government for policy and funding changes, ensure community housing providers are viable
- Primary Funder
  - Primary funder of the affordable housing system
  - Fund 60% of \$257.1 million total operating expenditures in 2023
  - Fund 100% of 2023 capital budget of \$169.1 million

# Role of Housing Services

- New Supply Producer
  - Oversee construction of new community housing
  - Provide incentives to increase supply of affordable housing units in the private market
  - Administer other programs to increase supply
- Community Housing Provider
  - Emergency, transitional and community housing provider
  - Sole shareholder of Peel Housing Corporation
- Service Provider
  - Street Outreach, portable subsidies, other financial supports, referrals to health and other non-financial supports and case management

# Housing and Homelessness Plan



# Role of Peel Housing Corporation

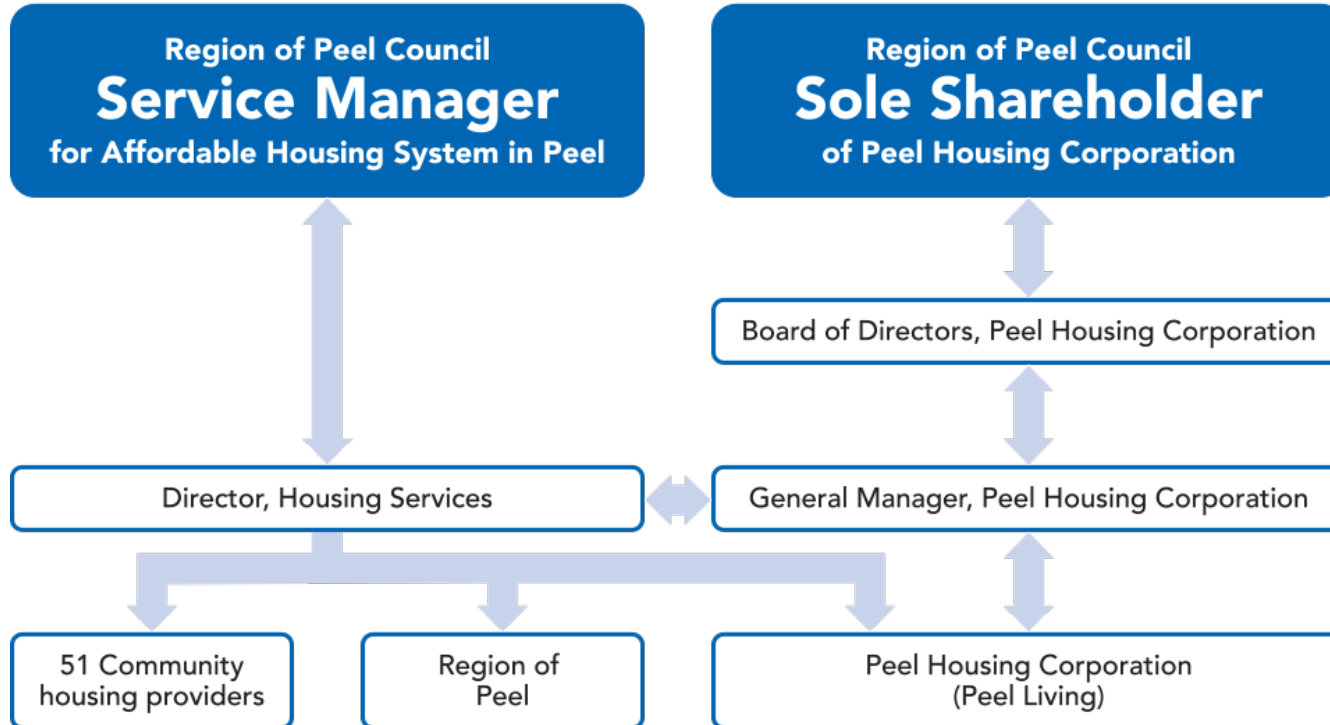
- 3<sup>rd</sup> largest community housing provider in Ontario
- Core Functions:
  - Quality Housing
  - Tenant Relations
  - Financial Investment and Asset Management
- 69 sites, including mid-and high-rise apartments and townhouses
  - Mix of family and senior buildings
  - Number of buildings in each city/town
- The average age of the building is 37 years old
- The replacement value is \$2.6 Billion

# Supporting Successful Tenancies

- PHC operating budget is funded through rental revenue, government subsidy and other revenues
- 66% of tenants receive rental subsidy
- Average market rent is \$1,212
- The tenant populations: 23% seniors, 55.3% adult (18-64) and 21.4% youth or those under 18.
- 84 community partners that offer programming and services



# Service Manager and Peel Housing Corporation



# Challenges & Pressures

- Over 200% increased in demand for service between 2021 and 2022
- More pressure on community housing system from moderate-income households
- Current service levels meet less than 30% of need for affordable housing in Peel
- Growing number of clients and tenants require physical and mental health supports to maintain stable housing
- Chronic underfunding of the community housing system from the federal and provincial governments
- The community housing system has insufficient resources to maintain assets, increase supply and support clients in need

# Thank you

Aileen Baird

Director, Housing Services

[ailen.baird@peelregion.ca](mailto:ailen.baird@peelregion.ca)

Andrea Warren

General Manager, Peel Housing Corporation

[andrea.warren@peelregion.ca](mailto:andrea.warren@peelregion.ca)