

Region of Peel Affordable Housing Incentives Pilot Program

Eligibility and Review Process

Introduction

The Region of Peel Affordable Housing Incentives Pilot Program (“Pilot Program”) was created as part of the implementation of Peel Housing and Homelessness Plan, 2018-2018; specifically Strategy Three: Provide Incentives to Build Affordable Housing. Strategy Three focuses on coordinating land use planning tools and incentives to increase affordable housing developed by the private and non-profit sectors.

After undertaking research and analysis, the Pilot Program was designed to provide capital grants to successful applicants to support the development of new middle income affordable rental housing in Peel. As a pilot, the Region intends to review the program annually and refine as needed to ensure affordable housing objectives are being achieved.



Application Review Process

Applicants submit detailed project information to the Region of Peel, using the formal application materials provided by the Region. Applications are reviewed in 3 stages.

Stage 1: Eligibility Criteria

These criteria must be met in order for an application to be considered to receive incentives.

Applicant Organization

- May be private or non-profit developer, or a partnership
- Must have experience with residential housing development and operating rental housing, or have partners with expertise

Affordability

- Affordable rents must be no more than 170% of median market rent for the local municipalities as determined by the Canadian Mortgage and Housing Corporation, by bedroom type
- Units must be maintained as affordable for a minimum of 25 years

Project Details

- Must be located within the Region of Peel
- Must be entirely operated as purpose-built rental
- Must be a minimum of 5 rental units
- Must provide the following suite mix for the affordable units provided (some flexibility for more 2 and 3+ bedroom units):
 - Bachelor: 0% of affordable units
 - 1 Bedroom: 15% of affordable units
 - 2 Bedroom: 50% of affordable units
 - 3+ Bedroom: 35% of affordable units

If Stage 1 criteria are met...

Stage 2: Preferred (Scored) Criteria

Applications are competitively scored against these criteria to determine whether they further promote specific Regional objectives. Applications that meet some or all of these criteria will be scored higher.

Affordability

- Depth of affordability (below 170% of median market rent)
- Duration of affordability (longer than 25 years)

Development Timeline

- Stage of development process (projects closer to building permit will be scored higher)

Value for Money

- Quantifying the added benefit provided by a project as proposed to support evidence-based decision making

Location

- Projects near transit, grocery stores, parks, schools, community centres/libraries, growth areas or areas of housing need (scored higher based on proximity)

On-site Features and Services

- Amenities on site
- Accessible units above building code minimums
- Energy efficient/sustainable features

Stage 2 scoring is calculated...

Stage 3: Committee Review

A committee of Regional and local municipal staff reviews all applications that have advanced to make a final recommendation for successful projects. This review will consider current Regional and local municipal housing objectives as established in Council priorities, housing strategies, official plans and other relevant planning documents.

Committee reviews and successful projects are recommended.



Successful Projects: Agreements, Terms and Funding

Following the approval of successful projects, applicants will enter into contribution agreements with the Region that outline the terms of the commitment.

Contribution Agreements

Agreements entered into with successful applicants will include the following:

- Amount of Regional incentives to be provided
- Number of units, affordable rental rates, duration of affordability
- Requirements for tenant income verification by organization
- Requirements for organization annual reporting
- Non-conformity terms and process
- Other terms and conditions as required

Capital grants will be provided at building permit issuance.

Interaction with other planning tools:

Projects required to provide affordable units through other planning mechanisms (e.g. Section 37, rental replacement by-laws, inclusionary zoning, etc.) are not eligible to receive incentives through the Pilot Program for those units required under existing tools, however additional affordable units above what is already required would be eligible to receive incentives.