



Housing Development Update 2024

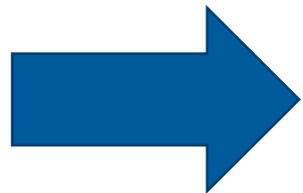
**Regional Council Meeting
October 24, 2024**

Aileen Baird, Director, Housing Services

Two Housing Crises

Unprecedented market housing prices impacting moderate income households renting, aspiring to own, or trying to upsize for a growing family.

Lack of deeply affordable and supportive housing for people with low incomes, or who are experiencing family, physical, mental health and addiction struggles.



Today, we are talking about how we are increasing supply to address the second crisis.

Increasing Affordable Housing Supply

Peel Community Housing Development Program (PCHDP)

- Build on lands owned by Peel Region and Peel Housing Corporation
- Service Level Target: 13 projects to create approx. **1,684 new affordable rental units/ shelter beds**
- Funding secured for 9 of 13 projects

Leverage Federal Rapid Housing Fund (RHI)

- Federal Capital Funding Program
- 5 projects to create **174 new Affordable Rental / Supportive / Transitional units**

Peel Affordable Rental Incentives Program (PARIP)

- Capital grants to Private and Non-Profit developers to create affordable rental units
- Since its inception in 2021, Council has approved funding to 6 projects to create a total of **175 affordable rental units**

Non-Profit Housing Development (NHDP) Program

- Phase 1: \$70 M capital funding for non-profit and co-op sector to create **new** deeply affordable and supportive housing
- Request for Proposal this fall
- **Aiming to create at least 100 units**

My Home Second Unit (MHSU) Renovation Program

- Pilot launched in 2019
- Capital grant program to create legal second units
- To date, **22 renovation projects have been completed.**
- Program is under evaluation

Combined total of ~ 2,155 units in 10 years
Regional funding committed so far: \$475M Capital and \$8.9M Annual Operating
Additional Capital Funding required: \$260M

Capital projects opening in 2024

381 community housing units/shelter beds completed

Completed so far...

- Peel Family Shelter (RoP, Mississauga)
- Birch Place (RoP, Brampton)
- Cornerstone Suites (Indwell, Mississauga)
- Armagh expansion (Armagh, Mississauga)

Anticipated completion Q4 2024

- Pathway Arbour Mill expansion (Pathways, Mississauga)
- Credit River Way (RoP, Mississauga)



Active Capital Projects: Status

Brampton

- ❑ **Youth Shelter (80 bed facility - ROP led)** Consulting for design and development services underway (RFP).
- ❑ **Wilkinson Shelter (150 beds - replacement of existing facility - ROP led)** Preliminary design concepts being developed to prepare for a design/build RFP early 2025.
- ❑ **Chelsea Gardens (200 units, affordable rental - ROP led / PHC site)** Borehole drilling complete, construction contract awarded and construction beginning October.
- ❑ **Peel Manor Seniors Rental Building (198 units, affordable rental - ROP led)** Design work completed to 80%; applications submitted for planning approvals; construction management firm hired.

Mississauga

- ❑ **1639 Lakeshore Road West (51 Supportive Housing Units - third-party led)** In the planning and design stage.
- ❑ **East Avenue (150 units, affordable rental - ROP led / PHC site)** Design and construction services are in progress.

Caledon

- ❑ **Brookvalley (proposed 80-unit, affordable rental - ROP led)** Consulting for design and development services underway (RFP).

Steady progress...but need surpasses resources

Supportive Housing*



Need: 4.5k units
Current supply: 141
 Meeting **3%** of need

Transitional Housing



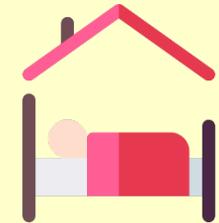
Need: 870 units
Current supply: 72
 Meeting **8%** of need

Affordable Housing



Need: 52.7k units
Current supply: 17.9k
 Meeting **34%** of need

Shelter Operations



Need: 590 beds
Current supply: 442
 Meeting **75%** of need**

Additional Supports



Need: 31k
Current service: 181
 Meeting **<1%** of need

Outreach: Street Visits



Need: 8.1k visits
Current service: 4.9k
 Meeting **60%** of need

Case Management



Need: 10.9k cases managed
Current service: 6.9k
 Meeting **64%** of need

Homelessness Prevention



Need: 3.9k evictions prevented
Current service: 2.9k
 Meeting **73%** of need

*Not a formal program at the Region, however supply gap is increasing demand on other services. Supportive housing can be met by 24/7 supportive units, safe beds, housing with supports.

**Since July 2023, the shelter system has faced crisis given the influx of asylum seekers; resulting in increased need for these types of facilities.

Ongoing Advocacy

Peel Region's HOME Framework



Homes are for living

Ensure the use of housing for homes by eliminating speculation and hoarding through policy tools.



Offer more funding for wraparound supports

Housing Stability is not just about supply.



Maximize affordable supply

Maintain existing and build new community and supportive housing because for-profit market supply alone will not solve the housing affordability crisis.



Expand income and social supports

Individuals shouldn't have to choose between their home and other basic necessities.

Thank you

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