
REPORT TITLE: **2024 Housing Services Annual Report**

FROM: Steve Jacques, MScPI, MCIP, RPP, Commissioner of Human Services

RECOMMENDATION

That a copy of the report of the Commissioner of Human Services, listed on the November 13, 2025, Regional Council agenda titled “2024 Housing Services Annual Report” be forwarded to the Ministry of Municipal Affairs and Housing as the Region of Peel’s annual and mandatory housing and homelessness plan update.

REPORT HIGHLIGHTS

- Peel Region is one of 47 Housing Service Managers in Ontario.
- Through effective system planning, funding and program delivery, Service Managers work to prevent homelessness and promote long-term housing stability for Peel residents who are homeless, at risk of homelessness and those who cannot afford to live in private housing market.
- This report provides Council with an overview of the key accomplishments achieved by implementing Peel’s 10-year Housing and Homelessness Plan (PHHP).
- During times of unprecedented crises and housing affordability challenges, Council has shown tremendous leadership:
 - Since 2018, the Housing Supports net operating budget has increased by 71 per cent, from \$127,986,417 in 2018, to \$219,343,705 in 2025.
 - Included in the proposed 2026 budget, Peel’s 2026 -2035 10-year Housing Support Capital budget is \$1.5 billion, increasing 190 per cent since 2019.
 - In 2024, the affordable housing system housed and/or supported a total of 46,970 households, an increase of over 13,000 since 2023.
 - In 2024, Peel stabilized and/or affordably housed 10,762 **net new** households.
- As a result, Peel is increasingly recognized as a leader in Ontario and across Canada for its innovative approach to addressing the housing affordability crisis, including the implementation of a Housing First approach to ending chronic homelessness, creating a new and nationally recognized service system for homeless asylum claimants, providing regionally funded portable subsidies, investing in new community and supportive housing, transforming the community housing system through a progressive, partnership-based approach to end-of-mortgage and entering into several private, non-profit, public partnerships.
- Yet despite these significant strides, challenges remain.
- As with all large urban centres across Canada, Peel’s affordable housing crisis is deep, enduring, and inequitable.
- Unmet need continues to increase. Current service levels are now meeting less than 17 per cent of the overall need for affordable housing and supports in Peel verses 19% a year ago (2023).
- All levels of government must continue to work together to solve the affordable housing crisis.

DISCUSSION

1. Background

Peel Region is one of 47 Housing Service Managers in Ontario.

Under Ontario's *Housing Services Act, 2011*, Service Managers are municipal or regional authorities designated by the province to plan, manage, and deliver affordable housing and homelessness programs within their geographic areas.

Service Managers collaborate with all levels of government, community partners, and housing providers to provide access to safe, deeply affordable, community, and supportive housing. Through effective system planning, funding and program delivery, Service Managers work to prevent homelessness and promote long-term housing stability for Peel residents who are homeless, at risk of homelessness and those who cannot afford to live in private housing market.

In Peel, it is recognized that stable housing is the foundation for improving health and wellbeing, education and employment opportunities, and overall quality of life. Housing services are therefore grounded in the belief that housing is a basic human right, essential for dignity, security, and full participation in society.

This report provides Council with an overview of Housing Services' accomplishments implemented under Peel's 10-year Housing and Homelessness Plan (PHHP), annual outcomes from 2024 and an update regarding the refresh our 10-year housing and homelessness plan.

2. Increased Regional Investment and Impact in Times of Great Need

In 2024, the continued failure of the market to provide affordable housing options, sustained growth in need and the persistence of inadequate funding for the community housing sector remained Peel's reality.

Average home prices have more than doubled in real terms since 2005, while inflation-adjusted wages have increased only 16 per cent. Current affordability is worse than during the 1970s and 1980s interest rate spikes and the late 1980s housing bubble, marking the poorest conditions since at least 1967.

With these enduring challenges, and under the leadership of Regional Council, Peel has steadily increased investments in Housing supports. In 2024, Peel Region oversees a system that houses and/or supports a total of 46,970 households, an increase of over 13,000 since 2023 (33,897 households supported).

In 2024, Peel stabilized and/or affordably housed 10,762 **net new** households.

Council has made continuous investments to advance the achievement of the PHHP's objectives. Since 2018, the Housing Supports net operating budget has increased by 71 per cent, from \$127,986,417 in 2018, to \$219,343,705 in 2025. Included in the proposed 2026 budget, Peel's 2026 -2035 10-year Housing Support Capital budget is \$1.5 billion, increasing 190 per cent since 2019.

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3. Peel's 10-year Housing and Homelessness Plan (PHHP)

As the Service Manager, Peel is responsible to work collaboratively with our partners and stakeholders to implement a 10-year housing and homelessness plan. Peel's plan, the Peel Housing and Homelessness Plan was approved by Regional Council in April 2018.

Peel's PHHP is our community plan to help residents get and keep housing they can afford and to prevent chronic homelessness. Approved in 2018, we have been steadily implementing our plan which has 36 actions, of which 27 have been completed as of the end of 2024. Three actions were cancelled, and the remaining 6 actions are in progress. A full listing of action updates can be found on our website at Peel Housing and Homelessness Plan 2018 to 2028 - peelregion.ca.

Our current updated plan has 8 areas of focus outlined in Appendix I – Peel Housing and Homelessness Plan 2018-2018 Strategic Areas of Focus.

Council's strategic investments reflect the Region's long-term commitment to expanding safe, affordable, and inclusive housing across Peel and the provision of supports and services to address a larger proportion of unmet need in our community. Appendix II outlines Housing Support budget approvals aligned with the PHHP (2018-2025).

During the same time period, Peel's Council successfully negotiated a historically significant funding agreement with the federal government in 2020 for \$276 million from Canada Mortgage and Housing Corporation (CMHC) under the National Housing Strategy Co-Investment Fund to support the development of new community housing in Peel. This commitment of funding represented the biggest single funding announcement for housing in Peel ever.

Additionally, since 2023, Peel has received unprecedented funding from Immigration, Refugees and Citizenship Canada (IRCC) under the federal Interim Housing Assistance Program (IHAP) to support our nationally recognized asylum claimant response. Most recently, Peel secured approximately \$103.5M, or 98 per cent of its eligible funding request through IHAP, enabling a future capital acquisition for a dedicated asylum claimant family site, continuation of supports, and strengthening of long-term shelter capacity.

These investments prioritize sustainable housing solutions over short-term, crisis responses, enabling the implementation of several innovative, leading practices that have earned Peel a reputation across Ontario and Canada as a leader in affordable housing solutions.

Key accomplishments include:

a) Introducing a Housing First Approach to Homelessness

As a service provider, Peel administers several programs designed to either manage or prevent homelessness and reduce it. Programs include emergency shelter operations, outreach to unsheltered homeless residents, non-financial supports, case management and financial assistance beyond subsidy.

Peel manages or funds 8 emergency shelters. In 2024, a total of 8,610 individuals who were experiencing homelessness were provided with emergency shelter and supports.

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This was a 44 per cent increase from individuals served in 2023. Of this total, in 2024, over 4,200 individuals were local residents experiencing homelessness and just over 4,300 were asylum claimant clients experiencing homelessness. Peel continues to see a sustained demand for emergency shelter housing and supports and needs to continue to invest in shelter capacity and operations in Peel. A request for additional funding to increase shelter capacity and associated operations has been included in the 2026 budget process.

While many residents seek emergency shelter supports when experiencing homelessness in Peel, other residents are living unsheltered on the streets. Peel manages an outreach program that in 2024 provided supports to over 1,000 individuals with more than 14,850 interactions. Over the course of 2024, Peel worked collaboratively with community partners and the local municipalities to develop the Coordinated Homeless Encampments Response, a human rights-based, coordinated, and balanced approach to reduce the risks and negative impacts of homeless encampments on public lands in Peel. This response was approved by Regional Council on June 26, 2025 (Resolution# 2025-499). To actualize this coordinated response, a request for funding for both the Region and our local municipal partners has been included in the 2026 budget process.

Peel is actively advancing a comprehensive and coordinated approach to reducing chronic homelessness by aligning with internationally recognized best practices.

At the core of Peel's approach is a commitment to the Housing First model, which prioritizes access to permanent housing without preconditions, paired with improved case management, access to wraparound supports and more subsidy options. Peel has also established a real-time By-Name List (BNL) and a Coordinated Access System, enabling service providers to prioritize those with the greatest needs and match them to appropriate housing and supports efficiently.

It is well known that the solution to homelessness is more affordable housing and, in some cases, more supportive housing. In Peel we are aware that a more sustainable, cost-effective transitional housing solution for persons experiencing homelessness living in encampments is required to achieve increased positive client outcomes. In the 2026 budget process, a capital request for funding has been included for a transitional housing solution for encampment clients.

A growing number of residents need additional supports to become and remain stably housed. Examples of these supports include trauma-informed therapy, family mediation services, financial literacy training, and mental health and addictions supports. Housing Services staff work with clients to build trust, assess needs and create customized case plans that coordinate required supports from different agencies. In 2024, over 9,000 households received case management supports.

Beyond subsidy, Housing Services provides one-time or short-term financial assistance to eligible residents to help them get and keep stable, affordable housing. This includes funding for first and last month's rent, rental and utility arrears, move-in and storage expenses. In 2024, 9,623 households were provided with financial support to avoid eviction or secure new rental housing.

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b) Leveraging Region and Peel Housing Corporation land to build more community housing using a portfolio approach

In 2019, Regional staff identified 31 opportunities for housing development on sites owned by Peel Region and Peel Housing Corporation (PHC).

After committing over \$380 million of regional funds, successful allocation of over \$140 million in federal loans (forgivable and non-forgivable) and leveraging over \$81 million from federal-provincial housing programs, Regional Council launched Peel's Community Housing Development Program to build a portfolio of projects to create homes for Peel's low-income and most vulnerable residents, including residents experiencing homelessness.

The program now includes 9 projects which will add 338 shelter beds and 952 deeply affordable, subsidized or supportive housing units to Peel's housing stock. Three projects are now complete and operating, 3 are in the construction phase, and 3 are in the design phase of the development process.

The table below outlines the projects funded under the Peel Community Housing Development Program.

Table 1: Peel Community Housing Development Program – Funded Project Summary

	Project	Type	Location	# of units	Current Status & Estimated Completion	Funding Status / Revised CMHC Agreement
1	360 City Centre Drive [RoP]	Affordable Rental	Mississauga	174	Completed– Dec 2020	Completed In CMHC agreement
2	Surveyor Family Shelter [RoP]	Shelter	Mississauga	108	Completed– Jan 2024	Completed In CMHC agreement
3	Credit River Way [RoP]	Affordable Rental	Mississauga	150	Completed– Nov 2024	Completed In CMHC agreement
4	Basswood Senior Residences [RoP]	Affordable Rental	Brampton	198	Construction in progress Q2 2028 Estimated Completion	Requesting additional \$5M through 2026 Budget: In CMHC agreement
5	Byngmount Shores [PHC]	Affordable Rental	Mississauga	150	Construction in progress Q2 2028 Estimated Completion	Sufficient funding: In CMHC agreement
6	Chelsea Gardens [PHC]	Affordable Rental	Brampton	200	Construction in progress	Sufficient funding: In CMHC agreement

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	Project	Type	Location	# of units	Current Status & Estimated Completion	Funding Status / Revised CMHC Agreement
					Q3 2027 Estimated Completion	
7	Springbrook House [RoP]	Shelter	Brampton	80	Design in progress Q4 2027 Estimated Completion	Requesting additional \$10M through 2026 Budget: In CMHC agreement
8	Wilkinson Road Shelter Expansion [RoP]	Shelter	Brampton	150	Design in progress Q2 2028 Estimated Completion	Sufficient funding: In CMHC agreement
9	Pattulo Apartments [RoP]	Affordable and Supportive Rental	Caledon	80	Design in progress Q4 2027 Estimated Completion	Sufficient funding: In CMHC agreement
	Total Units			1,290		

Moreover, and to ensure Peel is prepared for future funding opportunities, Council has invested \$1.2 million to create a pipeline of planning ready projects. Three Regional sites are currently moving through the feasibility and pre-planning phases of the development process, and an additional 5 projects are earmarked for future funding in the 2026-2035 10-year capital plan.

Table 2: 5 Additional Projects in the (2026-2035) 10-Year Capital Plan

	Project	Type	Location	# of units	Current Status	Funding Status
1	Mayfield West Phase 1 Family [RoP]	Affordable Rental	Caledon	50	Requires OPA and ZBLA	Received funding for pre-planning activities. Earmarked for future funding in 10-year capital plan.
2	114 Falconer [RoP]	Affordable Rental	Mississauga	70	Requires OPA and ZBLA	Received funding for pre-planning activities. Earmarked for future funding in 10-year capital plan
3	1320 Williamsport [RoP]	Affordable Rental	Mississauga	80	Requires OPA and ZBLA	Received funding for pre-planning activities. Earmarked for future

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	Project	Type	Location	# of units	Current Status	Funding Status
						funding in 10-year capital plan
4	Surveyor Family Shelter Expansion	Shelter	Mississauga	40	In early feasibility stage	Added to 2026-2035 capital plan, earmarked for future funding in 10-year capital plan
5	Mayfield–Ching Lands	Affordable Rental	Caledon	200	Pending feasibility work, which may affect number of units.	Added to 2026-2035 capital plan, earmarked for future funding in 10-year capital plan
	Total Units			440		

In 2024, 381 new transitional, supportive, community units and emergency shelter spaces were added to Peel’s affordable housing system. Moreover, between 2018-2023 a total of 585 new units and shelter spaces were created that are owned and operated by the Region, Peel Housing Corporation, non-profit housing providers and private developers. Bringing the overall grand total of new units and emergency shelter spaces created in Peel since 2018 to 966.

More information regarding Peel’s efforts to create more community, supportive and affordable housing was presented to Regional Council on October 9, 2025, titled “Increasing the Supply of Deeply Affordable, Community and Supportive Housing in Peel – 2025 Update.”

c) Pursuing Partnerships with Non-Profit and Private Sector Developers

In addition to building community housing projects that Peel and PHC will own and operate, Peel’s plan recognizes the importance of pursuing public, non-profit and private partnerships to create outcomes that no one sector can achieve alone.

Since 2018, Council has invested \$77.9 million of regional funding in capital grants to 6 non-profit organizations to build and operate community and supportive housing in Peel. In addition to these projects, a further four projects, combined with funding and/or loans from the federal and provincial governments, Peel’s investment can add 759 units to Peel’s housing stock. A brief description and status of each project is included in the table below.

Table 3: Non-Profit Projects - Funding or Conditionally Approved for Funding

	Project	Type	Location	# of units	Current Status	Funding Update
1	Brampton Bramalea Christian Fellowship Residences	Affordable Rental	Brampton	90	Complete/Occupied	

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	Project	Type	Location	# of units	Current Status	Funding Update
2	Lakeshore Lofts	Supportive	Mississauga	68	Complete/Occupied	
3	Armagh House Expansion	Transitional	Mississauga	10	Complete/Occupied	
4	Cornerstone Suits	Supportive	Mississauga	40	Complete/Occupied	
5	Pathway Arbour Mill Expansion	Affordable Rental	Mississauga	6	Complete/Occupied	
6	United Property Resource Corporation (UPRC)	Affordable Rental	Mississauga	78	Pre-Development	Approved for \$4.68 mil of ROP funding under PARIP
7	Creekside Apartments	Supportive	Mississauga	51	Under Development	Approved for \$2.2 mil of ROP funding under PARIP
8	Golden Age Village for the Elderly	Affordable Rental	Brampton	140	Pre-Development	Conditionally approved for \$19 mil of ROP funding
9	INDUS Community Services	Affordable Rental	Brampton	154	Pre-Development	Conditionally approved for \$19.1 mil of ROP funding
10	Saint Lukes Seniors Residences	Affordable Rental	Mississauga	70	Pre-Development	Conditionally approved for \$17.5 mil of ROP funding
11	Services and Housing in the Province (SHIP)	Supportive	Brampton	52	Pre-Development	Conditionally approved for \$14.4 mil of ROP funding
	Total Units			759 units		

Peel's innovative approach is further showcased through the various ways we partner with private developers to build and create affordable housing solutions relatively quickly.

Housing Services administers Peel's Affordable Rental Incentives Program (PARIP), which is a capital grant program that provides funding for private and non-profit developers to build affordable rental housing units. In 2023, Council approved this program to become permanent with an annual budget of \$7.5 million. To date, five projects creating a total of 162 units have been approved; two projects were completed and occupied in 2024 creating 19 affordable rental units for the Peel community.

In 2024, Housing Services was able to support two new public-private partnerships between private developers who received PARIP funding to create new affordable units and three non-profit agencies we work with.

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The Daniels Corporation, Armagh and Peel partnered together to create 12 new affordable units in Brampton for second-stage housing for female survivors of domestic violence and their children with access to wraparound supports. Additionally, Kerry's Place and Mary Centre, not-for-profit organizations supporting individuals with autism and developmental disabilities were funded by Peel's Community Agency Subsidy Program (CASP) in 2024. A partnership was developed with the Daniels Corporation and Choice Properties which provided access to 6 accessible units in their Brampton Uniti development which received PARIP funding in 2024 to create 12 affordable units in the development. These kinds of partnerships allow us to catalyze even better outcomes, benefiting some of the most vulnerable residents in our community.

Another example of a public-private partnership Peel has employed leverages the expertise and experience of private developers to create new affordable rental housing for the Region. Since the implementation of the PHHP, Peel has worked with both the Daniels Corporation and Fram Building Group to create a total of 324 new affordable rental units. These projects, 360 City Centre and Credit River Way, respectively, leverage land owned by the developer and their construction expertise which provides benefits for Peel through economies of scale, development efficiencies and professional experience as large developers of residential housing to create new affordable rental housing in emerging new communities and neighbourhoods. At project completion, the land and developments are owned by Peel thus increasing affordable rental supply in our community.

d) Expanding Subsidy Options

Rental subsidies are an important tool to help individuals and families live affordably. Since 2018, Council has increased funding for subsidies by 15.8 per cent from \$110,623,926 to \$128,171,472 in 2025. This has allowed Peel to affordably house more individuals and families through new subsidy programs, including a needs-based portable housing program and a community agency subsidy program.

In 2023/2024, Peel launched two streams of needs-based portable subsidies. One focused on households experiencing homelessness who require a portable subsidy to become affordably housed and the other stream focuses on households who are in core housing need and are at risk of becoming homeless due to their housing being unaffordable. This stream aims to prevent more households from becoming homeless in the first place.

In addition to Peel issuing regional funded portable subsidies directly to households, our Community Agency Subsidy Program (CASP) launched in 2023 provides portable subsidies to households who are clients of our community agency partners and struggling with housing affordability.

Portable subsidies offered by Peel target individuals with the most urgent needs to help them get or keep affordable housing in the private rental market. Over the last year, staff have increased some existing legacy portable subsidies that households received under a funding program that no longer exists. In many cases these subsidies have not kept pace with private market rental increases and were no longer enabling households to live affordably.

In 2024, 553 households received a new portable subsidy of which:

- 92 were updated legacy program portable subsidies,

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- 260 were funded by Peel's Community Agency Subsidy Program (CASP),
- 31 were funded by the province under their Canada-Ontario Housing Benefit (COHB) and,
- 170 were regionally funded needs-based portable subsidies. 154 of these households were experiencing homelessness, and 16 households were provided a portable subsidy to prevent homelessness.

Since 2020, cumulatively, in 2024, a total of 4,017 Peel households are benefitting from a portable subsidy, while living in a private market rental unit. Over 1,000 of these subsidies are regionally funded.

A report on today's agenda titled "Overview of Peel Housing Subsidies" provides more information for Council regarding subsidy.

e) End of Mortgage Strategy

There are 16,476 units in Peel's affordable housing system that benefit households by providing them with an affordable place to call home. Of this total,

- 1,449 units are owned by Peel.
- Peel Housing Corporation, the largest community housing provider in Peel owns a total of 6,861 units representing more than half of the community housing stock in Peel.
- Peel provides, or flows provincial, subsidy funding for over 10,300 units within the affordable housing system, which includes providing subsidy funding for more than half of the 219 supportive housing units in our system, and
- Provides subsidy funding for over 2,100 units owned by private landlords that provide subsidized units for our clients.

As Service Manager, Peel is responsible to ensure community housing assets remain in a good state of repair. In 2024, 72 per cent of community housing provider stock was in a good state of repair compared to 57 per cent of total stock in a good state of repair in 2023. This improvement in condition rating is due to annual reviews of building condition assessments and proactive preventative maintenance and capital planning to maintain stock in a good state of repair. Annual capital funding is required to ensure these assets remain safe and healthy homes for residents to live.

Many community housing projects across Ontario, including those in Peel, were built between the mid-1960's to mid-1990's through mortgages or operating agreements with the province or federal government, often with fixed terms (e.g. 35-40 years). "End of Mortgage" refers to the point when the mortgage on these projects matures or is fully paid off and the terms under associated agreements end. These units are provided in Peel by 5 federal housing providers, 39 provincial providers, governed under the *Housing Services Act, 2011 (HSA)*, and Peel Housing Corporation (PHC) which is considered both a federal and provincial housing provider, as its stock was built with both federal and provincial legacy funding programs.

In Peel, existing agreements with all 45 housing providers, including PHC will expire by 2032. As such, 'end of mortgage' presents a significant opportunity to move away from the old regime of fixed operating/mortgage agreements to a new regulatory and funding environment that grows community housing supply, protects obligations for low-income

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tenants, while improving the financial and operational sustainability of the non-profit and co-operative housing sectors.

Ongoing operating subsidies and investment to fund state of good repair capital will be required for providers to not only survive but to thrive in Peel. Resources and funding to manage this crucial work is required and included as business requests in the 2026 budget process. A report on today's agenda titled "Peel Region's Community Housing Sustainability Strategy" provides more information for Council regarding this issue.

Peel's End of Mortgage Framework has been provincially recognized as a best practice and is considered a leading industry framework by sector leaders.

4. Asylum Claimant Response

On September 25, 2025, Regional Council received and approved the report titled "Asylum Claimant Response and Interim Housing Assistance Program (IHAP) Update" (Resolution# 2025-648). This report highlighted Regional Council's leadership, management of financial risk and commitment to innovation, resulting in Peel emerging out of crisis as a national leader in providing supports to homeless asylum claimants as they begin their settlement journey in Canada.

Regional Council was also advised that Peel secured approximately \$103.5M, or 98 per cent of its eligible funding request through the Interim Housing Assistance Program (IHAP), enabling a future capital acquisition for a dedicated asylum claimant family site, continuation of supports, and strengthening of long-term shelter capacity. Staff are actively searching for a site for acquisition. In the proposed 2026 Housing Support operating budget, a request for continued appropriate contract resources has been included which will ensure appropriate program oversight and client supports while maximizing federal funding for accommodations and operations.

As previously mentioned, over 4,300 asylum claimants were supported by Peel's response in 2024.

Peel's asylum claimant response was nationally recognized by the Institute of Public Administration of Canada (IPAC) in September of this year as the winner of the Innovation Award.

5. Updating our 10-year Peel Housing and Homelessness Plan

In August 2025, the Minister of Municipal Affairs and Housing instructed all Service Managers across the province to update their 10-year local housing and homelessness plans. This work is required to be complete and Council approved by the end of May 2026. Staff is currently in the progress of developing a community engagement plan and procuring a consultant to assist with this work. Council, the public, service partners, housing providers and internal and external stakeholders will be invited to participate in the development of Peel's new plan.

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RISK CONSIDERATIONS

By implementing Peel's housing and homelessness plan, Peel, under Council's leadership has helped thousands of residents' access affordable housing and supports through targeted investments, partnerships and innovation.

Despite these significant strides, challenges remain.

Peel's affordable housing crisis is deep, enduring, and inequitable. We estimate that while resources and investments have increased over this term of council, unmet need continues to increase. Current service levels are now meeting less than 17 per cent of the overall need for affordable housing and supports in Peel region verses 19 per cent a year ago (2023).

In 2024, approximately 101,516 households in Peel, or 1 in 5 households, are living in core housing need. Over the last two years, demand for our services has increased by almost 69 per cent as evidenced by the nearly 20,000 service requests received in 2024 verses the less than 12,000 received in 2022. As of December 31, 2024, a total of 35,937 households were on Peel's CWL, this represents an 11% increase from December 2023 and an almost 25 per cent increase from December 2022.

All levels of government must continue to work together to solve the affordable housing crisis. Significantly more investment in non-market housing is essential from higher orders of government. Mechanisms that create greater integration across systems and between levels of government are also required. Economic, health, justice, social and immigration policy cannot be created in siloes. The interdependencies are complex and must be better understood.

In May 2022, Regional Council endorsed four advocacy priorities which were packaged into the HOME framework in 2023 to guide our ongoing advocacy efforts (see Appendix III). Continued advocacy using the HOME Framework is essential. An updated advocacy framework will be presented to Council as part of the new Peel Housing and Homelessness Plan (PHHP) in 2026.

FINANCIAL IMPLICATIONS

Continued and increased investments that are critical for the provision of appropriate resources and funding for the work of Housing Services highlighted in this report have been included in the proposed 2026 Housing Support budget.

CONCLUSION

In 2024, the continued failure of the market to provide affordable housing options, sustained growth in need and the persistence of inadequate funding for the community housing sector remained Peel's reality, in spite of these enduring challenges, Peel supported a total of 46,970 households with housing and supports, an increase of over 13,000 more households than were supported in 2023 (33,897 households supported).

Council's strategic investments over this term of council reflect the Region's long-term commitment to expanding safe, affordable, and inclusive housing across Peel and the provision of supports and services to meet a larger proportion of unmet need in our community.

By implementing Peel's housing and homelessness plan, Peel, under Council's leadership has helped thousands of residents' access affordable housing and supports through targeted investments, partnerships and innovation.

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Peel is recognized as a leader in Ontario and across Canada for its innovative and effective approach to addressing the housing affordability crisis. Through the implementation of cutting-edge practices such as the Housing First model, Coordinated Access Systems, and the provision of regionally funded portable subsidies, Peel has transformed how housing supports are delivered, prioritizing residents with the greatest need and ensuring timely access to affordable, supportive housing.

With a data-driven approach, strong inter-agency collaboration, and an unwavering focus on equity and inclusion, Peel continues to set the standard for housing services in Canada, working tirelessly to create safe, affordable, and supportive homes for all residents.

APPENDICES

Appendix I – Peel Housing and Homelessness Plan 2018-2028 Strategic Areas of Focus

Appendix II - Housing Support Budget Approvals (2018-2025)

Appendix III – HOME Advocacy Framework



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