



THE REGIONAL MUNICIPALITY OF PEEL
STRATEGIC HOUSING AND HOMELESSNESS COMMITTEE

AGENDA

SHHC - 2/2019

DATE: Thursday, April 18, 2019

TIME: 11:00 AM – 12:30 PM

LOCATION: Council Chamber, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

MEMBERS: G. Carlson; G.S. Dhillon; A. Groves; N. Iannicca; M. Medeiros;
C. Parrish; P. Vicente

- 1. DECLARATIONS OF CONFLICTS OF INTEREST**
- 2. APPROVAL OF AGENDA**
- 3. DELEGATIONS**
- 4. REPORTS**
 - 4.1 Housing Master Plan Mapping of Needs (For information)
Presentation by Aileen Baird, Director, Housing Services and Sue Ritchie,
Manager, Housing Supply
- 5. COMMUNICATIONS**
- 6. IN CAMERA MATTERS**
 - 6.1. Update on the Housing Master Plan (For information) (A proposed or pending acquisition or disposition of land by the municipality or local board)
- 7. OTHER BUSINESS**

8. NEXT MEETING

Thursday, June 20, 2019, 11:00 a.m. – 12:30 p.m.
Regional Council Chamber, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

9. ADJOURNMENT

For Information

DATE: April 10, 2019

REPORT TITLE: **HOUSING MASTER PLAN MAPPING OF NEEDS**

FROM: Janice Sheehy, Commissioner of Human Services

OBJECTIVE

To provide an update on the Housing Master Plan.

REPORT HIGHLIGHTS

- On April 5, 2018, Regional Council approved Peel's renewed 10-year Housing and Homelessness Plan.
- The Housing Master Plan is one action within the Peel Housing and Homelessness Plan to increase the supply of affordable housing in Peel.
- It is a proactive, evidence-base long-term infrastructure plan focused on Peel Housing Corporation sites and Region of Peel surplus lands.
- The Housing Master Plan has four components: mapping of needs, identification of development opportunities, a sustainable funding and financing plan, and the enabling policy framework.
- This report provides an update on the mapping of needs and the potential development opportunities on Peel Housing Corporation sites and Region of Peel surplus lands.
- Final recommendations will be brought to the Strategic Housing and Homelessness Committee in June and September 2019.

DISCUSSION

1. Background

On April 5, 2018, Regional Council approved Peel's renewed 10-year Housing and Homelessness Plan. The plan was created to achieve two long-term outcomes: Affordable housing is available to all Peel residents and Homelessness in Peel is prevented.

On February 21, 2019, the Strategic Housing and Homelessness Committee approved five Peel Housing and Homelessness Plan priorities for implementation in 2019-20. These included:

- Housing Master Plan
- Incentives Program Pilot
- Census of housing and homelessness clients
- Design of new service delivery model for housing and homelessness clients
- Private stock strategy

HOUSING MASTER PLAN MAPPING OF NEEDS

This report is the first of three reports on the Housing Master Plan. The purpose of this report is to provide an update on the mapping of housing need and the potential development opportunities on Peel Housing Corporation (PHC) sites and Region of Peel surplus lands.

2. Strategies to Increase the Supply of Affordable Housing in Peel

The gap between the supply and demand for affordable housing in Peel is growing. Approximately 70 per cent of low-income and 30 per cent of middle-income families in Peel are precariously housed. Nearly 50 per cent of demand for supportive housing currently goes unmet.

Peel's 10-Year Housing and Homelessness Plan includes a number of strategies to increase the supply of affordable housing. Taken together, the strategies seek to optimize the relative contributions made by the public, non-profit and private sectors.

The table below summarizes the main actions in the plan designed to increase the supply of affordable housing in Peel.

Action	Sector Role	Households Impacted
Housing Master Plan	<ul style="list-style-type: none"> Region of Peel/PHC funder, developer and operator Local/Provincial/Federal government funders/enablers 	<ul style="list-style-type: none"> Primarily Low-income Those in crisis/homeless Those who require supportive housing
Incentives Program	<ul style="list-style-type: none"> Non-profit or private sector developer and operator Local/Regional/Provincial/Federal government funders/enablers 	<ul style="list-style-type: none"> Primarily low and middle-income households Those who require supportive housing
Private Stock Strategy	<ul style="list-style-type: none"> Private sector developer and/or operator/landlord Private citizen landlord Local/Regional/Provincial/Federal government funders/enablers 	<ul style="list-style-type: none"> Primarily low-income and middle-income households
Housing Subsidies	<ul style="list-style-type: none"> Regional/Federal government funders/enablers 	<ul style="list-style-type: none"> Primarily low-income households

3. The Housing Master Plan

The Housing Master Plan is a long-term infrastructure plan that will guide how the Region of Peel, together with the Peel Housing Corporation, will maximize the use of land and assets to increase the supply of affordable housing. The Housing Master Plan is based on a geographic assessment of need and will, once completed, include a prioritized listing of projects for affordable rental, supportive, transitional and emergency housing.

The Housing Master Plan is a new evidence-based approach to planning for affordable housing development at a portfolio level over the long-term. Shifting to this approach

HOUSING MASTER PLAN MAPPING OF NEEDS

enhances Peel’s readiness to respond to funding announcements, while also providing the information necessary to advocate for long-term funding commitments from the provincial and federal governments. The Housing Master Plan will also improve coordination with the local municipalities.

A long-term portfolio level approach also enables better alignment between new development decisions and state of good repair capital planning for both Peel Housing Corporation and Region of Peel assets, optimizing value for tax dollars.

a) Housing Master Plan Components

The Housing Master Plan has four components:

Mapping of Housing Needs / Locations	Development Opportunities	Funding and Financing Strategy
<ul style="list-style-type: none"> • Assessment of housing needs and future demand by geographic areas using key variables (including other Regional priorities and community benefits) • Map Region owned lands and PHC sites with potential for redevelopment • Identify affordable housing gaps, needs and neighbourhoods where Region of Peel / PHC opportunities don't exist • Inform the potential business case for a Regional incentives program 	<ul style="list-style-type: none"> • Feasibility analysis of opportunities on existing PHC sites and Region of Peel surplus lands • Prioritized pipeline of projects • Design standards, principles and policies for development 	<ul style="list-style-type: none"> • Sustainable financing plan to support the implementation of prioritized pipeline of projects • Leverage federal, provincial and regional funding and programs • Explore opportunities to leverage private and non-profit sector funding and partnerships
Enabling Structures and Policy Framework		
<p>Recommend roles, decision making authorities and housing development structures that will support:</p> <ul style="list-style-type: none"> • Creating new affordable units and regeneration of existing sites with priority focus on Region of Peel lands and Peel Housing Corporation sites first • Leveraging external investment • Catalyzing development 		

This report provides an update on the mapping component of the Housing Master Plan and provides the committee with the preliminary list of potential development opportunities.

b) Mapping of Housing Needs in Peel

The mapping of housing need was completed to inform decisions about which PHC sites and Region of Peel surplus lands should be prioritized for re-development. Key aspects of the mapping work included:

- An assessment of housing needs and future demand by geographic areas

HOUSING MASTER PLAN MAPPING OF NEEDS

- Mapping of Peel Housing Corporation sites and Region-owned surplus lands with potential for redevelopment
- Identification of affordable housing gaps, needs, and neighborhoods where PHC/Region of Peel development opportunities are not available

i) Approach to the Mapping Work

The mapping approach identifies geographies of housing-related vulnerability by using broadly available socio-economic and demographic data to create a statistical index (or score). This geographical indexing can highlight the level of housing ‘vulnerability’, or risk, amongst the population of Peel.

Based on a literature review and scan of best practices, the housing vulnerability index was developed using a mix of housing and population related indicators. Higher scores represent greater risk in terms of households living in unaffordable and unsustainable housing conditions. The housing vulnerability index includes the 12 most-relevant indicators as noted below.

Domain	Indicators		
Housing related indicators	Housing Supply (Dwellings per 1,000 people)	Major Repairs Needed	Dwelling Suitability (Not Suitable)
Population related indicators	Households Spending 30% or more of income on shelter	Number of households earning less than \$59,999	Prevalence of low income based on the low-income measure after tax (LIM-AT)
	Lone Parent Families	Population moved within the past year	Unemployment Rate
	Fair or Poor Self-Rated Health (Aged 12+)	Average Credit Score	Centralized Waitlist Count

The mapping was undertaken at the Census Tract level for the Cities of Mississauga and Brampton. Due to data limitations driven by the more rural geography and a smaller population size, a modified index at the dissemination area was developed to better understand the housing needs in Caledon. The approach to the mapping work, including the selection of some of the indicators, is consistent with Peel’s Neighbourhood Information Tool.

ii) Results

Eighteen census tracts emerged as areas of the highest relative need or vulnerability. These areas can be seen on the accompanying regional-scale map (Appendix I) and maps for Mississauga, Brampton, and Caledon (Appendices II, III, and IV).

The housing vulnerability index results in a score for each census tract (or dissemination area for Caledon). The darker colour on the map indicates a greater risk in terms of households living in unaffordable and unsustainable housing

HOUSING MASTER PLAN MAPPING OF NEEDS

conditions. The lighter shade on the map indicates better conditions or reduced household vulnerability. To be clear, the results do not indicate an absence of affordable housing challenges for households in those census tracts with low scores (lighter shade areas), but the challenge is more pronounced in census tracts with high scores (or darker shades).

In Mississauga, the census tracts with the highest scores or darker shade can be found in Meadowvale, Port Credit, City Centre, Malton, and Dixie-Bloor neighborhood communities. In Brampton, the high need or housing vulnerability is most evident in the downtown area. None of the highest vulnerability census tracts are found in Caledon at this time. However, some moderate vulnerability dissemination areas are found around the Bolton area in Caledon.

With the exception of two census tracts in Malton, these high vulnerability areas are all forecast to accommodate additional growth between 2016 and 2041.

Further mapping work is underway to confirm community benefit needs (i.e., early years and child care centres, community hubs, etc.) where development opportunities exist through the PHC / Region of Peel sites. The intent is to identify opportunities to meet additional community needs through housing development and realize complete community planning outcomes and potential cost-savings through long-term planning. Recommendations will be brought forward in future reports.

4. Development Opportunities

Regional staff reviewed several Regional surplus lands, approved by Council in July 2016 as having residential housing development potential.

Staff also reviewed a number of Peel Housing Corporation (PHC) properties that were approved by the PHC Board in September 2017 and July 2018 for having redevelopment potential. The PHC and Region of Peel sites previously brought to either Regional Council or the Peel Housing Corporation Board are listed in Appendix V. These sites are in addition to 958/960 East Avenue and Twin Pines sites, where work is already progressing.

In addition, staff undertook a triage approach to all PHC sites to narrow down a list of properties that would be appropriate for regeneration largely based on their conditions and levels of investment that would be required to maintain those sites in a state of good repair.

This review resulted in over 30 properties identified as suitable for affordable, supportive, transitional or emergency shelter development. Staff is refining and further prioritizing these opportunities in partnership with the local municipalities. Final recommendations on the development opportunities will be brought to the Strategic Housing and Homelessness Committee in June 2019.

5. Next Steps

Regional staff is working with local municipal staff to validate the findings of the mapping work, the housing vulnerability areas and the development opportunities to ensure there is alignment with the housing needs assessment, strategies, and policy work underway at the local municipal level.

HOUSING MASTER PLAN MAPPING OF NEEDS

Staff will be engaging the Peel Housing Corporation Board to provide an overview of the Housing Master Plan, including seeking endorsement of PHC sites identified with the potential for redevelopment.

Work is underway on the other components of the Housing Master Plan and final recommendations about the development opportunities, the financing plan, the enabling policy framework and alternate sources of funding will be tabled at the Strategic Housing and Homelessness Committee meeting in June.

An implementation plan will be tabled at the Strategic Housing and Homelessness Committee meeting in September.

RISK CONSIDERATIONS

The gap between the supply and demand for affordable housing in Peel continues to grow. Addressing this gap requires investment from all levels of government as well as the non-profit and private sectors.

In a changing fiscal and policy environment at the federal and provincial level, there remains uncertainty about long-term dedicated funding for affordable housing. As such, the portfolio-level approach proposed through the Housing Master Plan is prudent, as it will enhance Peel's readiness to respond to funding announcements, while also providing the information necessary to advocate for long-term funding commitments from the provincial and federal governments.

FINANCIAL IMPLICATIONS

There are no financial implications attached to this report. The June report on the Housing Master Plan will include financial implications.

CONCLUSION

Housing affordability is critical for the expansion of local workforce and overall economic development. Current research, including that by Canadian Centre for Economic Analysis (CANCEA)'s work for Toronto Community Housing Corporation (TCHC), clearly demonstrates that investment in affordable housing can lead to a reduction in social assistance and health care costs, creation of more jobs, and private investment, improved tax revenues, and can positively impact health and wellbeing for both the community and individual households.

The Housing Master Plan, once completed, will serve as a long-term infrastructure plan for the Region, guiding our investments and development decisions at a portfolio level for affordable, supportive, transitional and emergency housing.

This report provides an update on the mapping component of the Housing Master Plan and provides the Strategic Housing and Homelessness Committee with a list of potential development opportunities.

Final recommendations about development opportunities, the financing plan, and the enabling policy framework will be tabled at the committee in June and September 2019.

Approved for Submission:



Janice Sheehy, Acting Chief Administrative Officer
and Commissioner of Human Services

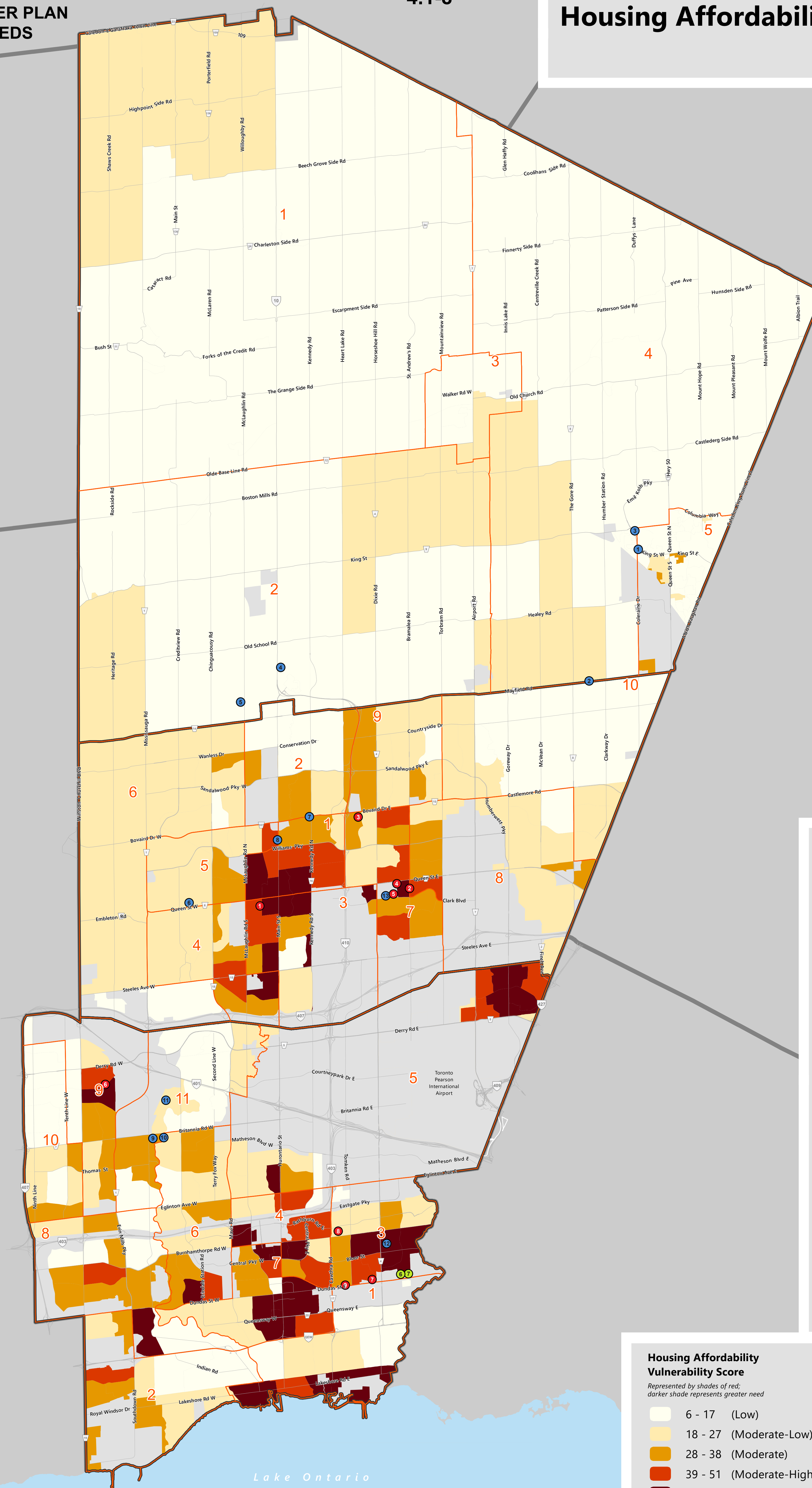
APPENDICES

Appendix I: Housing Affordability Need Map – Peel Region
Appendix II: Housing Affordability Need Map – City of Mississauga
Appendix III: Housing Affordability Need Map – City of Brampton
Appendix IV: Housing Affordability Need Map – Town of Caledon
Appendix V: List of HMP Development Opportunities previously shared with Regional Council or Peel Housing Corporation Board

For further information regarding this report, please contact Aileen Baird, Director, Housing Services at Aileen.Baird@peelregion.ca or at 905-791-7800, ext.: 1898.

Authored By: Archana Vyas, Advisor, Housing Master Plan, and Indro Bhattacharyya, Project Manager, Housing Supply Team.

Housing Affordability Need Map Peel Region



- ROP Sites**
- 1 Emil Kolb Pkwy + King West
 - 2 Mayfield + Orelllys Ln
 - 3 Emil Kolb Pkwy + Chickadee Ln
 - 4 Mayfield West Phase 1 (Family Site)
 - 5 Mayfield West Phase 2
 - 6 1358 Queen St W
 - 7 9996 Kennedy Rd CC
 - 8 Peel Manor A and B
 - 9 Britannia + Earl St
 - 10 Britannia + Joseph St
 - 11 114 Falconer CC
 - 12 1320 Williamsport CC
 - 13 Knightsbridge Rd CC
- PHC (IBI) Sites**
- 1 McHardy + Fair Oak
 - 2 Chelsea Gardens
 - 3 Newhaven Manors
 - 4 175 Central Park
 - 5 Knightsbridge
 - 6 Mason's Landing
 - 7 Queen Frederica
 - 8 Sydenham Place
 - 9 Riley Court
- PHC Triage and Other Sites**
- 6 Twin Pines
 - 7 Peel Family Shelter (Twin Pines)

Housing Affordability Vulnerability Score
Represented by shades of red; darker shade represents greater need

- 6 - 17 (Low)
- 18 - 27 (Moderate-Low)
- 28 - 38 (Moderate)
- 39 - 51 (Moderate-High)
- 52 - 84 (High)

Non-Residential

Purpose
This map shows the relative degree of a community's housing affordability vulnerability, as measured through a combination of demographics, social, economic, and housing stock characteristics. These criteria were informed through extensive research and are consistent with Peel's Neighbourhood Information tool. Higher scores represent greater risk in terms of households living in unaffordable and unsustainable housing conditions.

This map can be used to assess opportunities to improve access to affordable housing in particularly vulnerable communities. For instance, land can be prioritized for regeneration with net new affordable housing supply through program and policy. In addition, it can guide the prioritization and expansion of supportive services and community facilities to reduce community social and economic vulnerabilities.

Score
Higher scores indicate greater community vulnerability in securing affordable housing as measured through a combination of demographics, social, economic, and housing stock considerations informed through extensive research. These scores are represented by shades of red where darker shades represents greater need and lighter shades represent lesser relative need.

The scores are derived by a weighted combination of data related to: "Housing Supply (Dwellings per 1,000 people)"; "Lone Parent Families"; "Households Spending 30% or more of income on shelter"; "Population moved within the past year"; "Major Repairs Needed"; "Fair or Poor Self-Rated Health (Aged 12+)"; "Dwelling Suitability (Not Suitable)"; "Unemployment Rate"; "Number of households earning less than \$59,999"; "Prevalence of low income after tax (LIM-AT)"; "Average Credit Score"; and "Centralized Waitlist Count". More detail can be found in the accompanying report to this map.

Please note that the scores for Caledon use a slightly modified methodology to generate results at the dissemination area level.

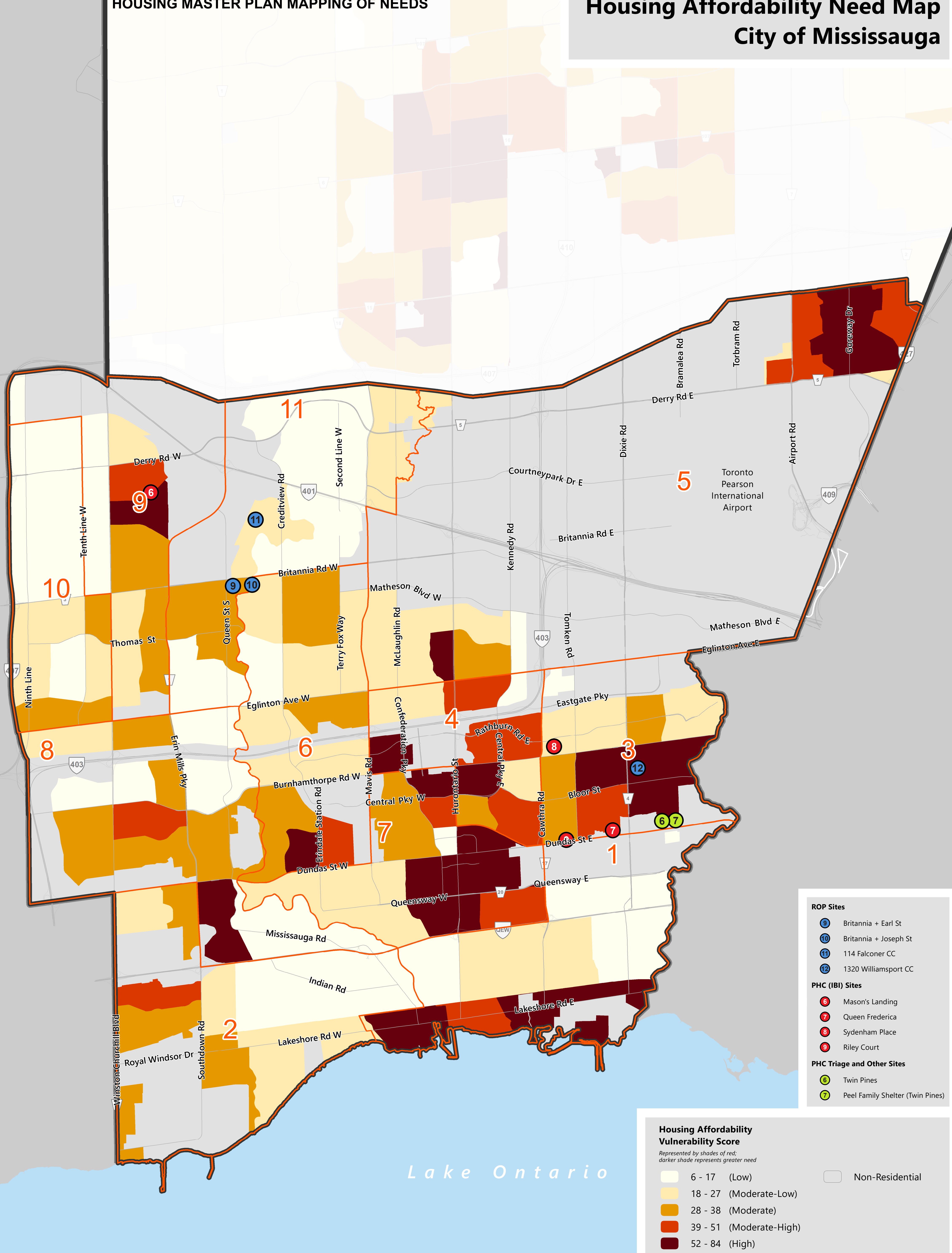
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Kilometres

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Housing Affordability Need Map City of Mississauga



- ROP Sites**
- 9 Britannia + Earl St
 - 10 Britannia + Joseph St
 - 11 114 Falconer CC
 - 12 1320 Williamsport CC
- PHC (IBI) Sites**
- 6 Mason's Landing
 - 7 Queen Frederica
 - 8 Sydenham Place
 - 9 Riley Court
- PHC Triage and Other Sites**
- 6 Twin Pines
 - 7 Peel Family Shelter (Twin Pines)

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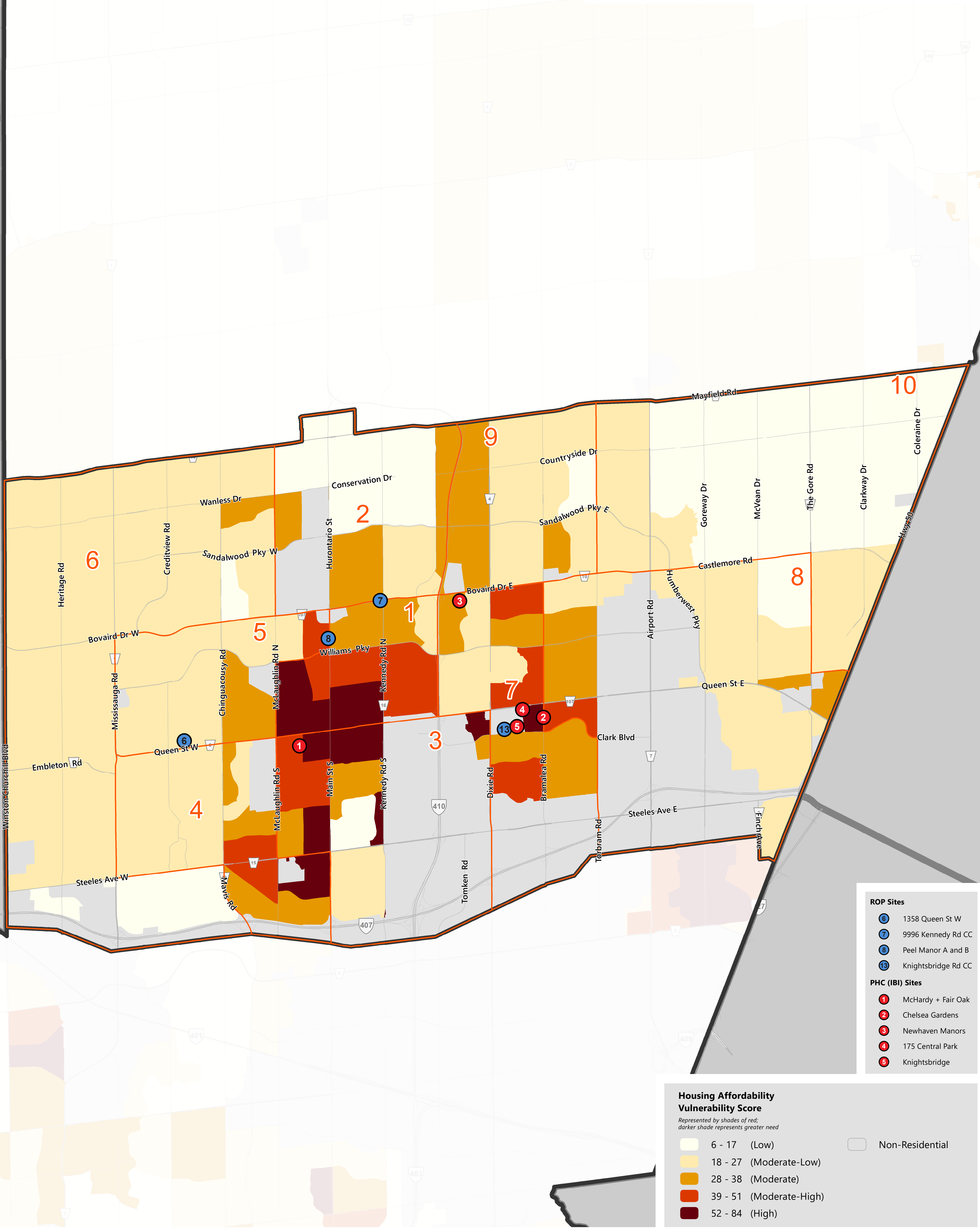
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Housing Affordability Need Map City of Brampton



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 - 13 Knightsbridge Rd CC
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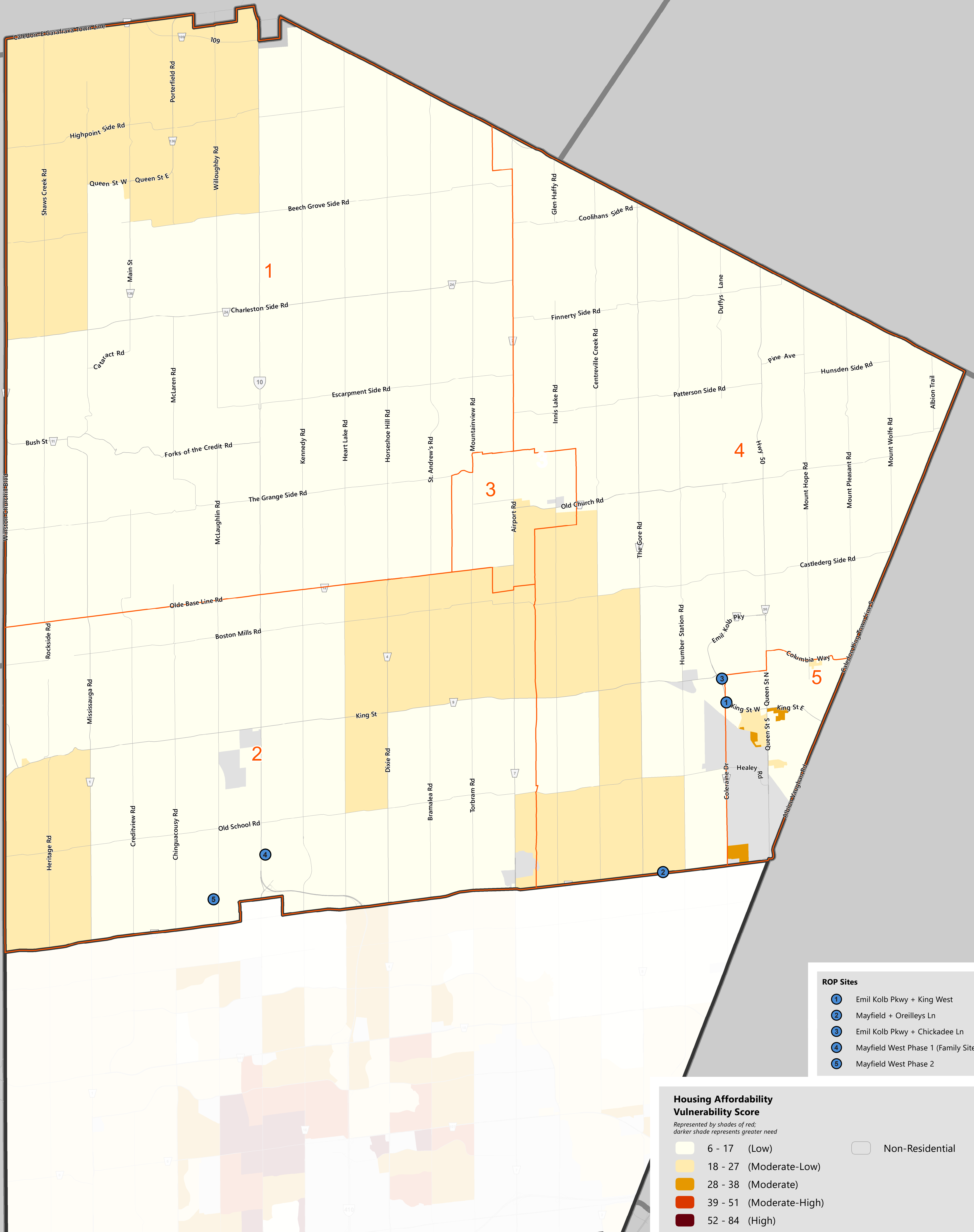
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 - 3 Emil Kolb Pkwy + Chickadee Ln
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 - 5 Mayfield West Phase 2

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**APPENDIX V
HOUSING MASTER PLAN MAPPING OF NEEDS**

List¹ of HMP Development Opportunities previously shared with Regional Council or Peel Housing Corporation Board

Mississauga	Brampton	Caledon
Riley Court (PHC)	Knightsbridge (PHC)	Mayfield West Phase 2 (ROP)
Mason's Landing (PHC)	175 Central Park (PHC)	Mayfield West Phase 1 (Family Site - ROP)
Sydenham Place (PHC)	McHardy + Fair Oak (PHC)	Emil Kolb Pkwy + Chickadee Ln (ROP)
Queen Frederica (PHC)	Newhaven Manors (PHC)	Emil Kolb Pkwy + King West (ROP)
Twin Pines (PHC)	Chelsea Gardens (PHC)	Mayfield + Oreilleys Ln (ROP)
Peel Family Shelter (Twin Pines - PHC)	9996 Kennedy Rd CC (ROP)	
Britannia + Earl St (ROP)	Peel Manor A and B (ROP)	
Britannia + Joseph St (ROP)	1358 Queen St W(ROP)	
114 Falconer CC (ROP)	Knightsbridge CC (ROP)	
1320 Williamsport CC (ROP)		

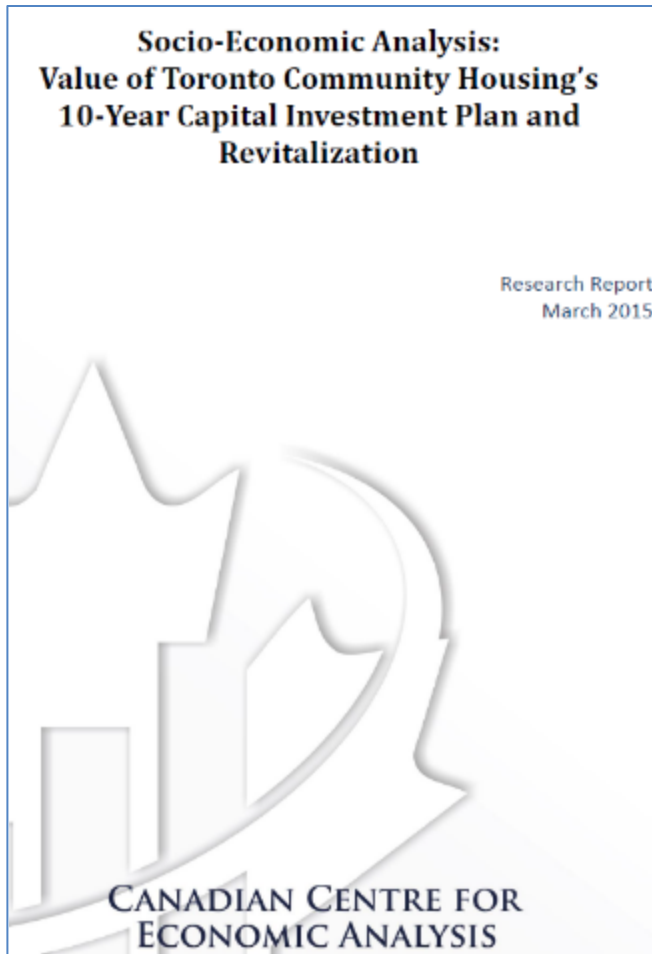
¹ This list only includes properties that were brought to either the Regional Council or the Peel Housing Corporation Board's attention between 2016 and 2018.

Housing Master Plan

**Update to Strategic Housing and
Homelessness Committee**

April 18, 2019

Why invest in affordable housing?



Economic analysis suggests that a \$1,000,000 investment in Toronto area affordable housing :

- Reduces social assistance costs by an additional \$950,000
- Results in 280 fewer healthcare visits
- Reduces healthcare costs by an additional \$500,000
- Creates 250,000 working hours of employment
- Increases private investment by an additional \$650,000
- Increases Federal and Provincial tax revenues by an additional \$600,000
- Increases GDP by an additional \$2,400,000

What are the needs in Peel?

- 128,000 low and middle income households in Peel are living in unaffordable housing.
- They represent 1 in 3 households in Peel.
- In 2017, there were over 13,500 households on Peel’s Centralized Wait List, up from 11,800 in 2015.
- Housing affordability is critical for the development and expansion of the local workforce.

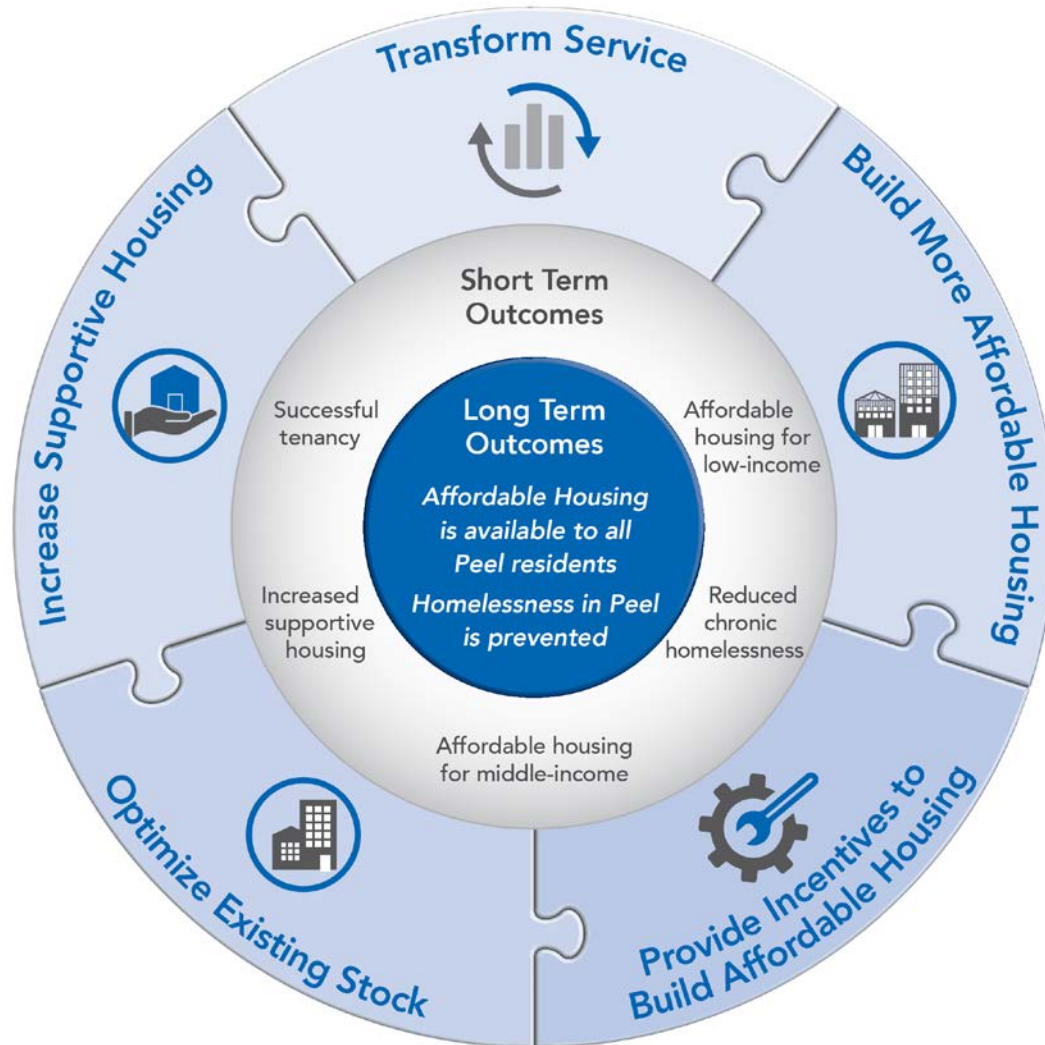
Economic Development Journal, Winter 2016, 15:1

	Emergency / Temporary Housing	Affordable Permanent Housing		
		Low Income (Households with earnings of \$57,421 or less)	Middle Income (Households with earnings of \$57,422 – 103,345)	Supportive
Who they are	Households / persons without permanent housing	129,054* households in 2016 (income deciles 1 – 3)	129,054* households in 2016 (income deciles 4 – 6)	Households / persons with need for permanent supportive housing
What is the need	26.9% shelter use increase <ul style="list-style-type: none"> • Shelters at capacity • Insufficient beds for Victims of Family Violence and no beds for Victims of Human Trafficking • Lack of upfront diversion / prevention • Lack of transitional support for Youth / Victims of Family Violence 	70% of households are in unaffordable housing <ul style="list-style-type: none"> • Larger households • Multiple family households • Couples with children / lone parents • Immigrant households • Youth households • Seniors • Persons living alone • 2 or more unrelated people living together • People with a disability 	29% of households are in unaffordable housing <ul style="list-style-type: none"> • Homeowners • Larger households • Couples with children • Multiple family households • Immigrant households 	50% of demand unmet <ul style="list-style-type: none"> • Mental illness (4 times more people on waitlist than units) • Physical disabilities • Acquired brain Injury • Intellectual disabilities • Autism spectrum • Frail health • Substance abuse - addictions
Type of housing required	<ul style="list-style-type: none"> • Safe, stable temporary housing to address immediate needs • Quicker access to permanent housing • Transitional units for youth and Victims of Family Violence 	<ul style="list-style-type: none"> • Rental housing which costs \$1,259 or less per month* • Home ownership no more than \$228,389** • 1 and 2 bedroom units for smaller households • 3+ bedroom units for larger households 	<ul style="list-style-type: none"> • Rental housing which costs no more than \$2,584 per month* • Home ownership which costs no more than \$411,047** • Units with 3+ bedrooms for larger households 	<ul style="list-style-type: none"> • Affordable supportive Housing units

* Based on 2016 monthly estimated average household income (2016) for householders with children living in rental housing units.

** Based on 2016 monthly estimated average household income (2016) for householders with children living in rental housing units.

PHHP 2018-2028



Increasing Supply of Affordable Housing

Action	Sector Role	Households Impacted
Housing Master Plan	<ul style="list-style-type: none"> • RoP/PHC funder, developer and operator • Local /Provincial /Federal government funders/enablers 	Primarily Low-Income households Those in crisis/homeless Those who require supportive housing
Incentives Program	<ul style="list-style-type: none"> • Non-profit or private sector developer (and operator) • Local/Regional/Provincial/Federal government funders/enablers 	Primarily Middle-income households Those who require supportive housing
Private Stock Strategy	<ul style="list-style-type: none"> • Private sector / private citizen developer and operator • Local/Regional/Provincial/Federal government funders/enablers 	Both low-income and middle income households
Portable Housing Benefits	<ul style="list-style-type: none"> • Regional/Federal government funders/enablers 	Primarily low-income households

Housing Master Plan (HMP)

What is it?

- A long-term capital/infrastructure plan that will guide the Region's 'new builds', including regeneration of PHC sites, supportive and transitional housing and emergency shelters

What is it not?

- Does not address other ways to increase housing supply, e.g., using existing housing stock in private and secondary market.

Benefits of a Housing Master Plan

- Strategic long-term infrastructure plan for the Region to meet current and future housing needs
- Planning at a portfolio level will assist in improving Peel's readiness to respond to funding announcements
- Improve coordination with the local municipalities
- Align with Region of Peel and PHC's State of Good Repair capital planning
- Optimize value for tax dollars and Region's return on investment (ROI)
- Plan will support advocacy to all levels of government for partnerships, including portfolio funding commitments and planning

HMP Components



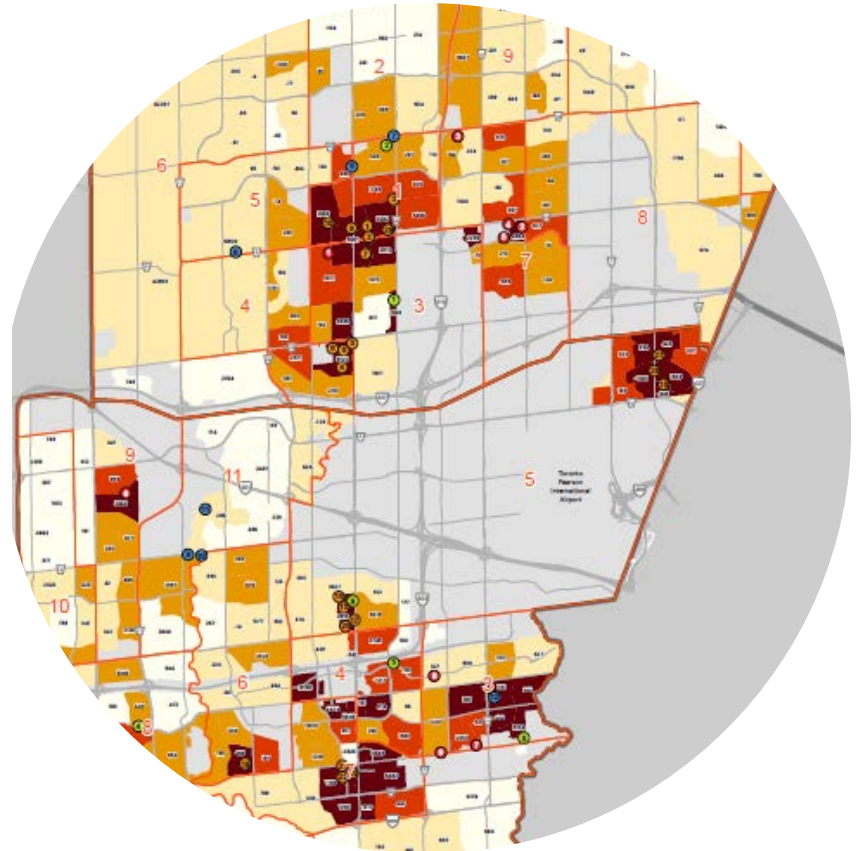
Enabling Structure and Policy Framework

- Recommend roles, decision making authorities and housing development structures that will support:
 - Creating new affordable units and regeneration of existing sites with priority focus on Region of Peel lands and Peel Housing Corporation sites first
 - Leveraging external investment
 - Catalyzing development

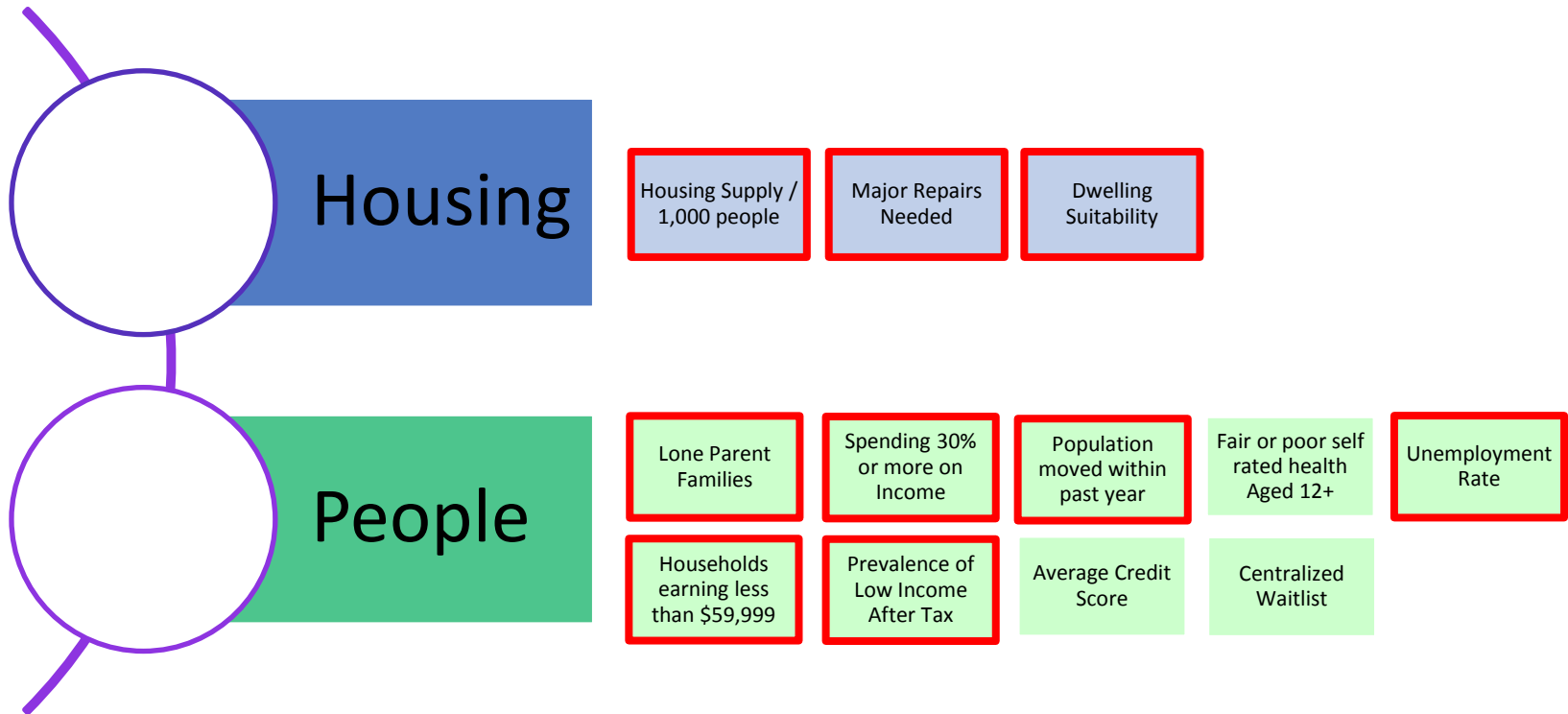
Mapping Affordable Housing Need

Two core objectives:

1. Develop an approach to assess affordable housing need by geographic area using key statistical data related to vulnerabilities
2. Relate housing need to Region of Peel surplus sites and Peel Living properties for expanding affordable, supportive, transitional, and emergency housing supply



Mapping: Methodology



 Red outline indicates variable was used in Dissemination-Area level analysis to generate Caledon findings

Mapping: Findings and Next Steps

- 18 census tracts identified as having highest relative need / vulnerability or poorer conditions of housing affordability
- High vulnerability areas (except for two census tracts) are forecast to accommodate additional growth between 2016-2041
- Further mapping work underway to confirm community benefit needs (i.e., early years and child care centres, community hubs, etc.)

Site Opportunities by Municipality – Approved earlier by Regional Council / Peel Housing Corporation Board

Mississauga	Brampton	Caledon
Riley Court (PHC)	Knightsbridge (PHC)	Mayfield West Phase 2 (ROP)
Mason's Landing (PHC)	175 Central Park (PHC)	Mayfield West Phase 1 (Family Site) (ROP)
Sydenham Place (PHC)	McHardy + Fair Oak (PHC)	Emil Kolb Pkwy + Chickadee Ln (ROP)
Queen Frederica (PHC)	Newhaven Manors (PHC)	Emil Kolb Pkwy + King West (ROP)
Twin Pines (PHC)	Chelsea Gardens (PHC)	Mayfield + Oreilleys Ln (ROP)
Peel Family Shelter (Twin Pines – PHC)	Parkholme Place and 9996 Kennedy CC (PHC + ROP)	
Britannia + Earl St (ROP)	Peel Manor A (ROP)	
Britannia + Joseph St (ROP)	Peel Manor B (ROP)	
114 Falconer CC (ROP)	1358 Queen St W (ROP)	
1320 Williamsport CC (ROP)	Knightsbridge CC (ROP)	
		Environmental Remediation Required / Very Long-term projects
		Shelter / Supportive / Transitional
		Residential Rental

Next Steps

- Finalize assessment, prioritization and sequencing of development projects
- Develop funding and financing strategy
- Meet with all three local municipalities to ensure alignment of work
- Meetings with Federal and Provincial governments to seek funding commitments



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