



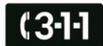
Brampton

Affordable Housing

AFFORDABLE HOUSING STRATEGY

Public Workshop

(Oct 24, 29, Nov 5, 2019)



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Today's Agenda

- Opening Remarks: Welcome & Introductions
- Ice-breaker
- Presentation on Affordable Housing Strategy
- Roundtable Discussions
- Group Reporting Back & Open Discussion
- Closing Remarks



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Goals & Objectives

Brampton residents continue to experience challenges with gaining access to affordable housing.

The City of Brampton is developing an affordable housing strategy to respond to the varying needs of its residents and the ongoing increases in housing cost. *Housing Brampton* will be a “Made in Brampton” approach formed around four primary themes:

- Increasing affordable housing supply
- Policies and initiatives to encourage housing diversity
- Communication and advocacy
- Monitoring and measuring progress

The strategy will focus on stimulating the supply of market rental and affordable ownership units, while strategic partnerships and advocacy efforts will support housing needs across the entire housing continuum.



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Workplan & Schedule



WE ARE HERE

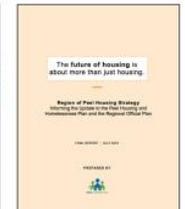


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The strategy supports:

- Government of Canada's **National Housing Strategy**
- Ontario government's **Housing Supply Action Plan**
- Region of Peel's **Official Plan, Housing and Homelessness Plan, and Housing Strategy**
- City of Brampton's **Term of Council Priority** of "Create Complete Communities."
- **Brampton 2040 Vision** (Action #5-3: diversifying the city's housing stock)



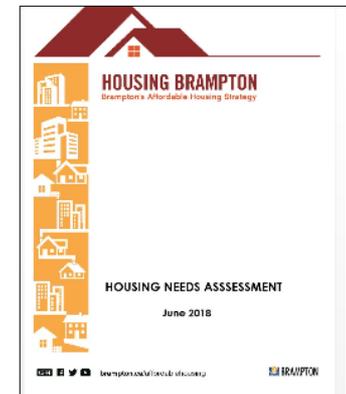
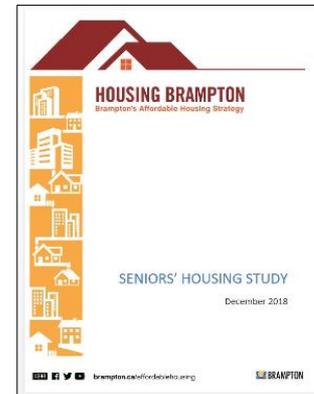
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Project Deliverables:

- Housing Framework (Nov 2017)
- Needs Assessment (Jun 2018)
- Seniors' Housing Study (Jan 2019)
- Benchmarking on Innovation (Oct 2019)
- Rental Housing & Lodging Houses Review (ongoing)
- Tools and Incentives, CIP (ongoing)
- Improvements to approvals process





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Homelessness

Emergency Shelter
& Transitional
Housing

Government Assisted
Rental Housing

(e.g. Peel Living Buildings)

Affordable Rental
Housing

*(e.g. Rent-Geared-to-income,
Cooperative Housing)*

Market Rental
Housing

Affordable
Homeownership

Market
Homeownership

**What is your
current housing
situation?**



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Roles of Government Levels

- Region of Peel is the Local Housing Authority, receiving capital funding for social housing for Brampton, Mississauga, and Caledon.
- While the Region provides affordable housing, the City is responsible for land use planning, directed by the *Planning Act*.
- Housing Brampton will focus on increasing the number of affordable rental and ownership units that are created.



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Defining “Affordability”

- Affordability is a term defined within the *Provincial Policy Statement, 2014*, and the *Provincial A Place to Grow, Growth Plan for the GGH, 2019*.
- Rental and ownership housing is deemed to be affordable if it does not cost more than 30% of a household’s pre-tax income





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Peel Affordability Thresholds (2018)

Affordable Ownership

Low-Income Households - \$229,852

Moderate Income Households - \$411,870

Affordable Rental

Low Income Household - \$1,344/ month

Moderate Income Households - \$2,701/month



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City of Brampton Affordable Housing Targets (2018)

Housing Targets				
Emergency Temporary/ Transitional Housing	Low Income	Middle Income	Middle Income and Greater	Supportive Housing
18	316	410	2255	82



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Affordable Housing Tools

Surplus Lands

Some municipalities have adopted policies for City-owned surplus lands to be used for housing purposes first. Some make land available at reduced costs – even free – to stimulate the development of affordable housing.

Community Improvement Plan (CIP)

A tool that allows a municipality to direct funds and implement policy initiatives toward a specifically defined project area. CIPs are intended to encourage rehabilitation initiatives and/or stimulate development.

Inclusionary Zoning

Requires or encourages private developers to construct some proportion of new residential development for affordable housing. These policies can either be mandatory or incentive-based.

Second Units

Can provide a solution to the demand for affordable rental housing and help households facing financial challenges with remaining in a community. Some municipalities provide grants or loans to encourage the development of second units to increase the affordable rental stock.

Streamlining the Development Approvals Process

Affordable housing developments can be fast-tracked by prioritizing projects in the application review process and/or assigning specialized staff resources to help navigate the review and approval process. This can reduce costs associated with interest fees.



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Affordable Housing Innovations



Modular Housing



Family-Friendly Units



Laneway Homes

Tiny Homes



Homeshare Program



Multigenerational Households





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Affordable Housing – Diversifying the Housing Stock



Townhouses



High-Rise



Detached House

Mid-rise



Duplex, Triplex



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Public Engagement

Pop-Up Events at City of Brampton Community Centres

1. Brampton Soccer Centre – September 24th, 2019
2. Cassie Campbell Community Centre – September 25th, 2019
3. Gore Meadows Community Centre – September 26th, 2019
4. Flower City Seniors Centre – September 27th, 2019



Open House & Public Workshops

1. Public Open House: Brampton City Hall, Atrium – October 22nd, 2019 4:30-7:30pm
2. Workshop #1: Springdale Library Branch – October 24th, 2019, 6:00-8:00pm
3. Workshop #2: Mt. Pleasant Community Centre – October 29th, 2019, 6:00-8:00pm
4. Workshop #3: Knightsbridge Community Centre – November 5th, 2019, 6:00-8:00pm



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Roundtable Discussion

1. 6 discussion themes and questions will be presented. Roundtables will be allocated 10 minutes per question to discuss as a group (hard copies are provided on the table)
2. The answers are to be written on large sheets. Staff facilitators will be on each table to guide the conversation and answer questions
3. Tables should select 1 ambassador to “Report Back” and present answers and conversations to the larger group



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Let's Report Back!



(3-1-1)



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Next Steps

- Consultation with the development industry
(Q4 2019-Q1 2020)
- Summarize findings of all engagement efforts, including today's public workshop, and report back to Council (Q1 2020)
- Drafting of affordable housing strategy (Q2 2020)
- Present final strategy to City Council for approval (Q3 2020)



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Thank You

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Visit our website: www.Brampton.ca/affordablehousing

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