## Living

# **Investing** to build our **Community for Life**

# **Housing Support**

Affordable, sustainable and adequate housing stock and supports







3,367

clients served in emergency and transitional shelters 2,306

clients who received eviction prevention funds

11,285

households who receive subsidy

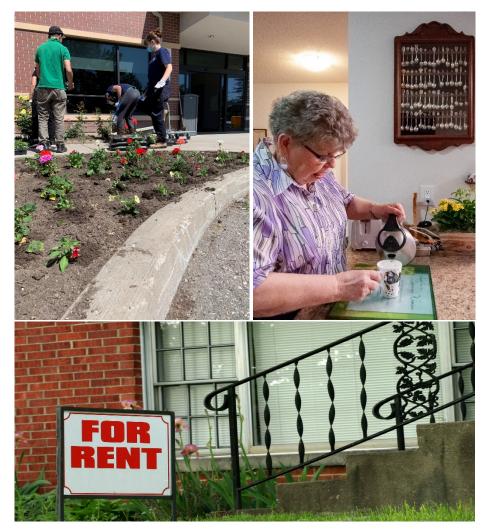
1,128

Units in development (264 units completed, 864 units/shelter beds in planning/construction)

# ADAPTING

## **How We Are Adapting**

- Introducing needs-based service delivery, following a *Housing First* philosophy
- Shifting focus from emergency response to permanent housing solutions
- Advocating to improve mental health and addictions supports
- Increasing the supply of affordable housing through a mix of innovative approaches





#### **Service Pressure**

Current staffing levels insufficient to sustain existing service levels and provide adequate oversight and controls

#### Investment



+\$0.3M
Operating
+3 Regular
Complement

#### **Service Outcome**



#### **Service Pressure**

Need for subsidized housing is growing, as average rental rates have increased 4 times faster than household income

#### Investment



#### **Service Outcome**



#### **Service Pressure**

The Second Units
Renovation
Assistance Program
requires stable, fulltime resources

#### Investment



Second Units Resources

+\$0

Operating +3 Regular Complement

#### **Service Outcome**



#### **Service Pressure**

Peel Housing
Corporation (PHC) has
assumed enhanced
property management
responsibilities
including 2 new
shelters

#### Investment



#### **Service Outcome**

Increase Support for Affordable and Stable Housing



#### **Service Pressure**

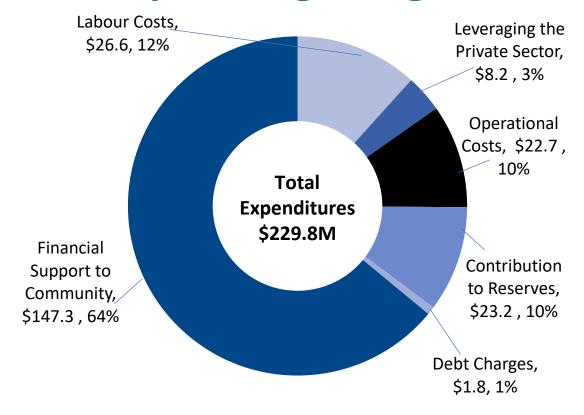
Aging stock requires additional investments to maintain state of good repair

#### Investment



#### **Service Outcome**

## **2022 Operating Budget** (\$M)



Regional Tax	Grants & Subsidies	Fees & Service Charges	Reserves
\$141.9; 62%	\$50.6; 22%	\$37.1; 16%	\$0.2; 0%

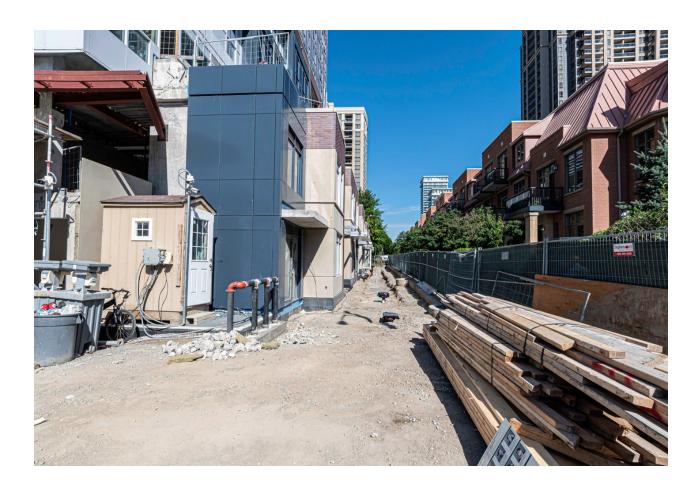
# **Summary of 2022 Net Operating Budget**

2021 Net Base Budget (In \$Millions)	\$135.8	
Cost to maintain 2021 service level		
<ul> <li>Housing Subsidy for Community Providers including PHC</li> </ul>	\$3.6	
<ul> <li>Inflation: Labour costs/Goods and services</li> </ul>	1.7	
<ul> <li>Reduction in federal funding as per Ontario Gazette</li> </ul>	0.7	
<ul> <li>Phasing in of tax impact for Housing Stability program</li> </ul>	0.2	
Cost Containment	(1.2)	
<ul> <li>Reduction in subsidy due to end of mortgages</li> </ul>	(0.3)	
Sub-total: Cost to maintain 2021 service level	\$4.7	
2022 Service Demand		
<ul> <li>Needs-Based Housing Subsidies and Resources (2 FTE)</li> </ul>	\$1.2	
<ul> <li>Resources to sustain service levels oversight and controls (3 FTE)</li> </ul>	\$0.3	
Second Units Resources (3 FTE)	-	
<ul> <li>Peel Housing Corporation Resources (4 Contracts)</li> </ul>		
2022 Proposed Net Budget Change from 2021	\$6.2	
Proposed Total 2022 Net Budget	\$141.9	

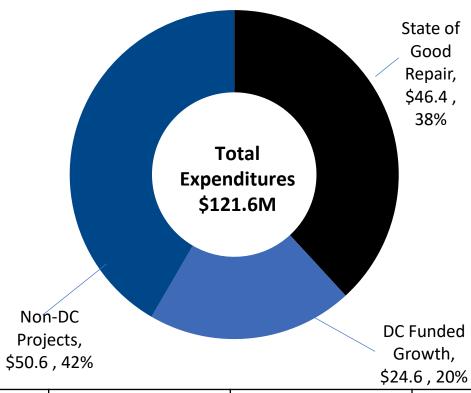
## 2022 Capital Budget – \$121.6 Million

### **Key Highlights**

- \$75.2M Housing Master Plan
- \$39.6M Peel Housing Corporation State of Good Repair
- \$5.4M loans for Housing Provider State of Good Repair
- \$1.4M Region owned housing and shelters State of Good Repair



# 2022 Capital Budget (\$M)



Internal Reserves	External Funding	Debt	Development Charges
\$71.0; 58.4%	\$8.0; 6.5%	\$18.0; 14.8%	\$24.6; 20.3%

**Key Financial Information** 

		Resources to Achieve Level of Service	
		2021	2022
Total Expenditures (\$M)	\$271.9	\$229.8	
Total Revenues (\$M)	\$136.1	\$87.8	
Net Expenditures (\$M)	\$135.8	\$141.9	
Full-time Staffing Resources	148	155	
Full-time Staffing Resources - Pee	119	119	
Capital Investment (\$M)			\$121.6
10-Year Capital Investment (\$M)			\$1,103.8
<b>Outlook Years</b>	2023	2024	2025
Net Increase (\$M)	\$7.2	\$3.4	\$3.8
% Increase	5.1%	2.3%	2.5%