



# Peel Living as Housing Provider

Housing Workshop for Regional Council  
April 25, 2013



# Peel Living

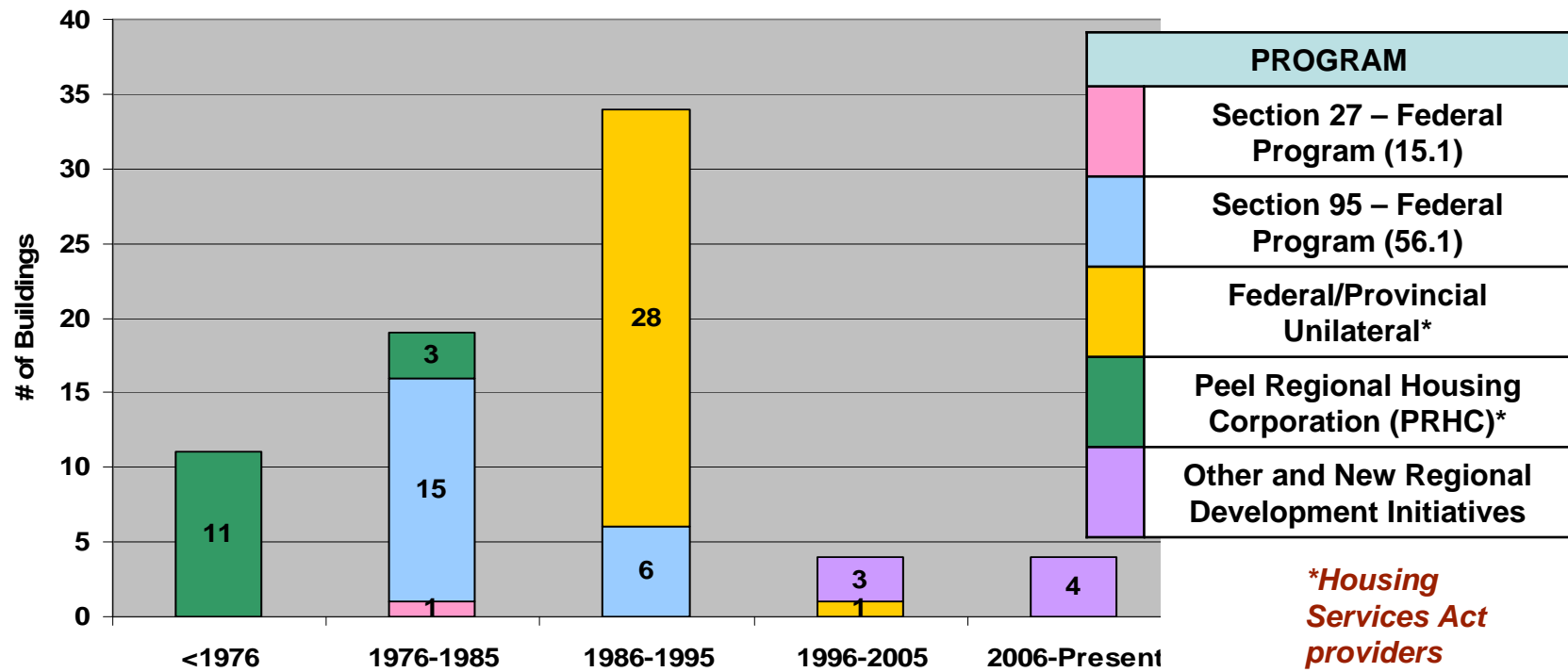
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- The Region of Peel's municipal non-profit housing provider
- Largest social housing provider in Peel (out of 48) and third largest in Ontario
- Peel Living is an amalgamation (2002) of federal, provincial and municipal social housing initiatives/programs
- Board of Directors consists of elected Regional officials



# Peel Living Building Profiles

Peel Living Building by Program and Date of Building



# Peel Living Responsibilities

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- Properties and units managed

Peel Living services provided by Residential Property Management to:

- 68 Peel Living properties (6,900 units)
- 5 Regionally owned buildings
- 2 transitional housing properties
- 3 shelters (510 units)

**16,562 tenants  
in 2012**

(includes 7,067 children  
and 2,080 seniors)

- Unit profile

68% rent geared to income and rent supplement

32% market unit



# Service Manager Relation to Peel Living

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Legislative authority: *Housing Services Act, 2011*

| PROGRAM                                    | PROPERTIES | UNITS |
|--|------------|-------|
| Section 27 – Federal Program (15.1)        | 1          | 90    |
| Section 95 – Federal Program (56.1)        | 21         | 2315  |
| Federal/Provincial Unilateral (FP/U)       | 29         | 3130  |
| Peel Regional Housing Corporation (PRHC)   | 14         | 1008  |
| Other New Regional Development Initiatives | 4          | 487   |
| Other Non-Program Initiatives              | 5          | 379   |

*Housing Services Act providers*



# Future: Strategic Focus Areas

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## **Governance**

Develop a strategic plan (2015-2025) and oversee its implementation

## **Management**

Oversight of operations and tenancy management

## **Tenancy Management**

Ensure a high quality tenancy experience and community development

## **Asset Sustainability**

Renew aging buildings and redevelop business management to ensure compliance with Service Manager and sound business practices

## **Financial Sustainability**

Plan financial models for end of operating agreements

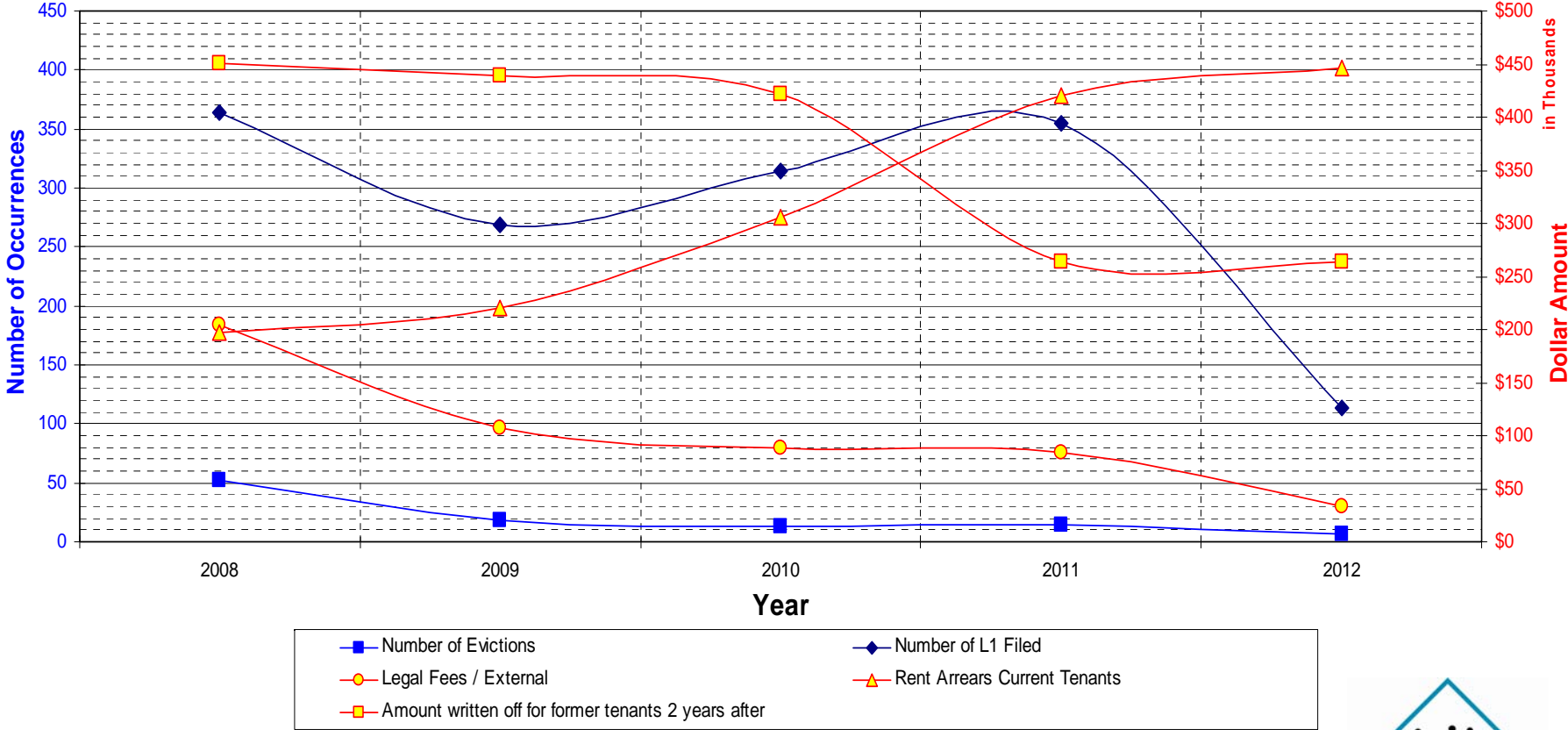
## **Healthy and Effective Organization**

Build staff capacity to meet current and future challenges

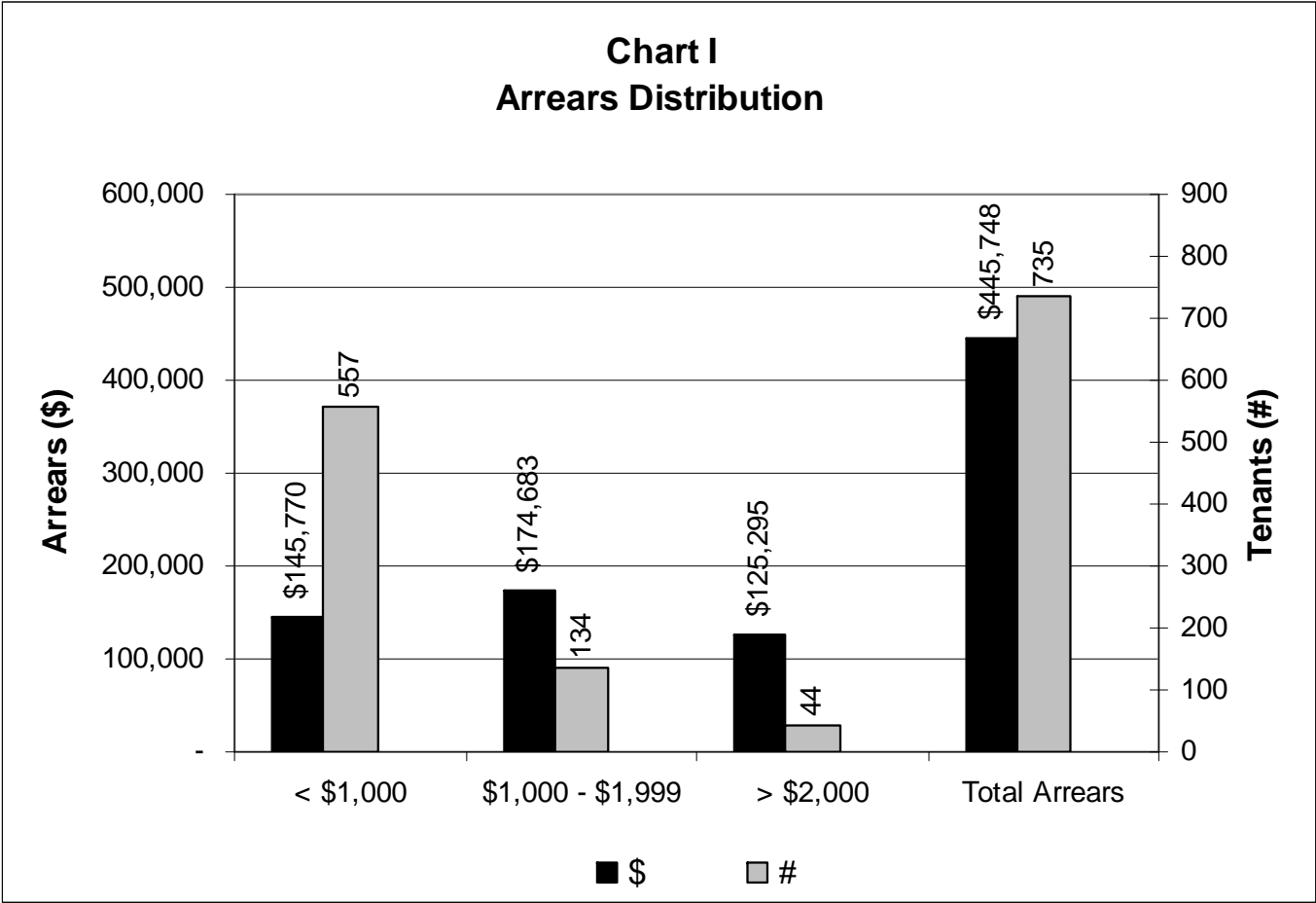


# Peel Living: Compassion Makes Good Business Sense

Peel Living Historical Statistics  
For Board Report - Tenant Experience



# Rent Arrears Analysis





# Future : Board Responsibilities

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- As the largest housing provider in Peel, we have a responsibility to manage the portfolio
- We have an obligation to thousands of tenants to ensure for their continued well-being
- Peel Living needs to embark on new initiatives that will expand upon its legacy of providing high quality housing and services

