

# Office of the Third Party Integrated Housing Framework

PEI is facing a housing crisis resulting from a failure to plan; a failure to make housing for all a priority; and a long-term focus on profit, not people

<b>What are the ROOT CAUSES that have brought us to the current housing crisis?</b>		
<b>DECREASED CAPACITY</b>	<b>INCREASED SOCIAL NEED</b>	<b>MARKET DISTORTION</b>
<p>Limited government investment in new builds over many years = aging and insufficient stock</p> <p>Expectation that private market would fill the need</p> <p>Market focused on large single family new homes and higher-end / condo developments</p>	<p>Aging population</p> <p>Increasing student numbers</p> <p>Employment uncertainty</p> <p>Widening income inequality gap (wages to market rates)</p> <p>Social assistance rates not at market rate</p>	<p>Exponential growth and limited regulation in short term rentals (i.e. AirBnb) removes long term rentals from market</p> <p>Aggressive population growth strategy including recruitment, repatriation, and immigration without associated housing strategy</p>

<b>What are some of the IMPACTS this has had on the social fabric of our province?</b>		
<b>DECREASED CAPACITY</b>	<b>INCREASED SOCIAL NEED</b>	<b>MARKET DISTORTION</b>
<p>Home-ownership is no longer a reality for many</p> <p>Finding suitable housing (quality, size/location, and price) is a challenge for all but especially for families, young people, low / middle income, students, people with disabilities</p> <p>Homelessness is a real fear for many Islanders</p>	<p>Wait lists are months or years for subsidized housing</p> <p>Sense of community is damaged as people cannot stay/live where they choose inc seniors to 'age in place' (transit is also an issue here)</p> <p>Students and young professionals are unable to secure income necessary for market conditions and so cannot stay and/or return</p>	<p>'Renovictions' of long term tenants as properties are converted w/o affordable alternatives</p> <p>Very difficult to be a landlord, so incentive to shift to short-term rental is both financial and practical</p> <p>Many Islanders are in transition as properties come off rental market in peak season</p>

**What do we have to do - what is our bold CALL TO ACTION?**

INCREASE CAPACITY	REDUCE SOCIAL NEED	MARKET STABILIZATION
<p><b>Innovative Creative Immediate Solutions</b></p> <p>Utilize off-season tourism accommodations to provide housing for critical need while longer term solutions are implemented</p> <p>Negotiate with CMHC for federal funds specifically for innovation in affordable housing initiatives, and develop appropriate partnerships</p> <p>Develop modular pre-fab ‘tiny’ homes in micro-communities, laneways</p> <p>Develop and implement partnership with UPEI and all levels of government to build dedicated student housing</p> <p>Expand enrollment in postsecondary construction programs to generate a workforce that can produce adequate housing supply</p> <p>Provide incentives to landlords to build partnerships with province; consider extending low interest loans / investments for renovations, upgrades, energy-efficiency etc to keep rental costs low</p> <p><b>Municipal Zoning Bylaws</b> Strongly encourage changes to increase density allowance</p> <p>Allow for redevelopment of commercial space to residential, multi-use zoning and flexible development</p>	<p><b>SOCIAL</b></p> <ul style="list-style-type: none"> <li>• Subsidized Housing Inventory</li> <li>• Central Registry Waitlist</li> <li>• Women’s Shelter</li> <li>• Increase shelter rates to market rate</li> </ul> <p><b>SENIORS</b> Renovate existing housing units including internet, air conditioning</p> <p>Invest in expansions and new builds in community</p> <p><b>AFFORDABLE</b> Increase 10-year contract to 20+ years for subsidized developments to lock in rental rates</p> <p><b>ACCESSIBLE</b> <b>Adaptable Housing Standard (Legislation)</b></p> <ul style="list-style-type: none"> <li>• Requires new builds to be structurally appropriate for accessibility (i.e 36” doors)</li> </ul> <p><b>Inclusionary Zoning (Legislation)</b></p> <ul style="list-style-type: none"> <li>• Requires new builds to have minimum number of accessible units and affordable units</li> </ul>	<p><b>Short Term Rental Regulations (provincial)</b></p> <ul style="list-style-type: none"> <li>• Business license and registration inc HST</li> <li>• Tourism license, registration and inspection</li> <li>• Levy at point-of-sale to be collected and remitted by service providers to province</li> </ul> <p><b>Short Term Rental Regulations (municipal)</b></p> <ul style="list-style-type: none"> <li>• Strongly encourage municipalities to limit short-term rentals via bylaws</li> <li>• place priority for split properties on the long term resident (i.e. students cannot be evicted for a summer AirBnb rental)</li> <li>• Commercial property registration (w associated tax profile)</li> </ul> <p><b>Platform Service Provider License Fee</b></p> <p><b>LONGER TERM</b> <b>Phased-in transition to Principal Residence Restrictions</b></p> <p><b>Update Rental of Residential Properties Act</b> Landlord and tenancy protection</p> <p><b>Review and update population strategies</b> to ensure there are sufficient resources to support and sustain additional growth</p>

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