

## PUTTING PEOPLE FIRST: A HOUSING STRATEGY FOR PEI

LEGISLATION AND REGULATIONS				
Recommendations	What will this do?	Context	Timeline	Estimated costs In 12 months
<b>Regulate Short Term Rentals</b>	<p>Clarify definition of tourist accommodation</p> <p>Implement restrictions to owner-occupied properties</p> <p>Require web-based service providers to register and provide data to province</p>	<p>Charlottetown has indicated it is working on SRT regulations, subject to further consultation</p> <p>Victoria-by-the-Sea has already regulated SRTs</p>	<p>Legislative Sitting Fall 2019</p>	<p>none</p>
<b>Amend or Replace the Rental of Residential Property Act</b>	<p>New or updated tenancy legislation on PEI must include:</p> <ul style="list-style-type: none"> <li>• stronger enforcement mechanisms and stricter penalties</li> <li>• limit to exemptions</li> <li>• Defining wear-and-tear</li> <li>• Clarity around subletting</li> </ul>	<p>Previous recommendations from 2006 were not implemented</p> <p>IRAC review is underway but not public</p>	<p>Legislative Sitting Spring 2020</p>	<p>none</p>
<b>Enforce Inclusionary Zoning</b>	<p>Any projects receiving any form of government assistance / funding must meet minimum requirements for:</p> <ul style="list-style-type: none"> <li>• Affordable units (%)</li> <li>• Accessible units (%)</li> <li>• Mix / Family units (%)</li> </ul>		<p><b>immediately</b></p>	<p>none</p>

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BUILD AND INVEST				
Recommendation	What will this do?	Context	Timeline	Estimated Costs In next 12 months
<b>Fund homeless and emergency shelters across the province</b>	Provide necessary operational funding for Blooming House  Expand FVPS services (emergency and transitional shelter support)	Blooming House has received short term funding but needs consistent reliable funding to offer essential services, equivalent to that provided to Bedford MacDonald House (men's shelter)	<b>Immediately</b>  <b>immediately</b>	\$250k (annual recurring)  \$250k (annual recurring)
<b>Fund feasibility studies and planning for new development on public land</b>	Prioritize new development concepts that adds capacity for truly affordable housing options across the province, with initial investment in feasibility and planning for community organizations, municipalities and developers  Fast track land and permit approvals	Cross reference with proposed case management working group in Housing Hub	Feasibility and planning winter 2019/20	\$1.5m for feasibility and planning
<b>Provide seed funding for affordable housing developments</b>	Include various approaches such as adaptive reuse of commercial property and land, co-operative housing options, and mixed-use housing developments  Include land transfer costs, property tax waivers, transportation and infrastructure development, and financial investment, as well as navigation to address systemic barriers	Transportation and infrastructure development within normal operating budget	Occupancy for first phases in fall 2020 / spring 2021	Up to \$4.5 for minimum of five major projects providing 500+ new units, subject to funds from CMHC via the National Housing Strategy
<b>Provide renovation rebates and incentives to landlords</b>	Assist property owners to bring older properties to code, to reduce the occurrence of tenants being evicted for safety reasons, and to incentivize existing landlords to maintain existing long-term rental properties	There are programs via Efficiency PEI for limited investment for energy-efficient upgrades	January 2020	\$2m for cost sharing investments into property upgrades
				<b>TOTAL \$8,500,000</b>

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SUPPORT AND SERVICES				
Recommendations	What will this do?	Context	Timeline	Estimated Costs In next 12 months
<b>Establish and support independent tenant and landlord associations</b>	<p>Provide annual operating funding for two non-governmental organizations, using provincially owned premises or via existing organizational structures</p> <p>Enables non-partisan coordination of advocacy efforts, data collection, and a focal point for coordination and delivery of government services</p>	<p>Housing PEI (<a href="http://www.fahpei.ca">www.fahpei.ca</a>) are providing ad-hoc tenants' advocacy on a volunteer basis</p> <p>Tenant support worker (funded by provincial government on contract basis) currently located at Community Legal Information</p>	January 2020	\$250k per year (shared administrative and operational resources)
<b>Enhance the Housing Hub</b>	<p>Dedicated case management team (including government departments and key community partners)</p> <p>Provide single point of contact for housing issues and information for the public that can actually provide solutions</p> <p>Housing Navigator with delegated authority and responsibility for implementing Housing Action Plan recommendations</p>	<p>Special Advisor for Housing (Clifford Lee) appointed August 2018 (approximately) with no clear public mandate for this role to date</p>	Fall 2019	<p>Case management within existing operational staffing</p> <p>Housing Navigator role \$100k</p>
<b>Grow and support the labourforce</b>	<p>Double the enrollment in the trades program for PEI students, with full tuition subsidy for current and new students and contractual agreement for return of service</p>	<p>Approximately 30 students per year in trades program at Holland College, at cost of \$11k for two year program</p>		\$300k to provide program subsidy to current and new PEI students
<b>Establish a rental registry</b>	<p>Central point for tenants, prospective tenants, and landlords, including availability, trends, and pricing</p>	<p>IRAC or Dept of Social Development &amp; Housing do not currently track data relevant (ie renovictions), and data they do track is not publicly available</p>	Spring 2020	<p>Development / ongoing management / oversight staff \$250k</p>
				<b>TOTAL \$900,000</b>