



2018-2023

Housing Action Plan



Final Report

Minister's Message

It is my pleasure to present the final report on progress of the Province of Prince Edward Island's Housing Action Plan 2018-2023.

I want to recognize the many individuals – provincial staff, municipalities, community partners, industry associations, advocacy groups, developers, landlords and tenants – who have helped bring forth positive progress on housing. I would also like to recognize the leadership of previous ministers of housing on this file.



The Province of Prince Edward Island will continue to work alongside our partners as we develop and implement solutions to address our housing crisis.

Regards,

A handwritten signature in black ink, appearing to read 'Rob Lantz' in a cursive script.

Hon. Rob Lantz
Minister of Housing, Land and Communities

Progress on Actions

ACTION	PROGRESS
<p>1 Create 1000 affordable housing units to remove households from core housing need (social, emergency, transitional, supportive) including building new units and rent supplement of existing units: 275 units 2018-2019; 775 units in 2019-2022.</p>	<p>PEI Housing Corporation (PEIHC) added 1,000 affordable units by 2021 as documented in the 2021 Progress Report through the issuing mobile rental vouchers, rent supplements and increasing government owned social housing units.</p>
<p>2 Create, through implementation of the Social Infrastructure Fund, a minimum of 76 social housing units to support Island seniors with appropriate, affordable and suitable housing.</p>	<p>PEIHC has created 76 seniors' units, 44 units through the Affordable Housing Development Program in Charlottetown and 32 seniors' units in Summerside.</p>
<p>3 Create, through implementation of the Social Infrastructure Fund, a minimum of 10 housing units to support victims of family violence as they transition to safe living arrangements.</p>	<p>PEIHC has constructed 20 units on Beach Grove Road to support victims of family violence as they transition to safe living arrangements:</p> <ul style="list-style-type: none">• 10 units for survivors of family violence (operated by PEI Family Violence); and• 10 units for youth aging out of child protection (operated by Child and Family Services).
<p>4 Create 100 new private nursing home beds to address wait times for Island seniors and their families.</p>	<p>The Province, through the Department of Health and Wellness announced the creation of 100 beds in November 2018. They have completed 78 beds to date:</p> <ul style="list-style-type: none">• Gillis Lodge – 12 beds;• Andrews of Stratford – 24 beds;• The Mount – 16 beds;• Andrews of Summerside – 20 beds; and• Whisperwood Villa – 6 beds.

ACTION	PROGRESS
<p>5 Create 10 transitional housing units to support Islanders with mental health needs as they transition back into community life.</p>	<p>The Province through Health PEI provided funding to support the PEI Division of Canadian Mental Health Association (CMHA) to open 10 transitional housing beds in Charlottetown (4 individual apartments and 6 training apartments).</p>
<p>6 Implement Community Housing Fund in collaboration with community partners to deliver housing solutions</p>	<p>PEIHC has partnered with CMHA on the development of the Community Housing Fund (CHF). The fund is available for non-profits, community-based service organizations, municipalities, and the private sector. There are three fund categories: capacity building and research, professional services, and construction. Sixteen groups have received funding since 2020.</p> <p>In March 2022, the Fund moved to a year-round intake and earmarked \$500,000 for indigenous housing projects.</p>
<p>7 Enhance government owned social housing to maintain appropriate, affordable and suitable housing for low income Islanders.</p>	<p>PEIHC committed to funding in 2020, 2021 and 2022 to support capital repairs and greening improvements to existing social housing inventory:</p> <p>2019-2020 - \$800,000 2020-2021 - \$800,000 2021-2022 - \$800,000 2022-2023 - \$1,200,000.</p> <p>Additionally, there has been an increase in the capital repair budget presented for 2024 to 2028, as follows:</p> <p>2023-2024 - \$3,730,000 2024-2025 - \$3,750,000 2025-2026 - \$4,840,000 2026-2027 - \$4,080,000 2027-2028 - \$4,100,000.</p>

ACTION	PROGRESS
<p>8 Identify surplus land for use in affordable housing projects.</p>	<p>The Province of Prince Edward Island contributed government-owned land to affordable housing projects since the release of the 2018 Housing Action Plan:</p> <ul style="list-style-type: none"> • 30 units Kings Square Housing Corporation (50-unit building in total); • 20 units transitional housing; • 32 units seniors housing in Summerside; • 10 units seniors housing in Souris; • 10 units housing with Queens County Residential Services (QCRS); • 32 units senior housing in Charlottetown; • 10 units mixed housing in Morell; • 10 units mixed housing in Georgetown; • 32 units seniors housing in Hillsborough Park • 10 units mixed housing in Alberton; • 31 units family housing in Summerside; • 39 units senior housing in Summerside; • 13 units supportive housing in Charlottetown; and • 3 units family housing in Charlottetown.

ACTION**PROGRESS****9**

Collaborate with municipal and community partners to initiate a National Co-investment Fund pilot project to model innovative housing solutions.

PPEIHC has collaborated with Canada Mortgage Housing Corporation (CMHC) on several projects, including:

- Pan American Properties – 45 units in Montague;
 - Pan American Properties – 61 units in Stratford;
 - Kings Square Non-Profit Housing Corporation – 60 units in Charlottetown;
 - Community Connections – 10 units in Summerside;
 - Queens County Residential Services (QCRS) – 10 units in Charlottetown;
 - Arsenaults Bros. – 70 units in Summerside;
 - Ironwood Estates – 90 units in Charlottetown;
 - Canadian Mental Health Association – 28 units in Charlottetown; and
 - Boys and Girls Club (Summerside) – 10 units in Summerside.
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ACTION

PROGRESS

<p>10 Work with municipalities and the Federation of PEI Municipalities (FPEIM) to identify best practices and benchmarks to streamline development supports for affordable housing, including regulation processes, incentives, needs assessment and capacity.</p>	<p>PEIHC has ongoing discussions with municipalities and the FPEIM. Some examples of engagement include:</p> <ul style="list-style-type: none"> • The Department of Social Development and Housing (SDH) presented at the semi-annual meeting of the Federation of Prince Edward Island Municipalities (FPEIM) in January 2019; • Worked in collaboration with the City of Charlottetown on their Affordable Housing Program Policy; • Staff continue to work with City of Charlottetown, City of Summerside, Town of Stratford, and the Town of Three Rivers on development projects; • Working with municipalities on the Rapid Housing Initiative Round 3 (Cities Stream); • SDH staff working with the FPEIM on the development Municipal Infrastructure Fund; • The Town of Stratford receiving funding through CMHC Housing Supply Challenge; • The Charlottetown Region Growth Study and Housing Needs Assessment (completed by Charlottetown, Stratford and Cornwall); and • Participation in the Charlottetown Affordable Housing Council.
<p>11 Work with Island Regulatory and Appeals Commission (IRAC) to increase understanding of housing market conditions and their impact on the rental rate setting process.</p>	<p>IRAC initiated a public awareness campaign on tenant rights and landlord obligations in December 2018.</p> <p>IRAC works with the department on an ongoing basis to increase public understanding of the housing market and programs and services through Renting PEI.</p> <p>Additionally, PEIHC has provided funding to Community Legal Information Association for a support worker.</p>

ACTION**PROGRESS****12**

Promote, incentivize and facilitate immigrant investment in affordable housing development including bonus points for immigrant applicants willing to invest in affordable housing projects.

Island Investment Development Inc. (IIDI) updated program criteria to allow new real estate development as an eligible business concept under the entrepreneur stream of the Provincial Nominee Program (PNP) in December 2018.

ACTION**PROGRESS**

13 Examine options for the provision of provincial incentives to developers and community partners including: expedited permits; tax incentives; grants and creative financing opportunities to spur the development of affordable housing.

The Province has started several initiatives to provide incentives for developments of affordable housing, including:

- The Affordable Housing Loan Program, through Finance PEI, providing flexible financing alternatives for developers as an incentive to include affordable rental units in new multi-unit developments or in existing properties being renovated;
- The Affordable Housing Development Program, through PEI Housing Corporation, provides financial incentives for developers to construct affordable units;
- Launching the Community Housing Fund administered by CMHA provides financial incentives for developers to build affordable units;
- Launching the Housing Challenge Fund that provides low interest, high leveraged financing options to developers seeking to complete residential developments with established criteria to incentivize affordable housing units;
- PEI Century Fund previously launched the Multi-unit Residential Loan Program to provide financing options for property developers seeking to construct multi-unit residential developments. This Program has since been closed upon the Housing Development Challenge Fund being launched; and
- The Department of Finance has launched the Residential Unit Development Incentive (RUDI) for Multi-Unit Residential providing financial support to encourage the development of newly constructed units by providing a diminishing property tax rebate for a period of 5 years.

Additionally, SDH staff are working with CMHC regarding the Housing Accelerator Fund that was announced in the federal budget in 2022 that is geared towards improving the amount of time required to obtain the appropriate permitting for residential developments.

ACTION	PROGRESS
<p>14 Expand opportunities to evolve the use of social housing for other population groups such as supportive housing.</p>	<p>PEIHC continues to monitor the social housing registry to identify opportunities for social and supportive housing. PEI Housing Corporation has completed several initiatives to expand this, such as:</p> <ul style="list-style-type: none"> • The completion of the Needs Analysis of Housing Supports in Prince County Region of PEI; • The completion of the Community Needs Assessment on Emergency Shelters; • Beginning the Needs Analysis of Housing Supports for Kings County (expected to be completed in the Spring, 2023); • PEIHC has hired a Senior's Outreach Worker and Housing Navigator; • PEIHC has launched a 50-bed emergency shelter on Park Street in Charlottetown; • PEIHC is proceeding with the construction of a new 13-unit supportive housing complex in Charlottetown; and • PEIHC has provided funding to The Adventure Group and previously the Salvation Army to operate the Community Outreach Centre in Charlottetown.
<p>15 Identify affordable housing properties at risk, through sale or other means, and examine ways to keep them affordable</p>	<p>The province supported CMHA to purchase 40 Kent Street in Charlottetown to maintain affordability.</p> <p>PEIHC also purchased properties in 2021/22 and 2022/23 to help maintain affordability for properties that were for sale totaling 74 units.</p>

ACTION**PROGRESS****16**

Continue to develop, align and communicate incentives for affordable housing to developers and community partners.

PEIHC has completed several initiatives, including:

- Publicly share housing initiatives and partnership opportunities, through the government website, including the creation of flyers for developers and princeedwardisland.ca/landlordsupport;
 - Ongoing meetings and discussion with community partners and developers;
 - Dedicated workshops with community partners;
 - Ongoing discussions with the Working Group of the Community Outreach Centre;
 - Participation in the Rural Advisory Board and Community Advisory Board; and
 - Participation in the development of Homelessness Individuals and Families Information System (HIFIS).
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ACTION**PROGRESS****17**

Using the Housing HUB, examine emerging affordable housing trends and practices including:

- garden suites, micro-units, zoning allowances; and
- shared housing incentives.

The Housing HUB is now referred to Housing Priorities and it is comprised of members of the senior management team and housing staff.

PEIHC's work towards the affordable housing trends, including:

- Continuous monitoring of affordable housing trends across the country;
- Membership on the Federal-Provincial-Territorial (FPT) Housing Research Working Group, a subcommittee of the FPT Housing Forum;
- Completed the design of tiny homes and ongoing discussions with the Construction Association of PEI regarding their construction;
- Ongoing discussions with the Department of Education regarding the construction of tiny homes through their high school carpentry courses;
- Participation in the Housing Supply Challenge Fund with the Town of Stratford; and
- Ongoing FPT discussions on the implementation of the Housing Accelerator Fund that was announced in the federal budget in 2022.

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Using the Housing HUB, examine opportunities and incentives to encourage property owners to retrofit older, vacant homes and vacant commercial space to create affordable units.

PEIHC has expanded the PEI Home Renovation Program to increase the maximum grant amount to provide additional incentive for owners to renovate their property.

Additionally, the Province has launched programs through Efficiency PEI program to support islanders making improvements to their home to improve their energy efficiency.

ACTION	PROGRESS
<p>19 Through the Housing HUB, partner with the construction industry to identify options to quickly increase housing supply when necessary.</p>	<p>Skills PEI is partnering with the Construction Association of Prince Edward Island on several initiatives, including:</p> <ul style="list-style-type: none"> • Human Resource Advisor; • Island Builder; • Team Construction; • Discover Carpentry; • Partnership with the Construction Association of PEI and the Department of Education; and • PEIHC has partnered with Holland College to utilize their existing construction programs to increase the supply of affordable housing units.
<p>20 Update Rental of Residential Property Act and Regulations to ensure practices are current and fair.</p>	<p>Government introduced the Residential Tenancy Act in Fall 2022, with corresponding regulations to be introduced in Spring, 2023.</p> <p>The Province of Prince Edward Island has supported the Community Legal Information Association (CLIA) to establish a Tenant Support Worker to assist tenants and landlords to understand their rights and responsibilities.</p>
<p>21 Partner with The Co-operative Housing Federation of Canada to foster the growth and evolution of cooperative housing across PEI.</p>	<p>PEIHC has been involved in several housing projects involving co-operative associations such as King's Square Non-Profit Housing Corporation.</p> <p>PEIHC is investigating the opportunity to partner with The Co-operative Housing Federation of Canada in 2023.</p>
<p>22 Create capacity to enable community partners, developers and other levels of government to identify and develop solutions to support Islanders experiencing housing affordability challenges (Community Housing Liaison)</p>	<p>PEIHC has created several positions to address capacity building with community partners and private developers. One position was created to work with community partner organizations that are involved in providing services to individuals facing homelessness and there was another position created to work with private developers on affordable housing solutions.</p>

ACTION	PROGRESS
<p>23 Extend expiring affordable housing agreements with developers to protect current affordable housing stock.</p>	<p>PEIHC has completed the extension of the affordable housing agreements with the exception of one agreement that was not extended.</p>
<p>24 Create an affordable housing loan fund which may be used to leverage other funding including the National Co-investment fund. Loans will be made for new housing construction, acquisition of affordable housing stock at risk, and rehabilitation of existing stock.</p>	<p>Finance PEI developed an Affordable Housing Loan Program in 2019.</p>
<p>25 Create a Down Payment Assistance Program</p> <p>Pilot to assist Prince Edward Islanders with modest incomes who pre-qualify for an insured mortgage to purchase their first home. Eligible participants can apply to receive an interest-free repayable loan of up to five per cent of the purchase price of a home</p>	<p>As of December 31, 2022, Finance PEI reported the following:</p> <ul style="list-style-type: none"> • 771 applications received; • 226 approved; • 474 declined, withdrawn, or expired; and • 69 in progress.

ACTION**PROGRESS****26**

Examine supports to affordable home ownership and first-time home buyers.

PEIHC has expanded the supports through the Home Renovation Program for all streams, including:

- PEI Home Renovation Program;
 - Seniors Home Repair Program;
 - Seniors Safe @ Home Program;
 - Renovation Program for Persons with Disabilities;
 - PEIHC is working on the development of an Attainable Housing Fund, which is geared towards individuals with low to modest income levels seeking attainable home ownership;
 - PEIHC is partnering with the Federation of Municipalities on the Municipal Infrastructure Fund that also is geared towards low to modest income levels seeking attainable home ownership. Non-repayable financial support is provided to reduce the infrastructure costs of a development and therefore, reducing the overall cost of the home to the end consumer; and
 - Finance PEI has the Down Payment Assistance Program that provides financial support for first-time home buyers.
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27 Complete annual reviews of social assistance shelter ceiling levels to help Islanders requiring assistance with the cost of living.

The following changes have been made:

Effective July 1, 2021:

Rented/owned shelter rates increased for all household types on Social Assistance/Assured Income. For example, 35% for a single person and 20% for a couple with two children.

- Increase in room rental rate to \$377;
- Increase in shelter rate for singles and couples with no children to \$794;
- Increase in shelter rate for single parents and couples with one child to \$961;
- Increase in shelter rate for single parents and couples with two children to \$1,118;
- Increase in shelter rate for single parents and couples with three children to \$1,191; and
- Increase in shelter rate for single parents and couples with 4+ children to \$1,242.

Effective October 1, 2021:

- Shelter rate for Social Assistance/Assured Income clients living with relatives increased from \$135 to \$377 (\$179% increase); and
- A new shelter rate of living with parents was introduced for Assured Income clients only at \$377.

Effective December 1, 2022:

Rented/owned shelter rates increased for all household types on Social Assistance/Assured Income. For example, 7% for a single person and 4% for a couple with two children.

- Increase in room rental rate to \$500;
 - Increase in shelter rate for singles and couples with no children to \$850;
 - Increase in shelter rate for single parents and couples with one child to \$1,000;
 - Increase in shelter rate for single parents and couples with two children to \$1,168;
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ACTION	PROGRESS
	<ul style="list-style-type: none"> • Increase in shelter rate for single parents and couples with three children to \$1,241, and • Increase in shelter rate for single parents and couples with 4+ children to \$1,292.
<p>28 Include affordable housing as part of municipal planning requirements.</p>	<p>PEIHC engages with municipalities on an ongoing basis to support the creation of affordable housing policies. Examples of initiatives include:</p> <ul style="list-style-type: none"> • Input to City of Charlottetown's Affordable Housing Program Policy; • Work with City of Charlottetown, City of Summerside, Town of Stratford, and the Town of Three Rivers on development projects; • Both the cities of Summerside and Charlottetown have worked with private developers to eliminate property tax as an incentive to affordable housing builds; and • Working closely with municipal planning for PEIHC builds/projects.
<p>29 Create a Senior Advisor for Housing and Infrastructure to lead Housing Hub.</p>	<p>Senior Advisor for Housing and Infrastructure role created in July 2018 to assist in the initial implementation of the Housing Action Plan. Specific initiatives:</p> <ul style="list-style-type: none"> • Worked with 12 municipalities on housing solutions; • Worked with 75 private developers on project development including supply, demand and funding opportunities; and • Connected municipalities and developers with the provincial and federal governments to initiate new affordable housing builds.
<p>30 Create a Housing Navigator to enable Islanders to access appropriate services and supports.</p>	<p>PEIHC created a Housing Navigator position in February 2019.</p>

ACTION	PROGRESS
<p>31 Create a Tenant Outreach Worker to support social housing tenants to achieve successful housing placements and to access available services and supports.</p>	<p>PEIHC created a Seniors Outreach Worker in July 2021.</p> <p>Additionally, PEIHC provides funding to PEERS Alliance for outreach workers to support individuals experiencing homelessness or at risk of experiencing homelessness.</p>
<p>32 Optimize access to the Seniors Independence Initiative, Seniors Home Repair Program and Seniors Safe at Home Program to ensure maximum opportunity for Island seniors to remain in their homes and communities</p>	<p>PEIHC has enhanced and expanded the Seniors Home Repair Program several times over the last 4 years.</p> <p>The Seniors Independence Initiative has continued to expand eligibility and financial supports since its inception. Most recently, the threshold amounts were expanded to increase the number of eligible applicants and there was an increase to the funding levels within each of the existing threshold amounts as well as the addition of another threshold.</p>
<p>33 Enhance government's home renovation programs to improve the quality of private and rental housing stock to ensure suitable and appropriate housing for low income Islanders.</p>	<p>PEI Home Renovations Program was enhanced and expanded several times of the last 4 years.</p>

34 Incentivize energy efficient housing development to enhance housing affordability and sustainability.

SDH has partnered with Efficiency PEI (EPEI) for execution of the 2019-20 home renovation programs. Through a single application process, clients are connected with EPEI programs such as:

- Home energy audit program;
- Energy efficient appliance rebates; and
- Energy efficient equipment rebates.

The Affordable Housing Development Program's Program Criteria include requirements to meet Net Zero Ready guidelines.

Finance PEI recently launched several programs to provide incentives for energy efficient housing, including:

- The Housing Challenge Fund - provides preference to projects that demonstrate energy efficiency and carbon footprint reductions;
- The Rental Property Heating Program - provide owners of an existing long-term residential rental property on Prince Edward Island with financing to upgrade the current heating system of their residential rental property from fossil fuel to a cleaner, more efficient heat source while reducing their carbon footprint; and
- The Residential Home Heating Loan Program - Prince Edward Island homeowners, who are approved applicants, with financing to upgrade the current heating system of their personal year-round residence to a cleaner, more efficient heat source while reducing their carbon footprint.

Additionally, there are several programs within Government that incentivize energy efficient housing, such as:

- Canada Greener Homes Grant (administered by the Federal Government);
 - Canada Greener Homes Loan Program (administered by the Federal Government);
 - Home Energy Assessments;
 - Multi-Unit Residential Building Efficiency Program;
 - Energy Efficiency Loan Program;
 - Winter Warming Program;
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ACTION	PROGRESS
	<ul style="list-style-type: none">• New Home Construction Incentives;• Point of Sale Heat Pump Rebates;• Home Insulation Rebates;• Solar Electric Rebate Program; and• Energy Rebate.

35 Examine emergency housing options for people in housing crisis to support vulnerable populations.

PEIHC has completed the following:

- Single point of access was created through the Shelter Support Line: 1-833-220-4722;
 - Emergency shelter pilot initiated during winter 2018/19;
 - Temporary Housing Task Team created within government to oversee initiatives and process streamlining (this has since been changed to the Supportive Housing Division);
 - Initiated a women's shelter pilot in winter 2018/19 by providing funding to Blooming House Women's Shelter Inc (8 beds). Annual funding is provided to this organization to operate the shelter for female identifying individuals daily from 4pm to 8am;
 - Provide annual funding the Salvation Army for the operation of the Bedford MacDonald House for male identifying individuals daily from 8pm to 8am (10 beds);
 - Provide annual funding for the Chief Mary Bernard's Memorial Women's Shelter for female identifying and non-binary individuals (5 beds);
 - Provide annual funding for the LifeHouse Emergency Shelter & Transitional Housing for Women and Children (3 rooms with multiple beds);
 - Provide annual funding to PEERS Alliance to provide outreach support to individuals experiencing homelessness;
 - Opened a government operated emergency overnight shelter on Park Street (50 beds – includes 2 accessible units) operating daily from 8pm to 8am. The shelter is a low barrier, gender inclusive model that can also accommodate pets;
 - Provide annual funding to The Adventure Group for the operation of the Community Outreach Centre to a warm and safe place from 8am to 8pm for individuals in need;
 - Province provided a van to Downtown Charlottetown Inc. to be used by Downtown Street
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ACTION**PROGRESS**

Navigator to assist with warming, social access, and referral / transport to emergency housing;

- Initiated a province-wide community needs assessment for emergency shelters (completed), needs analysis of housing supports in the Prince County Region of PEI (completed) and the Kings County Needs Assessment (in progress);
- Continued membership on Community Advisory Board and Rural Advisory Board for Homelessness;
- Created the Housing Navigator Position;
- Created the Senior's Outreach Worker Position; and
- Created the Senior's Navigator Position.

36 Through the Housing Hub, research and identify rural-specific affordable housing challenges and solutions.

PEIHC has completed the following:

- Participated in affordable housing survey for Eastern Kings completed by the Montague Rotary Club;
- Continued review of social housing registry to understand demand and need in all communities;
- Continued engagement with rural municipalities and developers to understand local need;
- Creation of the Housing Challenge Fund to provide low interest financing options for developers that has allocated \$20M to support rural housing initiatives; and
- Continued support through the Affordable Housing Development Program that supports rural developments.

37 Examine implementation of National Building Code to ensure appropriate and suitable housing.

The National Building Code standards came into full effect on PEI in April 2021.

38 Explore mandating new affordable housing units to be built to a to-be-defined energy efficient standard.

PEIHC has implemented criteria that all new government owned builds and new affordable units supported through the Affordable Housing Development Program are required to be net zero ready.

ACTION	PROGRESS
<p>39 Develop regulations to ensure landlords are providing increased 'basic' standards of living for safe housing.</p>	<p>IRAC reviewed its Act and Regulation and has completed public consultation as part of the review.</p> <p>In response to the public consultation, the new Residential Tenancy Act includes a clause to address this item as well as a provision to broaden this if needed.</p>
<p>40 Ensure that the Provincial Land Use Policy is informed to support mixed community development and affordability goals including provincial minimum standards and design guidelines to address the built environment, such as inclusionary zoning, density bonus provisions and support for expedited processes that include affordable housing.</p>	<p>PEIHC is working with the Department of Agriculture and Land regarding changes to the legislation to specifically address these items. This process is ongoing.</p>
<p>41 Work with partners to ensure that affordable housing development includes community design and planning for walk-ability, biking, and access to services.</p>	<p>PEIHC works to ensure these items on an ongoing basis through:</p> <ul style="list-style-type: none"> • Discussions with developers as plans and proposals are submitted; • Consideration of community design and planning in creation of government programs that support affordable housing; and • Ongoing work with Municipalities to ensure affordable housing developments are strategically designed to factor in these items.

ACTION

PROGRESS

42 Promote and encourage diverse housing communities with mixed market rentals, retail space, mixed income residents and residents with differing abilities and needs.

PEIHC continues to support the development of communities that have a strong mix of housing units and residents.

The Affordable Housing Development Program has guidelines implemented to encourage mixed market rentals. PEIHC will only provide funding support to a maximum of 50% of the total units.

PEIHC includes consideration of community design and planning in creation of government programs that support affordable housing. For example, the Municipal Infrastructure Fund includes preferences that will be given to projects that include mixed market housing.

43 Through Housing Hub, identify opportunities to address construction-related labour market shortfalls to ensure the availability of qualified trades to build needed housing.

With the current demand in the construction industry, there are significant labour challenges across Canada.

Over the last 5 years, PEI has made strides in recruiting skilled labour through the Immigration program, such as:

- Recognizing that PEI is experiencing a critical shortage of labour in multiple key sectors across the Province including construction, our Office launched the Occupations in Demand stream through our Provincial Nominee Program in March 2022. This stream allows for the international recruitment of workers in intermediate skilled positions such as Construction Labourers and other positions that our other immigration programs could not support;
- Skilled Worker stream is designed to support employers looking to utilize international recruitment to fill highly skilled positions such as carpenters, plumbers, electricians, drywallers, etc.;
- During 2022, the Office of Immigration met with over 70 Employers and 700 individuals through engagement sessions with employers, industry associations, post-secondary institutions, settlement organizations, and other government departments. Many of these employers were in the construction and related sectors; and
- Engaged with the Construction Association of PEI with regards to participating in various international recruitment activities. The Association joined our Office at the Newcomers Canada Global Talent Expo – Toronto in October 2022.

Skills PEI has also partnered with Construction Association of PEI. They have initiated programs that build interest for the trades, such as:

- Human Resources Advisor;
- Island Builder;
- Team Construction; and
- Discover Carpentry.

Holland College has also expanded their Programs for Trades over the last 5 years and has strong enrollment in

ACTION**PROGRESS**

their construction, electrical, ventilation and plumbing certification programs.

PEIHC is also considering innovative solutions such as modular construction to help alleviate strains on the labour market.

44 Through Housing Hub, continue to identify point in time need for specialized housing and support services and increase availability based on need.

Continue to work collaboratively with residential providers to ensure an accurate understanding of the current clientele, availability of residential beds and Associate Families to ensure a coordinated approach to placements.

Have worked with key stakeholders to establish and maintain a waitlist of clients residing in the community that may require residential placement in the near future.

Continue to build partnerships across government and service providers to better identify future needs. In providing support for increased residential housing, careful consideration is being taken to ensure new spaces have capacity to support multiple individuals and to address waitlist needs.

Exploring innovative approaches through partnerships to address complex care needs. Reviewed and continue to review approaches around funding, and formalized agreements for residential arrangements.

Partnered with Non-Government Organization (NGO) who developed a respite matching program connecting individuals requiring respite with a care provider. Partnered with Holland College to offer a micro credential focused on respite care training.

ACTION**PROGRESS**

45 Expand the housing navigator function to include the development and management of a coordinated process to identify those needing affordable housing.	<p>The Housing Navigator was hired February 2019 and has worked collaboratively with community partner organizations to identify those needing affordable housing. The implementation of HIFIS has also provided another level of coordination of this process.</p> <p>The Housing Navigator works to assist complex individuals to find and maintain appropriate housing. This requires coordination with our community partners that provide important services to the individuals in an effort to get a better understanding of what housing options would be best for the individual.</p>
46 Expand the housing navigator function to include the development and management of a centralized online registry of available safe and appropriate rental properties and resources.	<p>PEIHC maintains an active list of landlords that is utilized to assist the housing navigator and other staff to provide options to those in need.</p> <p>PEIHC also partners with the John Howard Society and they are organization that has worked on the development of HIFIS and the By-Names List that incorporates information from community partners that work with individuals facing homelessness. As part of the system, potential landlords that are open to providing housing to individuals that are facing homelessness or at risk of homelessness are identified.</p>
47 Collaborate and partner with First Nations and Indigenous groups to address affordable housing needs.	<p>PEIHC has developed strong partnerships with First Nations and Indigenous groups, including:</p> <ul style="list-style-type: none">• Project specific engagement with Native Council of PEI. Most recently, PEIHC is partnering with this organization on the creation of a new emergency shelter in Summerside;• PEIHC has previously supported Habitat for Humanity for 25 new homes; one of which will be built on Lennox Island with support from the Mi'kmaq Confederacy of PEI (MCPEI);• There has also been \$500K earmarked through the Community Housing Fund to specifically support Indigenous groups; and• Working with Abegweit First Nations on their affordable housing projects in Scotchfort.

ACTION	PROGRESS
<p>48 Establish a Cabinet Committee on Housing (CCOH) to lead: government's approach to housing across the province, the development and supply of affordable housing, and housing market development, analysis and innovation</p>	<p>There was a Cabinet Committee on Housing (CCOH) established to jumpstart Year 1 Plan actions (Fall 2018).</p> <p>The plan's leadership streamlined to ensure resources focused on initiative delivery. Cabinet Committee on Housing (CCOH) disbanded and plan leadership assigned to SDH in May 2019.</p>
<p>49 Establish a multi-sectoral Housing Council to:</p> <ul style="list-style-type: none"> • Respond to direction from, and provide advice to, the Cabinet Committee on Housing. • Oversee implementation of the Housing Action Plan; • Administer the Community Housing Fund; • Ensure plan alignment with the National Housing Strategy; and • Ensure plan alignment with the Homelessness Partnering Strategy. 	<p>The Housing Council established to support initiation of Year 1 Plan actions in the Fall 2018.</p> <p>The plan oversight was streamlined and assigned to SDH (May 2019).</p>

ACTION**PROGRESS**

<p>50 Develop a collaborative Housing Hub to:</p> <ul style="list-style-type: none">• Respond to direction from, and provide support to, the Housing Council;• Implement the Housing Action Plan;• Function as an affordable housing centre of excellence;• Support and provide advice to affordable housing partners.	<p>The Housing Hub was created in September 2018 and was subsequently renamed Housing Priorities. It consists of a core group of staff within SDH who manage Plan implementation. Supports from other government departments are accessed on an initiative by initiative basis to ensure needed expertise is available.</p>
<p>51 Develop an evaluation and public reporting framework for the Housing Action Plan to ensure accountability to Islanders.</p>	<p>PEIHC has issued two Progress Reports on the 2018 Housing Action Plan with the next report forthcoming.</p>
<p>52 Through Housing Hub, enhance research capacity to identify and address affordable housing information gaps and enable evidence-based affordable housing solutions.</p>	<p>PEIHC's Housing Priorities Team monitors affordable housing information and research across Canada. New initiatives such as unique tiny home concepts for affordable and/or supportive housing as well as the use of modular construction to assist in accelerating projects and lessen the impact on the labour shortages in the construction industry.</p>
	<p>PEIHC is a member on the Federal-Provincial-Territorial (FPT) Housing Research Group, a subcommittee of the FPT Housing Forum.</p>
<p>53 Create and conduct housing tenant satisfaction surveys to identify and respond to needs.</p>	<p>Staff of PEIHC has provided input to the development of the 2018 Canadian Housing Survey and the 2018 Social and Affordable Housing Survey – Rental structures with CMHC and Statistics Canada.</p>
	<p>PEIHC Housing Services team completes quarterly tenant meetings that allows the individuals to communicate any concerns.</p>
	<p>PEIHC plans to implement satisfaction surveys in 2023.</p>

ACTION**PROGRESS****54**

Address data sharing barriers and develop data sharing relationships with community groups (such as newcomer assistance, non-profits) to support understanding of point in time need and available resources.

Staff of PEIHC have worked with the John Howard's Society on the implementation of HIFIS and it is currently being used by many community partner organizations that work with individuals facing homelessness. We continue to be in the early stages of the implementation, and it will continue to be enhanced going forward.

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Expand data currently available through government's open data portal available to support transparency and accountability (including providing the meta-data for any information made publicly).

PEIHC has provided housing data on the government's open data portal. The information captured in the portal is also compiled in the PEIHC Annual Reports.

In 2021, the Province of Prince Edward Island updated its Housing Action Plan in light of the COVID-19 pandemic. Our approach evolved to reflect our changing environment, new information and the realities of creating housing and supports during a pandemic, while still reflecting the pillars of the 2018 plan.

ACTION	PROGRESS
1 Government is committed to delivering 1,200 affordable housing units in partnership with community organizations and housing developers, and to ensuring Islanders facing housing challenges have supports.	PEIHC has reached its targeted of 1,200 affordable units through new builds, purchases, units supported through the Affordable Housing Development Program and Mobile Rental Vouchers.

The Department provided the following supports through the Covid-19 pandemic:

NON-GOVERNMENT ORGANIZATIONS

- \$250,000 to United Way of Prince Edward Island's Atlantic Compassion Fund;
- \$100,000 to Salvation Army of Prince Edward Island to support food and heat related needs;
- \$100,000 to PEI Food Bank Association to support the food related needs of Islanders. A further \$100,000 was approved in December 2020;
- A further \$100,000 provided to the United Way of PEI in December 2020 to support Islanders experiencing financial challenges due to COVID-19;
- A \$50,000 contingency fund for NGOs of which \$30,000 was provided to the PEI Council of Persons with Disabilities to support clients with physical and intellectual disabilities;
- An additional \$24,000 was provided to the PEI Council of Persons with Disabilities to support Islanders living with disabilities as well as \$10,000 for Gifts from the Heart; and
- As of December 2020, over \$270,000 was provided to six NGOs who provide residential supports to clients with disabilities to support additional COVID related expenses;

EVICCTIONS/HOUSING

- Prince Edward Island Housing Corporation put a moratorium on evictions from provincially owned social housing units until June 2020 and reinstated the moratorium with December 2020's circuit breaker;
- Increased cleaning and signage to support COVID-19 prevention measures in social housing units;
- Supreme Court of Prince Edward Island approved a moratorium on evictions province-wide as requested by the Attorney General;
- Island Regulator and Appeals Commission delayed all hearings (and therefore evictions) until April 6, 2020;
- Approved \$1.5 million for a Temporary Rental Assistance Benefit to help cover a portion of the cost of rent. The program ran until July 3, 2020; a total of 1,654 were approved including 404 for students;
- Moved the Community Outreach Centre to accommodate social distancing;

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- Worked with shelters to ensure the availability for overflow space at hotels and to prepare if self-isolation was needed; and
 - COVID-19 testing mobile site testing made available for clients of the Community Outreach Centre.

FAMILY VIOLENCE PREVENTION

- Announced a multi-department family violence prevention cabinet sub-committee.;
 - This committee worked to increased awareness for supports and interventions regarding Family Violence issues;
- Provided on-going supports for survivors of family violence during COVID-19.

CHILDREN AND FAMILIES

- Bought 250 additional licenses for the Positive Parenting Program online course so it would be free for Island families;
- Created COVID Practice Guide and provided financial supports for Foster Parents to support Children in Care;
- Worked with Justice and Public Safety to establish a co-parenting action team to help parents address co-parenting challenges they are experiencing during COVID-19 and connect them with appropriate government and community programs and services; and
- As an essential service, Child and Family Services continued day to day operations.

SENIORS AND LOW-INCOME ISLANDERS

- Established a general COVID response line to address social concerns of Islanders, particularly those in self-isolation who needed support to get food, medication and other essential needs;
 - Donated \$10,000 to the Community Foundation of Prince Edward Island to start a Tablet for Seniors Fund. From this, a total of 100 tablets were purchased for seniors in long-term care and community care facilities;
 - Continued to support day-to-day operations of department so that payments for Seniors Independence Initiative, AccessAbility Supports and Social Assistance continued their regular schedule; and
 - NEW* \$100 top up to all Social Assistance and Assured Income clients.
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ACTION	PROGRESS
<p>3 Complete construction of housing units currently in the planning and design phase (Fall 2020 Capital Budget - \$20.4M)</p>	<p>PEIHC is working towards the completion of the 100 units that were a part of the Fall 2020 \$20.4M capital budget. There are 20 units that are currently being constructed with the remaining 80 units planned for FY2023-2024.</p>
<p>4 Secure the locations of new social and transitional housing units committed in the Fall 2020 Capital Budget - \$6.5M.</p>	<p>PEIHC has utilized the \$6.5M allocated to social and transitional housing units towards purchasing units.</p>
<p>5 Prioritize renovations to existing social housing units (Fall 2020 capital Budget - \$4.4M).</p>	<p>PEIHC has utilized the annual budget for renovations to existing social housing inventory.</p>
<p>6 Conduct a third-party study of what a rental registry for PEI could look like.</p>	<p>Stantec has been contracted to create a report on rental registries.</p>
<p>7 Initiate a project to develop a structure that supports groups who want to develop cooperative housing.</p>	<p>PEIHC is in the early stages of engaging a consultant to work with co-operative housing associations.</p>
<p>8 In partnership with the PEI Division of the Canadian Mental Health Association, review the criteria for the Community Housing Fund, relative to the current housing market environment, and issue a second intake application process.</p>	<p>The Community Housing Fund (through CMHA) has been made available on an ongoing basis. Applications are now accepted on a year-round basis.</p>
<p>9 Complete implementation of the PEI-Canada Housing Benefit.</p>	<p>PEIHC has implemented the PEI-Canada Housing Benefit with a formal announcement in August 2021.</p>

ACTION	PROGRESS
<p>10 Work with community partners to support the implementation of recommendations from the Need Analysis of Housing Supports in Prince County report.</p>	<p>PEIHC works with community partners on an ongoing basis to enhance the supports for individuals facing homelessness to ensure that they are meeting the needs of islanders. The action items identified in the Prince County report are all considered to be in progress. However, the work in this area is never completed and continuing to enhance the supports is a priority.</p>
<p>11 Increase the number of supportive housing units available at Smith Lodge based on community need.</p>	<p>PEIHC is working towards having all beds at 35 Weymouth Street (Smith Lodge) transitioned to supportive housing. This will result in an additional 9 beds.</p> <p>Additionally, PEIHC has committed to the construction of a new 13-unit supportive housing facility on Weymouth Street (directly beside the existing facility).</p>
<p>12 Continue to work with housing developers to access federal funding available through the National Housing Strategy (NHS), including the NHS Co-Investment Fund.</p>	<p>PEIHC regularly works with private developers on housing projects. CMHC and PEIHC have a strong partnership and are in regular communication about funding options for private developers.</p>
<p>13 Find a permanent home for the Community Outreach Centre</p>	<p>The Community Outreach Centre has been relocated to 241 Euston Street.</p>
<p>14 Begin the process of doubling grants through the home renovation programs</p>	<p>All grants through the Home Renovation Program doubled in 2021.</p>
<p>15 Continue to work with community partners to ensure government's response to the Community Needs Assessment on Emergency Housing is meeting the needs of Islanders.</p>	<p>PEIHC works with community partners on an ongoing basis to enhance the supports for individuals facing homelessness to ensure that they are meeting the needs of Islanders. The action items identified in the Community Needs Assessment on Emergency Shelters are considered implemented. However, the work in this area is never completed and continuing to enhance the supports is a priority.</p>

ACTION	PROGRESS
<p>16 Continue to work with community and federal partners to implement coordinated access to support people at risk of homelessness, including putting in place the Homeless Individuals and Families Information System (HIFIS). HIFIS will help to gather data on the number of people facing homelessness and the depth of their needs.</p>	<p>PEI has implemented HIFIS and the coordinated access system is continuing to improve and provide more valuable data.</p> <p>Please note that all PEIHC's funding agreements with community partners require that the organization utilizes HIFIS.</p>
<p>17 Begin the review of all government owned social housing buildings and plan how best to achieve greater energy efficiency.</p>	<p>PEIHC has completed building assessments and is in the process of planning additional assessments.</p>
<p>18 Complete the process to replace the Rental of Residential Act with the proposed Residential Tenancy Act.</p>	<p>The new PEI Residential Tenancy Act was passed in the 2022 Fall Legislature Session.</p>