



# Mississauga Matters

PROVINCIAL ELECTION 2022



**KEEPING**

**HOUSING AFFORDABLE**

**IN MISSISSAUGA**

**MISSISSAUGA IS A WORLD-CLASS CITY, A PLACE WHERE THE WORLD COMES TO WORK AND WHERE PEOPLE CHOOSE TO BE.**

Our City is a great place to live, but the reality is, more and more individuals and families are being priced out of the market and pushed out of our city.

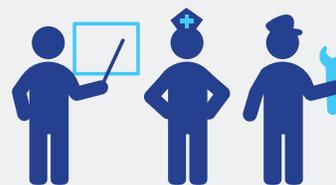
Securing and maintaining a place to call home, that is affordable, is a human right and critical to mental and physical well-being. A place to live provides individuals with a sense of security and enables our residents to connect and develop a sense of belonging in our community.

We are committed to ensuring that Mississauga is affordable and within reach for all.



**Middle-income earners**

include nurses, teachers, social workers and other service workers



**Middle-income households**

typically earn between \$55,000 and \$104,000 a year



MISSISSAUGA

## THE PROBLEM

# Mississauga is Facing a Housing Affordability Crisis.

Too often, people are forced to move far away from their jobs in our city, or live beyond their means to afford their home.



**Rental**  
\$1,670

**Ownership**  
\$459,000

Middle-income households with total annual incomes of \$55,000 - \$104,000 are increasingly being priced out of the city. With people typically being able to afford up to \$469,000 for a home, their options in our city are limited.

The average sale price of a single detached home in 2021 was \$1.805 million in Mississauga and the average cost of a condominium apartment in 2021 was \$657,000.

**These prices are out of reach for 80 per cent of the households in Mississauga.**

## What we need the Ontario Government to do

There are a number of factors that contribute to this affordability issue including limited supply of single family homes, rising cost of building materials, supply chain issues, demographic changes, interest rates and inflation. The issues are broad and complex.



**Lack of Appropriate Supply**



**Increased Cost**



**New Policies**

That means that **increasing the supply of housing alone** will not solve the crisis. While important, there is no guarantee that increasing housing supply will increase housing affordability. The Province must also look at what is driving demand; the speculators, real estate industry, the actions of developers and the influence of private finance. Too much focus has been placed on municipalities as if shortening the planning process and removing the amount of parkland developers must contribute will produce more housing and end the crisis.

We need a provincial partner that will work with both private industry and municipalities to address the unique needs of our city to **deliver the right supply of affordable housing** for all.

Mississauga supports infill development and greater density in our neighbourhoods, but where it makes sense and with proper consultation through the local planning process. **We want to plan our communities together.**

## Working together on solutions

The City of Mississauga is taking meaningful action to address the challenges our residents face to find suitable, affordable housing in our city.

Mississauga has developed a made-in-Mississauga plan to address housing affordability and increase the supply of housing that is affordable to a broader range of incomes. The goal of “Making Room for the Middle” is to address housing affordability for middle-income households (\$55,000 - \$104,000 annual household income) with a target that 35 per cent of new housing in Mississauga is either rental or affordable ownership.

The City has been working on several initiatives to address housing affordability, including:

- Implementing [inclusionary zoning](#) to achieve affordable units in new construction
- Investigating incentives for affordable rental housing
- Examining ways to develop housing cooperatives and community land trusts
- Supporting the vacant home tax proposed by the Region of Peel
- Implementing affordable housing objectives through Community Benefit Charges (CBC)
- Protecting the supply of rental housing by instituting a Demolition Control By-law, a Rental Replacement By-law and Condominium Conversion Control By-law
- Implementing a Housing First Strategy so that surplus lands can be offered to affordable housing providers first

- Establishing an Affordable Housing Reserve Fund
- Planning ways to increase housing options through gentle density in existing neighbourhoods

### Small changes to provincial legislation and policy would make it easier for us to get developers to build housing that is more affordable, more often:

- Create enduring and sustainable funding programs for affordable housing developers
- Permit inclusionary zoning or cash-in-lieu everywhere the market can support
- Provide municipalities the power to raise funds for affordable housing and zone for residential rental buildings
- Discourage investor-owned residential real estate through capital gains tax and other mechanisms
- Leveraging provincially-owned land by requiring a minimum of 20 per cent affordable units be provided when selling surplus land to developers

## HOW CAN YOU HELP?

Get engaged and informed and vote on **June 2, 2022**. Vote for a candidate who will work with us to take the right actions to make housing more affordable in Mississauga.



You can also join the conversation online by tweeting or mentioning your local candidate using **#MississaugaMatters** or visiting **MississaugaMatters.ca**