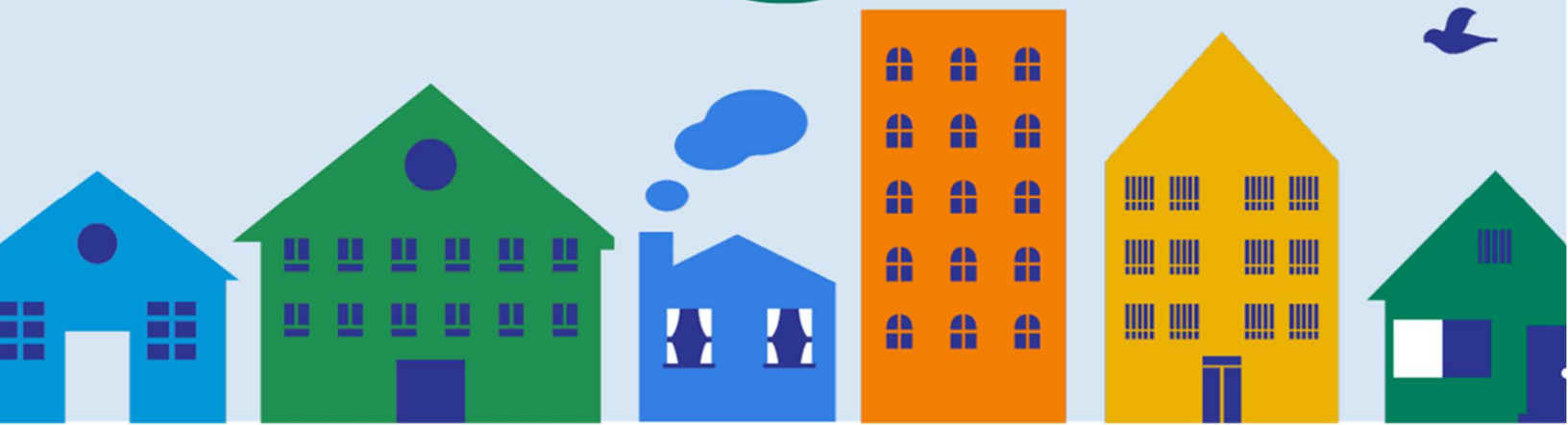


Building Together

Prince Edward Island Housing Strategy 2024-2029

February 2024





Message from the Minister

I am pleased to present “Building Together - Prince Edward Island Housing Strategy, 2024-2029.” This strategy was developed through engagement from non-profit organizations, community groups, tenants, landlords, and developers, and all levels of government. We thank you for your contributions.

During the stakeholder engagement process, we heard about what matters most to Islanders: access to adequate housing supply, affordable housing, and suitable housing supports for those most in need, along with the many barriers to housing development. The feedback and key themes we heard during the engagement process were used to develop this strategy.

Across the housing continuum, we are supporting Islanders’ needs today and into the future. While significant work has been done, and is being felt in our communities, there are still challenges that we need to address together.

Labour market shortages, increased material costs and higher interest rates have escalated overall construction costs, resulting in a difficult development environment. In addition, non-profit groups that traditionally create affordable housing are cautious about starting projects with higher costs that may not be financially feasible to operate. Over the last number of years, PEI has experienced significant and important population growth. Having more people leads to benefits for our communities and our economy, but also presents several challenges, including in the housing market. This strategy identifies creative solutions and opportunities to tackle these challenges together.

A house is much more than four walls and a roof. It can be a source of security, dignity, and identity for many individuals. **By prioritizing housing, we prioritize the health of all Islanders and the social and economic well-being of our communities.**

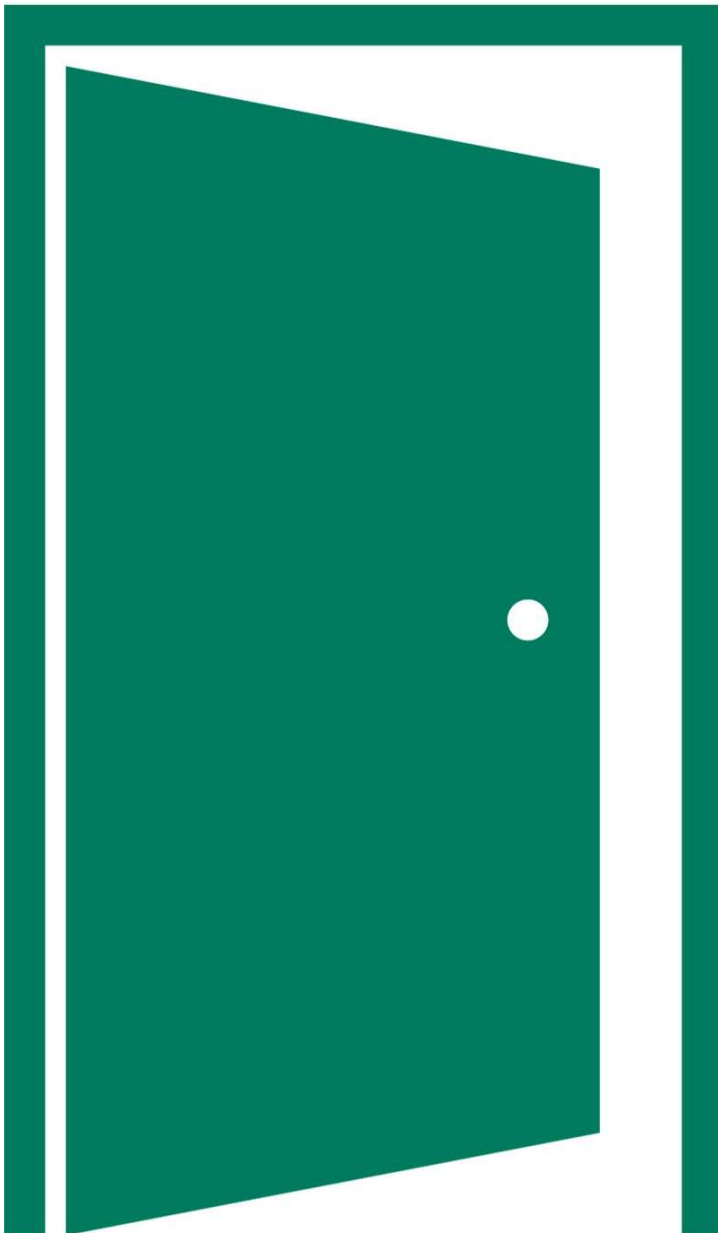
With the landscape changing quickly, we need a strategy that is responsive and adaptable.

Honourable Rob Lantz

Minister of Housing, Land and Communities



Contents



Message from the Minister

The Importance of Taking Action 1

Why PEI Needs a Housing Strategy

The Current Situation in Prince Edward Island

A Critical Point for Prince Edward Island

Housing Continuum

How the Strategy Was Developed

A Vision for All Islanders 14

Our Vision

Guiding Principles

Strategic Pillars and Actions 15

Acceleration

Affordability

Vulnerability

Building a Strong Foundation 30

Building Together 31

The Government of Prince Edward Island acknowledges that the land we gather on is the ancestral land of the Mi'kmaq and we respect the Mi'kmaq as the Indigenous people of PEI.

The Importance of Taking Action



Why PEI Needs a Housing Strategy

Prince Edward Island, like our counterparts in the Atlantic region, across Canada, and in many other jurisdictions across the globe, is faced with a housing crisis involving a shortage of housing options and affordability challenges.

The Government of Prince Edward Island has committed to prioritizing housing needs through investment in social and supportive housing, affordability supports, emergency shelters and outreach services. Most recently, the Government has added incentives to grow housing supply that includes adequate and suitable housing. In addition, the Government is developing a community design model for Hillsborough Park in Charlottetown that includes a mix of housing types and densities and involves multiple stakeholders, non-profit organizations, private sector developers and First Nations. This approach will be a model for ecological planning and a complete community design.

These efforts are, and will continue to be, important to positively impact the housing situation in PEI. There is also recognition that more needs to be done to address the significant housing challenges Islanders are facing. Long-term proactive and integrated approaches to housing are a top priority.

This Housing Strategy – *Building Together* – will guide the provincial vision over the next five years. Priorities focus on **acceleration** to facilitate the growth of housing supply, **affordability** to provide more options for low- and medium-income Islanders, and **vulnerability** to support those who are most in need. These efforts complement federal and municipal initiatives and help encourage development to increase housing supply and facilitate housing that is affordable and complete with social supports.

Action requires involvement, leadership and new ways of thinking and doing by all stakeholders – across provincial and federal governments, First Nations, municipalities, developers, private sector, non-profit organizations, the construction industry and many partners in the community. We are focused on the future and the solutions for today and tomorrow. While collectively we have a challenging road ahead, we are proud of the resiliency, long-standing leadership and entrepreneurial approaches within our province.



The Current Situation in Prince Edward Island

Growing our population is important for PEI. This growth is required to help address an aging population, significant shortages of skills and labour across sectors, and the building of vibrant, sustainable communities in rural and urban PEI. The rise in interprovincial migration and international immigration is contributing positively to enhancing the vibrancy of our communities with fresh perspectives and to the diversity and growth of our economy. This growth, however, places additional demand on society and essential infrastructure, including housing. Addressing these challenges is crucial for PEI to benefit from strong, diverse communities.

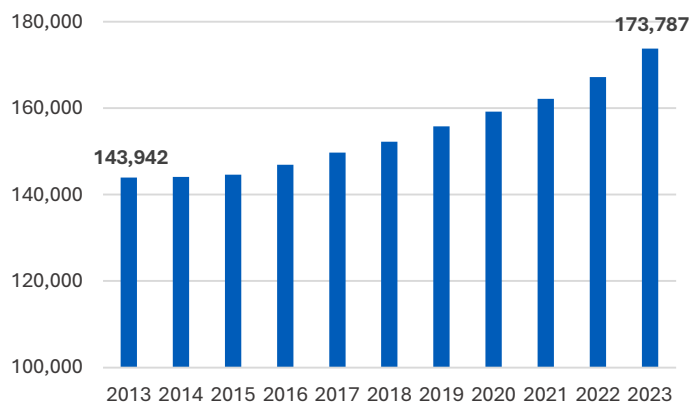
Record-Breaking Population Growth

With a 14.1% five-year growth rate, PEI led all Canadian provinces and territories in population growth over the last five years. PEI reached a population of almost 173,800 people as of July 2023. This is a 3.9% annual growth (as of July 2023) which was the highest ever in PEI and the second highest among all other Canadian jurisdictions (Figure 1).¹

Changes in population are influenced by birth and death rates, interprovincial migration and international immigration.

While rates for the number of births and deaths are relatively similar from one year to other, interprovincial migration and international immigration have been driving our recent population growth.

Figure 1: Prince Edward Island Population, July 2013 to 2023



Source: Government of PEI, Department of Finance (2023). *Prince Edward Island Population Report 2023*.

Record Construction Growth

Annual housing starts have fluctuated significantly in recent years and peaked in 2019 with 1,504 new homes (Figure 2).² The most recent years, except for 2021, have seen a growth in multi-residential construction. This growth can be attributed to several factors, including:

- The growing emphasis on meeting density requirements and a rise in rental property construction, and
- Changes in immigration patterns influencing the demand for diverse types of housing.

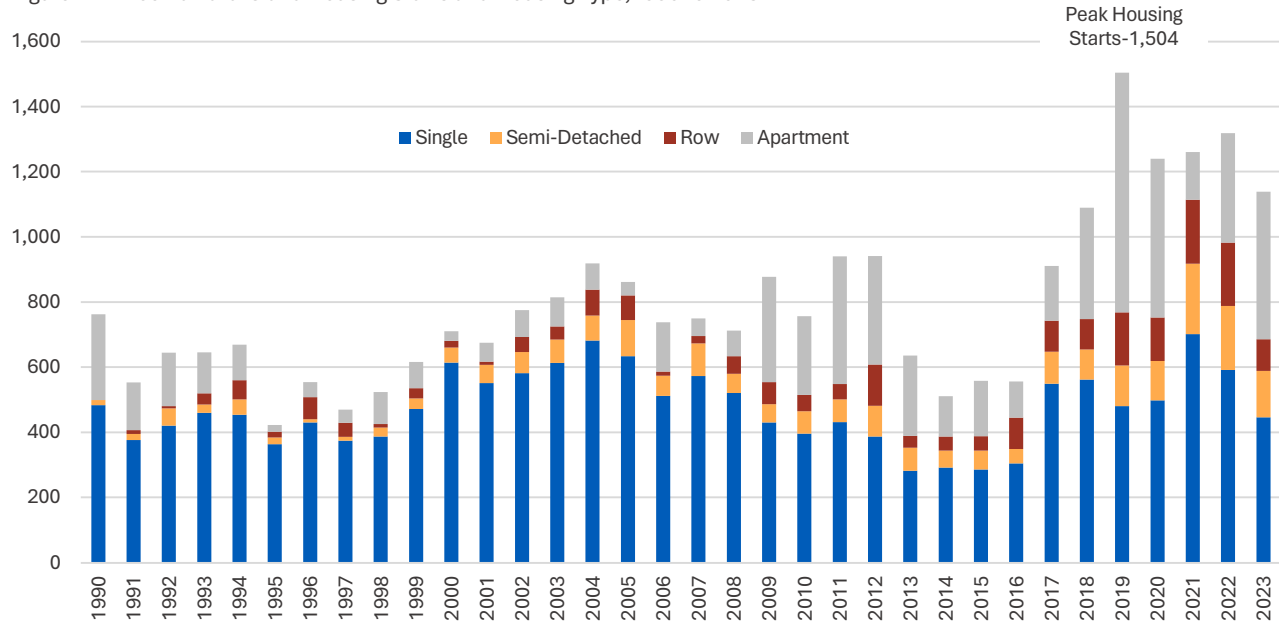
¹ Government of PEI, Department of Finance (2023). *Prince Edward Island Population Report 2023*. Retrieved from: www.princeedwardisland.ca/sites/default/files/publications/pt_pop_rep_0.pdf

² Canada Mortgage and Housing Corporation. Housing Market Information Portal, Housing Stock, Prince Edward Island, Adapted from Statistics Canada (Census of Canada and National Household Survey). Retrieved from: www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/1/1/Canada



Building Together - Prince Edward Island Housing Strategy, 2024-2029

Figure 2: Prince Edward Island Housing Starts and Housing Type, 1990 to 2023



Source: Canada Mortgage and Housing Corporation (CMHC) Starts and Completions Survey, 1990 Q1 to 2023 Q3.

Shrinking Excess Housing Supply

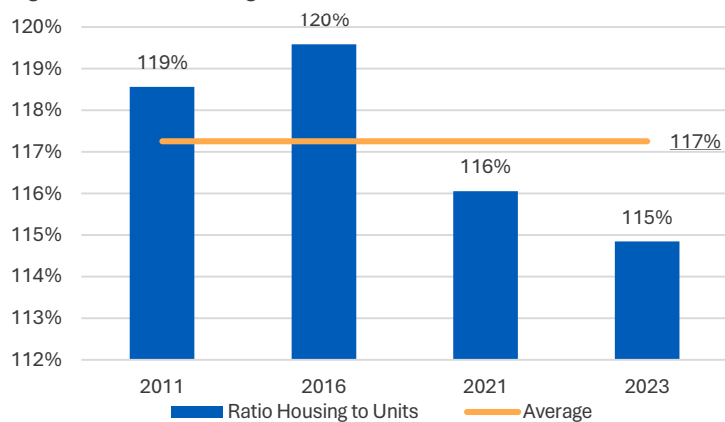
Historically the annual number of housing starts has exceeded the annual change in the number of households in PEI, resulting in excess housing supply (Figure 5, page 4). In 2016, the number of housing starts began to fall behind the change in the annual number of households, except for 2019 and 2020, resulting in utilization of that excess supply. The historical excess of housing supply has helped to accommodate household growth to this point.

However, with strong population growth during and since the pandemic, PEI's housing starts are no longer keeping up with the growth in the number of households.

The gap between housing units and number of households has shrunk considerably (Figure 3).

Jurisdictions and countries around the world are experiencing a significant tightening in the supply of housing and in many cases, a housing crisis.

Figure 3: Ratio of Housing Units to Households, 2011, 2016, 2021, 2023



Source: Statistics Canada. Table 36-10-0688-01 Housing stock in unit by institutional sector, housing type, dwelling occupation, dwelling type and tenure type.

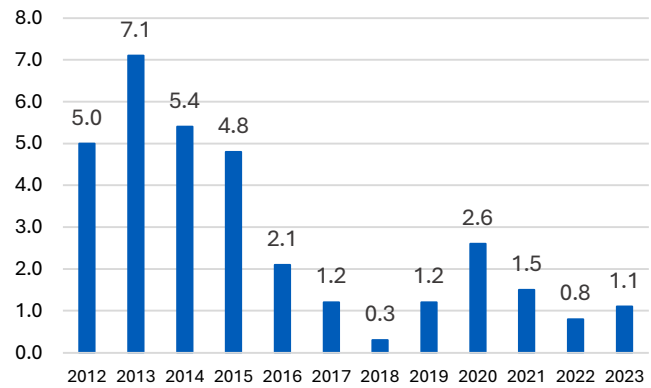


Building Together - Prince Edward Island Housing Strategy, 2024-2029

At the same time, rental vacancy rates are approximately 1%. The lack of availability of rental units limits people's ability to find a home that is affordable and suitable to their needs (Figure 4).

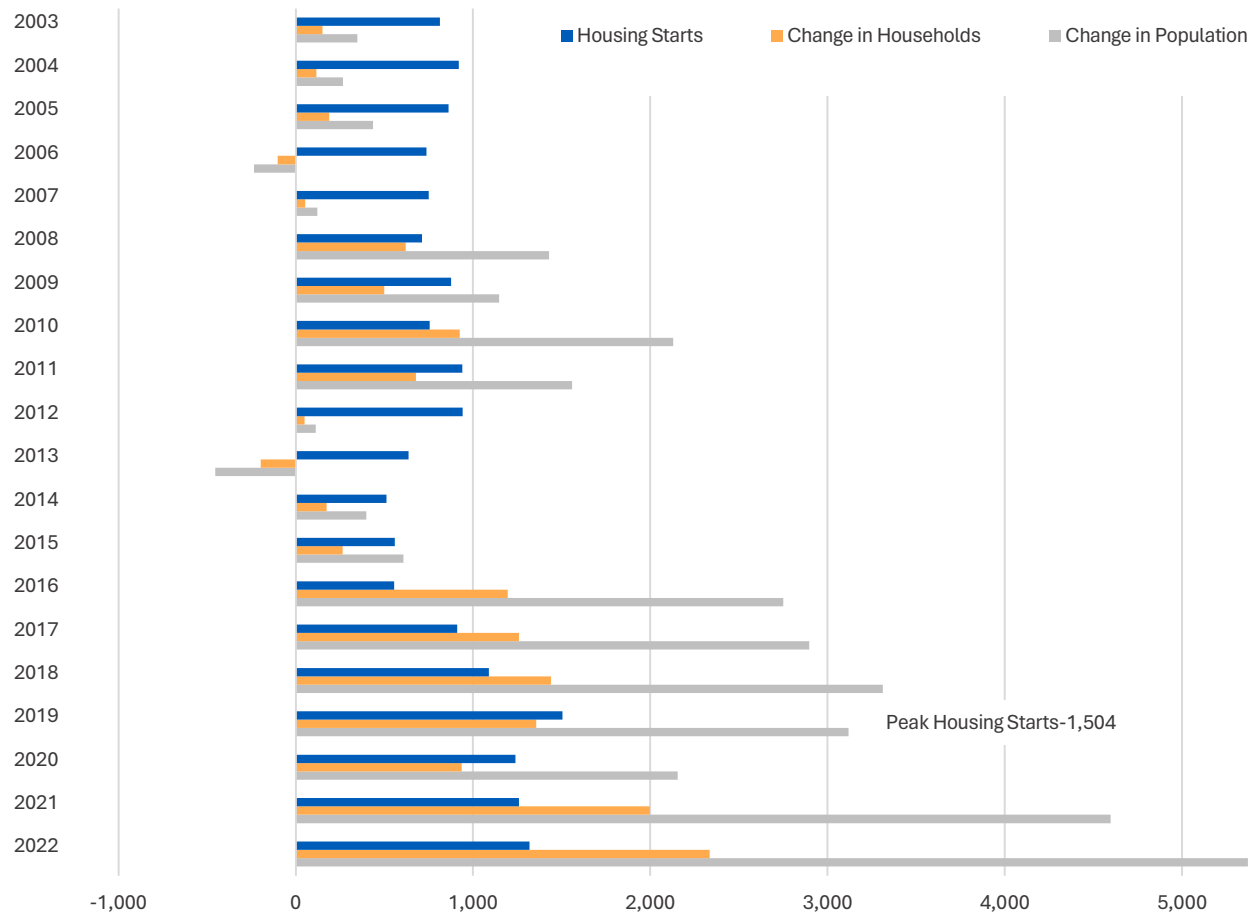
In comparison, a rental vacancy rate of between 2 and 4% provides a more balanced market for renters and property owners.

Figure 4: Rental Vacancy Rates in PEI, October 2012 to 2023



Source: WorkPEI (January 31, 2024). *Vacancy Rate*. Retrieved from: <https://workpei.ca/vacancy-rate/>

Figure 5: Annual Change in Population, Households and Housing Starts in Prince Edward Island, 2003 to 2022



Source: Statistics Canada. Table 17-10-0009-01 Population estimates, quarterly; Statistics Canada. Table 34-10-0126-01 Canada Mortgage and Housing Corporation, housing starts, under construction and completions, all areas, annual.



Significant Skills and Labour Challenges

In 2023, the construction and maintenance industry reached its highest figure all-time for labour force (dating back to 1976). PEI construction employment grew almost 17% from 2019 to 2023 (Figure 6).

Despite this growth, there continues to be a significant labour shortage in the construction industry. This shortage is contributing to the growing gap between PEI's housing supply and demand.

Approximately 22% of the construction and maintenance industry workforce in PEI (or 1,490 workers) are expected to retire in the next 10 years, with new entrants projected just below this level. The labour force gap in construction is even greater because of industry growth. **To accommodate this growth, there is a critical need to grow PEI's construction labour force** based on the BuildForce Canada labour market analysis.³ The Department of Workforce, Advanced Learning and Population is using the BuildForce Outlook for PEI as a guide to project needs and plan for supporting labour market growth, working with the construction industry.

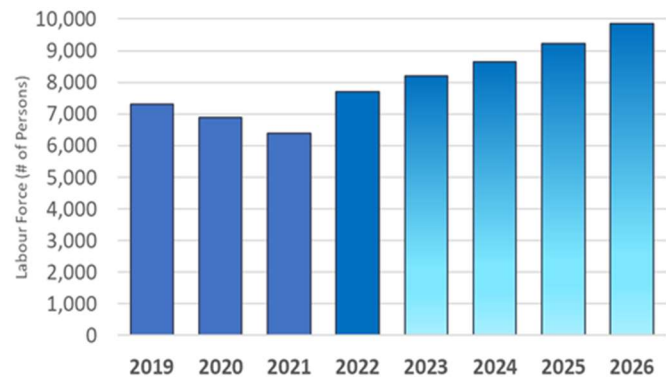
In addition, there is a shortage of skilled professionals in other areas that impact housing development, such as building permit approvals and site inspections. New and innovative approaches are required to minimize or eliminate negative impacts on the housing development process.

Other Housing Supply Issues

Several other issues are negatively impacting housing supply, including expanded construction timelines and increasing costs. Navigating sometimes lengthy development and building permit processes, including appeals, have stalled many developments. Increased costs of supplies have made the viability of many developments questionable.

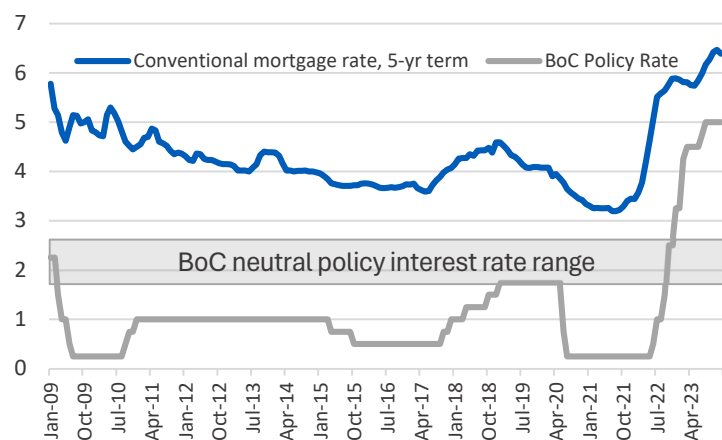
Most significantly, interest rates have experienced the largest increases since 2000; the prime rate has increased ten times since the first quarter of 2022 during the Bank of Canada's effort to constrain inflationary pressures.

Figure 6: Growing Construction Labour Force Towards 10,000 People by 2026



Source: Workforce, Advanced Learning & Population, February 2023 adapted for 2019-2023 figures from Statistic Canada Table 14-10-0023-01.

Figure 7: Select Canadian Interest Rates, January 2009 to September 2023



Source: Statistics Canada. Table 34-10-0145-01. Canada Mortgage and Housing Corporation.

³ BuildForce Canada (2023). *Construction and Maintenance Looking Forward, Prince Edward Island – Highlights 2023-2032*. Retrieved from: <https://www.buildforce.ca/en/lmi/forecast-summary-reports>.



These significant financial pressures and uncertainty of the future direction have contributed to the slowing of housing starts. Other important concerns include land prices, difficulty accessing land and climate impacts. The ongoing effect of major capital repairs to existing housing due to the devastation of Hurricane Fiona has also significantly hampered new projects.

Evolving Housing Needs - Root Causes and Implications

The changing landscape of housing demands in PEI can be linked to several factors, each influencing the province's housing needs as identified below.

Population Dynamics: PEI's population composition is shifting. The ongoing influx of interprovincial migration, international immigrants and international students has brought more diverse housing needs, from temporary accommodations to more permanent residences. This is helping driving adjustments in the types of housing required.

Aging Demographics: Like many regions, PEI is grappling with an aging population. This demographic shift results in a demand for specialized housing, such as senior living facilities and age-friendly housing options.

Changing Family Structures: Family structures are evolving, with an increasing number of single-person households, cohabiting couples and families and multigenerational families.

Tourism and Short-Term Rentals: Tourism plays a pivotal role in PEI's economy, bringing economic prosperity and cultural enrichment. However, the use of properties for short-term rentals can strain the housing supply, making it challenging for residents to secure permanent homes.

Increasing Complexity of Housing Needs

The number of people with complex housing needs has increased. The rising prevalence of mental health and trauma related issues, addictions and substance use requires more supportive housing options to offer stability and quality of life for people who are most vulnerable, including those in precarious and inappropriate housing situations.

While short-term housing options and support services have increased in recent years, there remains a critical shortage of supportive housing spaces. Emergency shelters, while providing temporary relief during crises, can only be truly effective when there is a robust system of supportive housing. PEI continues to invest in supportive housing and taking a *Housing First* approach to help reduce chronic homelessness in collaboration with community partners.

In PEI, a significant gap in supportive housing persists, and addressing this gap is essential for combating homelessness and providing crucial support to those without stable housing.

Adequacy, Affordability and Suitability

Housing affordability is a significant challenge for many Islanders, with high demand in the real estate market, the rising cost of living, and higher mortgage and rental costs. For some people, the increasing challenge of finding an affordable home has led to insecure or substandard housing and has negatively impacted their ability to be housed.

Adequate housing refers to the condition of the dwelling in terms of the need for major repairs, such as defective plumbing, electrical wiring and structural repairs to walls, floors, and ceilings.



Housing Affordability is not just about price; it is about what people can afford relative to their income. Canada Mortgage and Housing Corporation (CMHC) defines “for housing to be affordable, a household should not spend more than 30% of their gross income before tax on shelter costs.”⁴ In terms of home ownership, shelter costs include mortgage payments, property fees, along with the costs of electricity, heat, and water.⁵

Housing suitability refers to whether the home has enough bedrooms for the size and composition of the household (e.g., age, gender identity, relationships between them).⁶

It is important that households with low to moderate incomes can afford to access a suitable home while meeting other essential living costs. A household is in **core housing need** if:

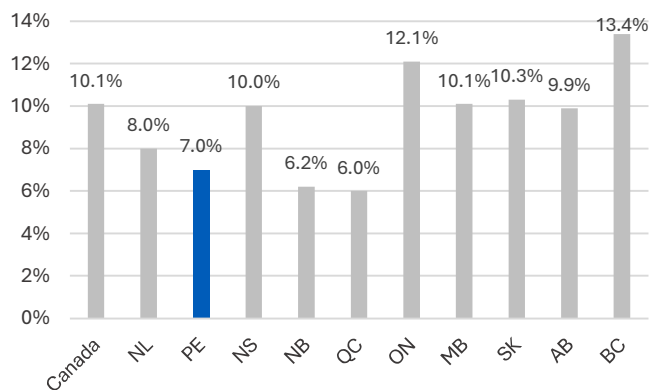
- A household is below one or more of the **adequacy, affordability and suitability standards**, and
- A household has to pay **more than 30% of its pre-tax income** to pay the median rent of acceptable, local, alternative housing.

At 7.0% in 2021, PEI had the third lowest percentage of the population in core housing need (Figure 8).

While renters make up a smaller portion of the households in PEI, of those who rent, over 14.1% have a core housing need, in contrast with only 3.8% of homeowners (Figure 9).

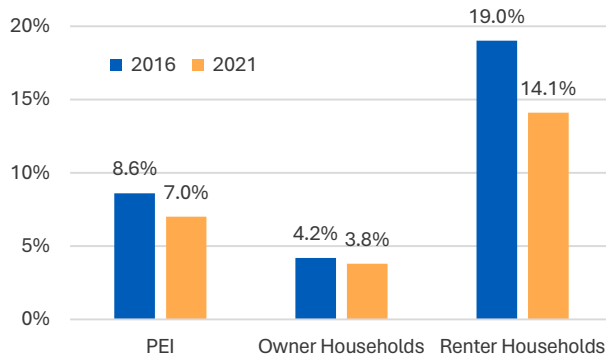
A majority (58%) of the residential units in core housing need are in Queen’s County (Figure 10).

Figure 8: Core Need Percentages in Canada, 2021



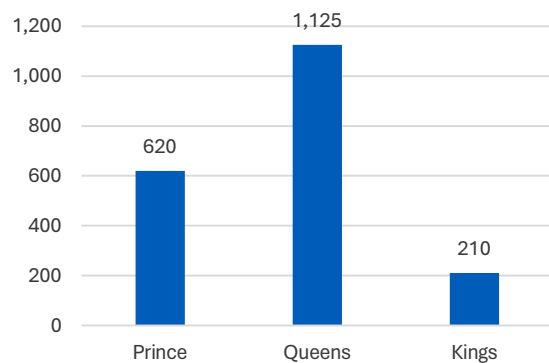
Source: Statistics Canada. Table 6 Percent of households in core housing need by tenure, 2016 and 2021.

Figure 9: Change Percentage of Households in Core Need, by Home Ownership and Renter Households, 2016 and 2021



Source: Statistics Canada. Table 6 Percent of households in core housing need by tenure, 2016 and 2021.

Figure 10: Unsubsidized Rental Units in Core Need, 2021



Source: Statistics Canada. Table 98-10-0247-01 Core housing need by tenure including presence of mortgage payments and subsidized housing: Canada, provinces and territories, census divisions and census subdivisions, 2021.

⁴ Canada Mortgage and Housing Corporation. (2018, March 31). *About Affordable Housing in Canada*. Retrieved from: <https://www.cmhc-schl.gc.ca/professionals/industry-innovation-and-leadership/industry-expertise/affordable-housing/about-affordable-housing/affordable-housing-in-canada>

⁵ Statistics Canada. (2021, November 17). *Dictionary, Census of Population 2021, Shelter-cost-to-income ratio*. Retrieved from: <https://www12.statcan.gc.ca/census-recensement/2021/ref/dict/az/Definition-eng.cfm?ID=households-menage028>

⁶ Statistics Canada. (2021, November 20). *Housing suitability of private household*. Retrieved from: www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=100731



Subsidized Housing to Support Affordability

Island families and individuals may be eligible for *Family and Senior Housing Programs* based on their core housing need. The PEI Social Housing Registry, maintained by the PEI Housing Corporation, (for both the *Family and Senior Housing Programs*) includes a list of people waiting for placement within housing that best meets their needs (e.g., location, type, size).

Over the last three years, there has been a significant reduction in the number of people listed on the Social Housing Registry as the number of households supported by subsidized housing arrangements has increased (Figure 11).

Subsidized Rental Housing is rental housing that is financially supported in part or full by the Government of PEI, depending on the core housing need of a family or individual (Figure 12).

Support may be offered in the form of social housing units that are available in locations across the province and are owned and/or administered by the Prince Edward Island Housing Corporation (PEIHC), a crown corporation of the Department of Housing, Lands and Communities.

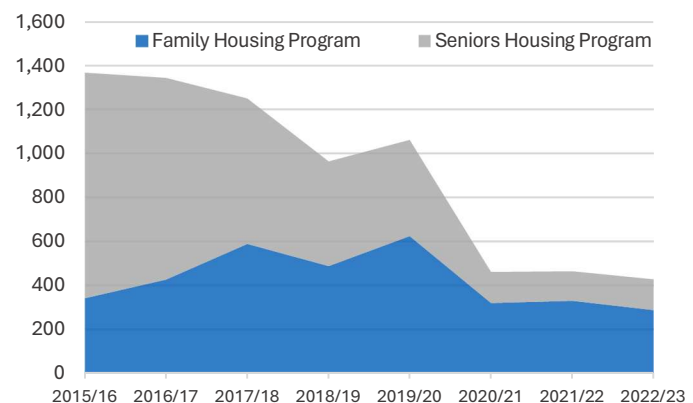
Another form of support is through rent supplements, which are long-term leases signed by PEIHC with developers/landlords to secure rental units in privately owned buildings for individuals on the Social Housing Registry. Tenants pay a rental rate on a rent geared to income basis and PEIHC pays the landlord based on the negotiated lease amount.

There are also a growing number of mobile rental vouchers that provide eligible households with a financial contribution to be used to offset their rental costs. In this instance, the support is tied to the household, not the unit itself.

Supports to Encourage Market Housing Supply

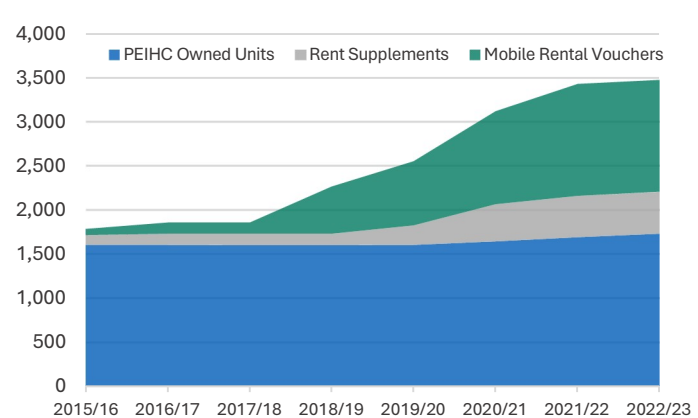
The Government of PEI has introduced incentives to accelerate and grow construction of market rental units, with the potential to also increase the inventory of social and affordable housing units when mixed unit housing is involved. Market type programs are available to eligible developers, non-profit organizations, co-operatives and community service organizations. There is a recognition of the importance of these types of incentives given the current housing situation.

Figure 11: Social Housing Registry by Program



Source: PEI Housing Corporation, April 2015 to March 2023.

Figure 12: Subsidized Housing Units by Type



Source: PEI Housing Corporation, April 2015 to March 2023.



A Critical Point for Prince Edward Island

Like other jurisdictions, Prince Edward Island's housing market is tightening, which has led to significant challenges with access to adequate, affordable, and suitable housing.

It is critical that the Government of Prince Edward Island, along with many partners, work to address the current housing market situation and pressures, while meeting continued growth in demand. Specifically, there is a need to focus on the following:

- Building new inventory to accommodate the anticipated shorter and longer-term population growth;
- Working towards narrowing the gap between housing starts and population growth; and
- Adding to the availability of supportive housing and affordable housing to ensure all Islanders, including those most in need, have a place to call home.

This housing strategy identifies the need for an average of 2,000 more homes per year between now and 2030. These homes include a mix of housing types and units to best meet the needs of Islanders.

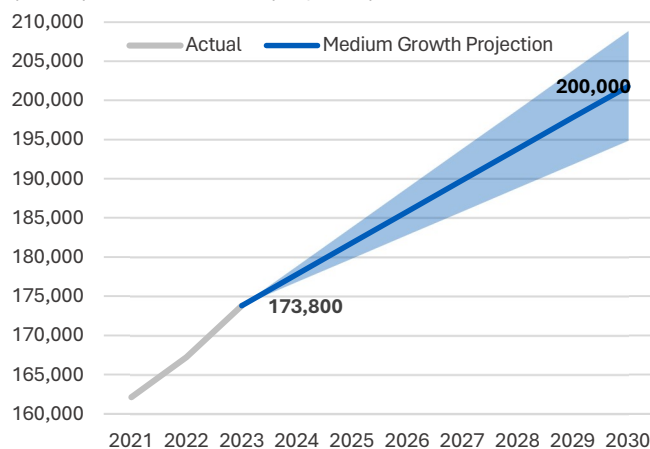
There is a strong recognition of the critical nature and constraint of access to skilled labour in being able to achieve the housing starts required and that this will take time to achieve. This underscores the need to be more innovative in building approaches and design that can accelerate growth and recognize the realities and constraints of our workforce (e.g., modular construction).

Our modelling used the most recent population growth, housing inventory, and other variables to generate a population trend based on high, medium and modest levels of growth.

The medium scenario for population growth projects PEI's population will reach 200,000 by 2030 (Figure 13). This population estimate aligns with PEI's population framework, a cross-government initiative led by the Department of Workforce, Advanced Learning and Population that uses population projections produced by the Department of Finance and Canadian Centre for Economic Analysis (CANCEA) modelling. CANCEA supports jurisdictions across the country with a modelling platform for projecting population growth based on socio-economic factors.

Our modelling projects an annual average need of 1,670 new housing units to accommodate population growth from 2024 to 2030.⁷ (This is based on an average household of 2.4 people, given a recent growth in household size.)

Figure 13: Estimated Population Growth Projection, 2021 to 2023 (Actual) and 2024 to 2030 (Projected)



Source: Moving averages from Statistics Canada. Table 17-10-0009-01 Population estimates, quarterly; CANCEA modeling.

⁷ Government of PEI, Department of Finance (2023). *Prince Edward Island Population Projections 2023-2062*. Retrieved from: https://www.princeedwardisland.ca/sites/default/files/publications/pt_pop_proj.pdf

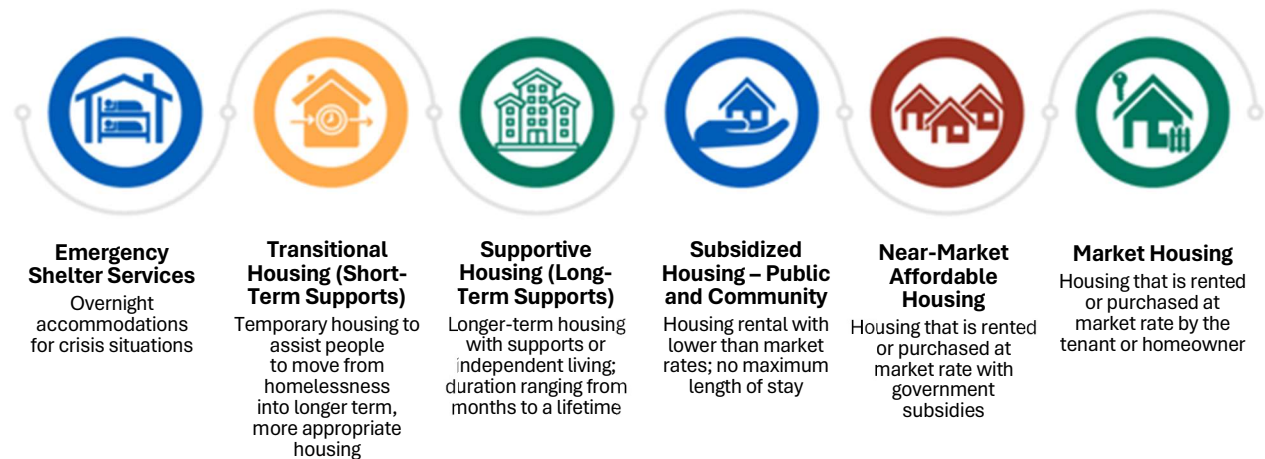


Also, an annual average of 330 homes are needed to reduce the spread between housing units available and number of households in PEI. While this will not fully restore to the levels prior to the pandemic (and 2016 peak as shown in Figure 3), these efforts will support a return to a healthy vacancy rate.

In total, an average annual 2,000 new homes are needed to meet needs, including 1,670 new homes to support annual population growth and 330 new homes to support a healthy housing situation.

Housing Continuum

A housing continuum is the broad range of housing options available in a community to support individuals and families.



The housing continuum recognizes that people's housing needs can change over time, and it seeks to provide a comprehensive framework that ensures everyone has access to adequate, affordable, and suitable housing options based on their unique circumstances and requirements. Within the continuum, there is a range of housing options based on unique population needs including economic and mental well-being as well as demographics and other factors.

Types of Housing

Emergency shelters are the first point of contact for individuals experiencing homelessness or in crisis. Shelters provide immediate, short-term accommodations that offer a safe, warm, dry, and supportive environment.

Transitional housing bridges the gap between emergency shelters and permanent housing. It serves as a temporary, structured living arrangement for individuals or families seeking stability. Residents may receive supportive services, such as counseling, job training and life skills development to help them transition to more permanent housing.

Supportive housing is designed for individuals with specific needs, such as those dealing with mental health challenges, addiction recovery or disabilities. This type of housing provides a stable and more permanent place to live, combined with ongoing support services tailored to individual requirements. Supportive housing aims to help residents maintain their independence and achieve improved overall well-being.



Subsidized housing (Public and Community) refers to affordable housing units with rental assistance provided by government programs or non-profit organizations. This type of housing is income-based, with tenants paying a reduced percentage of their income towards rent. *Subsidized Rental Housing* programs ensure that low-income individuals and families can access safe and affordable housing.

Near-market affordable housing offers rental or homeownership options at rates slightly below the prevailing market rates. This type of housing supports individuals or families who may not qualify for subsidized housing, but still require more affordable housing options. These units are often created through partnerships between developers and government agencies.

Market housing refers to housing options available at prevailing market rates, without income or affordability restrictions. These homes are typically suitable for individuals or families with higher incomes and no specific housing assistance needs. Market housing includes a wide range of housing types, from apartments and condominiums to single-family homes.

Housing First

Housing First is an evidence-based housing and social service approach that prioritizes placing individuals experiencing homelessness directly into stable, permanent housing. The approach is founded on the understanding that housing is a basic human need, and people are better able to address their other challenges, such as mental health and addiction issues, when they have a safe and stable place to live. *Housing First* places housing as the first step in the journey toward stability and recovery.

The Provincial Government's Role

The current housing situation requires the Government of PEI and partners to take a leadership role. These efforts require looking at ways to do things differently than they have been done in the past, and to take on an even more innovative and collaborative approach to address housing needs in PEI.

The Government of PEI's role is to offer support and fund numerous services that create greater access to housing along the continuum, including emergency shelter services, transitional and supportive housing in collaboration with community partners, subsidized housing to support affordability for low to moderate-income Islanders and incentives for new market development (rental or homeownership) to grow housing supply. The Prince Edward Island Housing Corporation (PEIHC) is a crown corporation of the Department of Housing, Land and Communities that is responsible for working with community and other government partners to create and maintain adequate, affordable and suitable housing for people with low and moderate income.

How the Strategy was Developed

The Department of Housing, Land and Communities (the Department), with the support of PEIHC, is leading the development and implementation of this strategy on behalf of the Government of Prince Edward Island. The Department's role is to facilitate adequate, affordable, and suitable housing options across the province so all Islanders have a home. These efforts are carried out working with other provincial government departments and agencies and through collaboration with municipalities, federal government, First Nations, community partners and other stakeholders.



Housing Needs and Trends

PEI's Housing Strategy was developed based on a review of the most recent completed assessments of housing needs in PEI, including the Capital Region of Charlottetown, Stratford, and Cornwall, as well as Summerside, West Prince and Kings County. These assessments help to define the most important housing needs and gaps in rural and urban areas of PEI. While the needs assessment reports differ in terms of the methodology used in how they were prepared, they all identified gaps in the housing needs and types of housing options.

Going forward, there is a need to focus on achieving a consistent and comprehensive approach to access information on housing needs assessments across the province and from a province-wide perspective, recognizing unique and more challenging situations.

Other data and information reviewed in preparation of this strategy included various reports from Atlantic Economic Council, Canadian Mortgage and Housing Corporation (CMHC) and Statistics Canada. The strategy development included a review of trends and analysis on housing and homelessness nationally and internationally.

The key findings of the Standing Committee on Health and Social Development's report and recommendations related to the unhoused community and those facing homelessness in PEI (November 2023) were reviewed in the development of this strategy.

Engagement

Stakeholders were engaged to help inform the development of PEI's Housing Strategy through roundtable sessions and meetings in the spring and summer of 2023, as well as ongoing discussions, including:

- Cities, towns and rural municipalities
- First Nations
- Community partners who provide housing and wraparound supports
- Non-profit and community-focused groups representing diverse populations and needs
- Planners, developers and construction industry
- Family Housing Authorities
- Canada Mortgage and Housing Corporation (CMHC)
- Provincial and federal government departments and agencies



What We Heard

During the engagement sessions, we heard about barriers to housing development and what is most important, including **access to sufficient housing supply**, to **affordable housing**, and to **appropriate housing supports for those most in need**. The feedback helped to define key themes that have been used to develop this strategy, and a few key highlights are below.



PEI is facing a housing crisis, and we must grow our housing supply – and fast! We need to do things differently, be more proactive, and do this together.



Community Design with mixed housing, amenities, greenspace, access to transportation and active transportation are important to create homes and build communities that meet people's needs.



There needs to be housing options for everyone, and involvement by a variety of stakeholders to establish the different types of housing needed.



Housing is a key contributor to sustainable communities and an important source of economic growth and jobs today and into the future.



Engage stakeholders and the public to create a better understanding and work together to build a future where all Islanders have a place they call home.

A Vision for All Islanders



Our Vision

A vision for housing in Prince Edward Island:

All Islanders have access to adequate, affordable, and suitable housing.

Guiding Principles

Five principles that guide our future direction and the decisions and actions along the way:



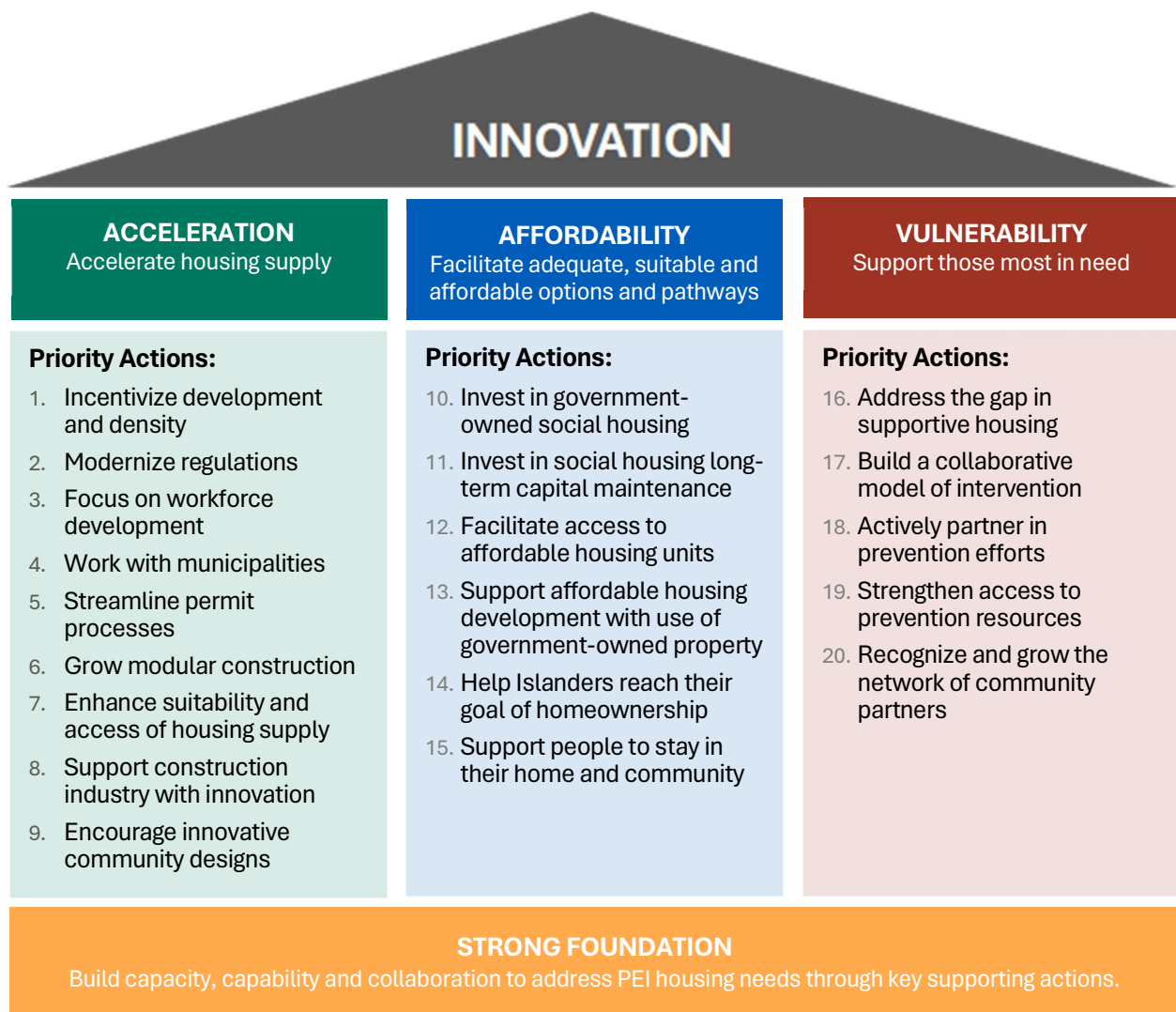


Strategic Pillars and Actions

This five-year housing strategy identifies priorities that the Government of Prince Edward Island will collaborate on across governments and with all stakeholders to drive towards the vision of **all Islanders having access to adequate, affordable, and suitable housing.**

The Department is leading the development and implementation of this strategy and champions investment, policy, legislation, and regulation on behalf of government. One department and government alone cannot achieve what is required to make the significant impact that is needed on the housing system in PEI. Strong collaboration within government and with all stakeholders is at the centre of this strategy.

The focus for the next five years is **organized in three main pillars – acceleration, affordability and vulnerability** – surrounded by innovation and supported by a strong foundation to build together towards PEI’s vision:





ACCELERATION

Our goal is to accelerate housing supply to support the anticipated population growth and stimulate a strong and vibrant housing market.

A priority is to work together, and work quickly, to accelerate housing developments to increase the housing supply and address the low rental vacancy rate. The aim is to ensure Islanders have adequate and suitable housing options. These efforts require a focus on density, accessing skilled labour and implementing innovative approaches within the current and future environment.

Our targets: Grow housing starts to new levels towards the required **average annual 2,000 units**

Achieve and maintain a **healthy market vacancy rate of 2 to 4%**





Priority Actions

1 Provide incentives and financial supports to encourage private sector and non-profit developments that increase the rental supply with a focus on higher density projects.

Recent initiatives:

- HST Rebate for New Rental Housing Construction offering provincial portion of HST (10%, up to a maximum of \$35,000 per unit) for rental housing projects that have a minimum of four units and where 90% of units are long-term rentals, starting September 14, 2023, and on a declining scale until 2035.
- \$125 million for two rounds of the *Housing Development Challenge Fund* in partnership with Finance PEI to incentivize development, where successful applicants access 2% financing for quick-start housing projects resulting in 614 units and 46 serviced lots. Funding under the *Housing Challenge Fund* was increased from \$50 million to \$75 million in 2023-2024 based on level of interest and to help accelerate additional housing starts.
- Approximately \$1.5 million invested in the form of a diminishing property tax rebate for 400 units over a period of up to five years to encourage the development of newly constructed multi-unit residential building under the *Residential Unit Development Incentive* (RUDI).

These initiatives are helping to advance housing projects that otherwise may not have been financially feasible for developers and non-profit organizations to take on without the supports.

Actions:

- 1.1 Establish a third round of the *Housing Development Challenge Fund* involving low-interest financing that is developed based on an evaluation of the two previous rounds and opportunities to better accelerate the development of a mix of housing.
- 1.2 Monitor and evaluate the impact of existing and new incentives and financial support on the increase in rental housing supply and make necessary adjustments to the pilot programs and initiatives.
- 1.3 Explore other tax and incentive programs based on the current economic conditions.

2 Review and modernize regulations to support housing supply increases and a variety of housing types and densities.

Recent initiatives:

- Efforts to modernize the Land Division related Acts and Regulations, including:
 - Drafting regulatory changes to strengthen enforcement powers, speed up processing and simplify the application process with the goal of processing straightforward/routine permits within 30 days.
 - Conducted a comparative review of legislative authority for land use and current services to identify where legislative improvements and interdepartmental cooperation are needed.



- Developing processes and regulatory amendments to allow tiny or small homes, along with secondary suites (accessory dwellings) on existing residential properties.
- Made amendments to the appeals process within the *Planning Act* to streamline development to support housing priorities.
- Amending provincial regulations to enable additional density within residential lots (e.g., secondary suites/accessory dwellings).

Actions:

- 2.1 Develop a province-wide Land Use Plan, with the initial development phase to include *The State of the Island Report* that provides an overview of the economic, environmental and social conditions across the Island, as well as important trends that highlight where change might be needed that will be considered as part of the new land use policy.

3 Focus on and invest in strategic workforce and immigration strategies towards retaining and attracting key skills to PEI in areas that place pressure on housing development.

Recent initiatives:

- Increased focus on strategic workforce development through the Department of Workforce, Advanced Learning and Population, including:
 - Increased investments in awareness with the Construction Association of PEI and Trade HERizons.
 - Increase in marketing and promoting apprenticeship pathways for new entrants.
 - Youth apprenticeship resource working with Public School Board and the Department.
- Support for temporary residents seeking immigration through the construction trades helpers and labourers category of the PEI Occupations in Demand stream of the *PEI Provincial Nominee Program* under the Office of Immigration.

Actions:

- 3.1 Develop a needs assessment of current and anticipated labour gaps and identify short and long-term opportunities and strategies to decrease the labour shortage and address industry needs, working with the Construction Association of PEI and the Department of Workforce, Advanced Learning and Population.
- 3.2 Positively impact the attraction and development of skilled tradespeople through a collaboration of the Department of Workforce, Advanced Learning and Population, Construction Association of PEI and Canadian Home Builders' Association-PEI. These efforts will include the following initiatives:
 - Establishment of a dedicated team focused on a construction trade strategy.
 - Alternative learning pathways and supports for trades.
 - Investments to remove training barriers in apprenticeship as the current model is reliant on employment insurance (EI).
 - Strategic partnerships with equity deserving groups.



- Investments to support employers in the construction trades with upskilling and mentorships.
 - Strategic immigration alignment with industry engagement.
 - Trade career promotion.
- 3.3 Collaborate with employers and industry to leverage immigration pathways to support skilled trades through targeted approaches led by the Office of Immigration.
- 3.4 Work across government and with industry, employers and immigration partners on targeted international recruitment activities through efforts led by the Office of Immigration.

4 Work with municipalities to help build more homes, faster.

Recent initiatives:

- The Government of PEI, through the Department of Housing, Land and Communities, has been working with municipalities to support their applications through the Government of Canada's *Housing Accelerator Fund* which provides incentive funding to municipalities to support system changes to speed up the development of residential housing.

Actions:

- 4.1 Work with Finance PEI and the Federation of Municipalities to invest in road, water and sewer infrastructure to incentivize building homes for attainable home ownership opportunities in locations with access to central services that are outside of the Capital Region and Summerside areas through the *Municipal Infrastructure Fund*.
- 4.2 Provide supports and funding to municipalities to implement innovative measures to accelerate housing development related to the reduction of red tape, acceleration of project approvals, incentivization of affordable housing units, and zoning reforms to increase more density.
- 4.3 Provide \$250,000 in funding for municipalities to access shared services and expertise to adjust bylaws and zoning regulations and support municipal management.
- 4.4 Leverage opportunities for federal infrastructure funding to invest in water and sewer systems to support increasing housing supply along with anticipated population growth, working with the Department of Transportation and Infrastructure and municipalities.
- 4.5 Work with the Department of Environment, Energy and Climate Action and the Department of Transportation and Infrastructure on an integrated assessment and evaluation of municipal roads, sewer and water systems, including storm water management across the province to support long-term sustainability.

5 Focus on building permit strategies that streamline the process to build homes faster.

Recent initiatives:

- Establishment of Permit Coordinator positions that assist with the building and development application process, providing one-on-one supports as the first point of contact for all permit and property-related requests.



- Process improvements, including an electronic records repository to reduce search times and allow file sharing; streamlined processing to improve coordination between and across government on behalf of clients; and updates to an online application service for development and building permits.

Actions:

- 5.1 Implement approaches to streamline processes and for shared services to support efficient and effective planning, permitting and inspection approvals, given the shortage of qualified individuals.
- 5.2 Reduce routine building permit wait times to a maximum of 30 days for home construction on recently approved lots.
- 5.3 Develop a policy to prioritize housing developments based on density and geographic areas.
- 5.4 Continue to support industry in gaining a strong and timely understanding of the National Building Code of Canada and the National Energy Code of Canada for Buildings.

6 Collaborate to grow modular construction in PEI to facilitate innovative approaches and housing solutions.

Recent initiatives:

- 28-unit modular build in Charlottetown and 10-unit modular build in Alberton providing affordable supportive housing for Islanders through Canadian Mental Health Association-PEI.

Actions:

- 6.1 Construct two government-owned apartment buildings using modular construction (82 units and 66 units) in Charlottetown.
- 6.2 Secure a supply of modular construction projects to realize the benefits of efficient construction, use of materials, labour and energy and a replicable design for affordable housing. Through these efforts, encourage and support investments in modular builds and encourage changes to municipal bylaws and zoning regulations to allow modular builds in communities across the province.
- 6.3 Support the growth of modular manufacturing in PEI in collaboration with other government agencies and departments, such as Innovation PEI and SkillsPEI.
- 6.4 Continue working together with the federal and provincial government Housing Ministers, to develop a tailored framework for an *Atlantic Innovation Initiative*, focusing on the development of modular housing, a sector in which the Atlantic provinces are poised to lead. Focus is to improve alignment of construction practices, particularly for modular and mass timber construction methods, across Atlantic Canada.

7 Partner to enhance the suitability and access of PEI's housing supply with tiny and small homes.

Recent initiatives:

- Partnerships to build 30 tiny homes with the Construction Association of PEI and 7 units with the Public Schools Branch as well as with Holland College to construct 5 small single-family homes.



Actions:

- 7.1 Utilize tiny homes, where appropriate, to complement the housing supply and to diversify housing options, including homes built affordably and requiring small spaces.
- 7.2 Partner with Holland College to support training programs focused on development of tiny and small homes aimed at skilled newcomers to Canada and youth considering a construction career.
- 7.3 Share an online resource and open-source building plans for tiny home builds that meet the National Building Code of Canada that can be used by builders.

8 Support the construction industry with driving innovation to establish and grow capacity for new housing solutions in PEI.

Actions:

- 8.1 Bring together key stakeholders, including industry representation and expertise through the UPEI Faculty of Sustainable Design Engineering and other post-secondary programming to explore, develop and support new and emerging technologies, approaches and materials in PEI.
- 8.2 Explore advanced building technologies as a strategic economic sector for the province working with the Department of Economic Development, Innovation and Trade and Innovation PEI.

9 Encourage and support innovative community designs to support a mix of housing.

Recent initiatives:

- Planning for the development of a 1,200-unit, 34-hectare Hillsborough Park Community Development that will create a dynamic and affordable community for Islanders involving a mix of low and high-density housing, including single-family homes, townhouses, duplexes and apartment buildings as well as homes for people with various income levels. This neighbourhood is inclusive of a coordinated approach to housing design that is connected to centralized services, transit, active transportation and green space, and is developed in partnership with the City of Charlottetown, developers and First Nations.

Actions:

- 9.1 Share design guidelines and leading practices from the new Hillsborough Park Community demonstration project to encourage Total Community Design focused on growing community, social connectedness and resilience, with a goal to create a dynamic and affordable community.
- 9.2 Grow partnerships through the Hillsborough Park Community Development with non-profit organizations, private sector and First Nations to help build their capacity in complete community design for their use in future developments.



AFFORDABILITY

Our goal is to facilitate adequate, suitable and affordable housing options and pathways for all Islanders to have a home.

Ensuring all Islanders can afford housing is a priority. The rising cost of living makes this an increasing challenge, especially for those in core housing need. Innovation and collaboration are needed more than ever to address the needs for affordable housing.

Our targets: Explore opportunities to increase the supply of **permanently affordable rental housing** through a combination of acquisitions and new constructions.

Prioritize the most in need on the **PEI Social Housing Registry**, while working to eliminate the registry.

Reduce the number of Islanders with a **core housing need**, spending more than 30% of their before-tax household income on housing.

Provide support to **first-time home buyers**.

Increase the number of participants and funds invested to help **keep people in their homes**.





Priority Actions

10 Invest in more government-owned social housing units to support people in core housing need.

Recent initiatives:

- An investment in over 300 new government-owned social housing units over the past 24 months.

Actions:

- 10.1 Planned investments of \$176 million to establish 560 government-owned social housing units as new builds or purchases to increase the overall supply of social housing over the next five years. Determine the operational model that optimizes supports to the individuals and families and is sustainable as an entity, including through traditional and non-traditional partnerships with other levels of government, non-profit organizations, community groups and/or private sector.
- 10.2 Proactively review the Social Housing Registry to ensure relevance and accuracy.

11 Ensure investments in ongoing and longer-term capital maintenance and efficiencies of government-owned social housing.

Recent initiatives:

- \$3.6 million spent in capital repairs to government-owned housing complexes within the fiscal year ending in 2024.

Actions:

- 11.1 Planned investments of \$21.6 million over the next five years in continued capital repairs and upgrades for government-owned buildings to support aging infrastructure and better meet housing needs, including accessibility and energy efficiency.
- 11.2 Establish longer-term capital reinvestment plan for existing and new housing infrastructure, ensuring incremental units acquired or built by government are appropriately resourced for multi-year operating budgets.

12 Encourage and facilitate access to affordable housing units for people with low income through government development and partnerships with non-profit organizations.

Recent initiatives:

- \$12.7 million invested to support 261 units under the *Affordable Housing Development Program*. The program provides forgivable loans of up to \$55,000 per unit for new builds or buildings under development to add new affordable units to the market, accessible for non-profit and private developers, development corporations, housing cooperatives and municipalities.
- Almost \$8.7 million invested in 39 projects under the *Community Housing Fund*. The Fund is delivered in partnership with Canadian Mental Health Association-PEI to support housing developments targeting affordability, vulnerable populations, assisted living or for those that require increased support in the areas of capacity building, professional services and construction;



accessible for non-profit organizations, community-based service organizations, municipalities and the private sector.

- \$2 million invested into the Boys and Girls Club Summerside Inc. supporting the construction of a 24-unit affordable housing development project as part of a Federal, Provincial and Municipal partnership.
- \$7.1 million spent under the *Mobile Rent Voucher Program* during fiscal year ending March 2023 to assist 1,595 Island households in need.

Actions:

- 12.1 Invest to grow the network of non-profit partners through capacity building to enable more non-profit involvement in non-market housing development. Launch a pilot program designed to increase the supply of affordable rental housing provided by non-profit and co-operative housing organizations through both acquisitions and development, protecting affordability into perpetuity.
- 12.2 Expand the *Mobile Rent Voucher Program* in partnership with non-profit and private sector partners to facilitate a broader mix of income levels and backgrounds including those impacted by gender-based violence, within a housing complex and community.
- 12.3 Evaluate and enhance supports and incentives for developers/contractors to establish affordable housing units based on the changing environment and rising costs, including the *Affordable Housing Development Program* and *Community Housing Fund*.
- 12.4 Incorporate inclusionary zoning as a planning tool that provides incentives or requirements to developers that a specific percentage of units in a new housing development be affordable for people with low to moderate incomes.

13 Support affordable housing development with the use of available government-owned property.

Recent initiative:

- The Hillsborough Park Community Development Plan provides opportunity for a variety of developers to build housing that fits with the master design and concept plan of the overall development. This initiative provides space for a variety of types of housing, including affordable homes and units.

Actions:

- 13.1 Review provincially owned land for potential housing development opportunities.
- 13.2 Develop a request for proposal process surrounding appropriate surplus provincial land for potential housing developments with partners in the community.



14 Help Islanders reach their goal of home ownership.

Recent initiatives:

- 56 loans under the *Down Payment Assistance Pilot Program* to assist qualified residents with a modest income to purchase their first home.
- \$17.5 million invested in rent-to-own properties supporting approximately 50 first-time homeowners who have a modest income, with the opportunity to own their home through a subsidized and forced savings plan, under the *Rent-To-Own Pilot Program* in partnership with Finance PEI.
- Offer first-time home buyers incremental supports through a *Closing Cost Housing Support Pilot Program* involving up to \$2,500 towards closing costs of purchasing their first home, complementing the *Down Payment Assistance Pilot Program*.

Actions:

- 14.1 Evaluate the potential for further investment in the *Rent-To-Own* and *Closing Cost Housing Support Programs* based on the outcomes of the pilot.

15 Provide support to help re people stay in their home and community.

Recent initiative:

- 785 householders supported through PEI Home Renovation programs including *Seniors Safe at Home*, *Seniors Home Repair Grant*, people living with a disability stream and the *Heating Home Grant Program* in the fiscal year ended March 2023.

Actions:

- 15.1 Continue to review grant programs for seniors (including to make the home more accessible) and increase the *Seniors Safe at Home Program* from \$10,000 to \$15,000 and the *Seniors Home Repair Grant* from \$4,000 to \$8,000 per applicant.
- 15.2 Establish a *Low-Income Home Repair Grant* to provide up to \$3,500 per year to assist low-income homeowners with essential upgrades and explore the potential to expand the program in the longer term.
- 15.3 Endorse and support the Department of Social Development and Seniors' *Senior Independence Initiative* and other initiatives that provide financial assistance and supports for practical services making it easier for seniors to remain in their own homes and communities.



VULNERABILITY

Our goal is to support those who are most in need of access to appropriate housing and supports.

The housing deficit has a significant negative impact on Islanders who are most vulnerable, including those who are unhoused, at risk of being unhoused, or inappropriately housed without access to the right supports.

Anyone can become vulnerable to homelessness at any point or stage in their life. Prevention is essential to addressing homelessness and is an important aspect of the housing continuum.

Early intervention and support services are important to assist individuals and families who are at risk of losing their housing and to help prevent homelessness. These types of supports include financial assistance, legal support, counseling and case management.

Also important is the availability of sufficient supportive housing designed to provide not just shelter, but a stable and more permanent place to live with the necessary supports for individuals with complex needs.

The *Housing First* approach is pivotal to helping people at risk of homelessness and recognizes the importance of housing. Once housed, individuals are supported to access the necessary support services, including mental health and addiction treatment, employment assistance and life skills training. The goal is to empower individuals to regain control over their lives and achieve lasting stability.

Inclusive approaches are needed that recognize the unique needs of each individual. This approach should also emphasize reducing stigma surrounding homelessness, mental health and addiction. Education and awareness efforts are essential to foster a supportive community that encourages individuals to seek help and participate actively in their journey toward stable housing and improved well-being.

Our aim is to offer a pathway towards stable and dignified housing for all, in an effort to achieve the targets identified in the *Poverty Elimination Strategy Act*, including eliminating chronic homelessness by 2025.

Our targets: Work to end **chronic homelessness**.

Increase the availability of **supportive housing units**.





Priority Actions

16 Address the critical gap in supportive housing in PEI to help Islanders most in need.

Recent initiatives:

- Significant investment in emergency shelter beds in the past few years has highlighted the need for a renewed focus on short-term transitional and supportive (longer-term) housing.
- An investment of 31 incremental supportive housing units through both government owned projects and funding provided to community partners over the last 12 months.

Actions:

- 16.1 Add incremental supportive housing units through coordinated efforts with other government departments and community partners to address current and anticipated needs.
- 16.2 Work collaboratively with Mental Health and Addictions/Health PEI, the Department of Health and Wellness, Department of Social Development and Seniors and other partners to develop housing that is targeted to specific unique population needs, including those with intellectual or physical disabilities, mental health conditions, addictions, youth aging out of care of the Director of Child Protection and other complex needs.
- 16.3 Support community partners in establishing housing infrastructure capital and operational investments that leverage federal government funds and other investments, where possible.
- 16.4 Collaborate with community partners, Health PEI and the Department of Social Development and Seniors to facilitate access to intervention, treatment and social supports.
- 16.5 Work with post-secondary educational institutions, the Department of Workforce, Advanced Learning and Population and community partners to facilitate access to appropriately trained staff.

17 Build a collaborative model of intervention for PEI's most vulnerable population who are unhoused, at risk of being unhoused or inappropriately housed, with a goal to interrupt the cycle of poverty and homelessness.

Recent initiatives:

- Public commitment to take action to help address rising homelessness in PEI as a social issue affecting our communities.
- Initiated a review of current services for vulnerable Islanders that will include recommendations for improvements.

Actions:

- 17.1 Build a renewed model of programs and services for vulnerable Islanders based on *Housing First principles*, a recovery-oriented approach to ending homelessness by quickly moving people experiencing homelessness into independent and appropriate housing and then providing additional supports and services as needed.



To complete this work, a Task Force made up of representatives from community, subject matter experts, municipalities and provincial government will provide input into the necessary services to support residents and clients within the community, across the province.

- 17.2 Collaborate with the greater community to increase awareness, understanding and empathy of vulnerable Islanders and the root causes of poverty and homelessness.

18 Actively partner in collaborative efforts to prevent and reduce homelessness.

Recent initiatives:

- Significant investment in emergency shelter beds for those experiencing homelessness to stay the night.
- Funding participation in the *Prevention and Diversion Fund*, administered through the John Howard Society, with the Government of Canada's *Reaching Home Program*. The program aims to decrease the chances of individuals becoming homeless, targeting those facing temporary and unexpected situations.

Actions:

- 18.1 Generate greater public communication and community engagement on housing and addressing homelessness. Public education is important to create a greater understanding of homelessness, the impacts on society and the importance of helping to break the cycle of homelessness for Island families and individuals.
- 18.2 Evaluate a continued investment in a *Prevention and Diversion Fund* for urban and rural PEI.
- 18.3 Facilitate and support a strong *Rent Smart Program* in PEI delivered in the community and designed to build empathy and understanding between tenants and landlords.
- 18.4 Establish a rapid re-housing strategy to ensure people spend the shortest time possible in shelter and can successfully transition to longer term housing options.

19 Collaborate with community partners to strengthen and streamline access to resources for people experiencing or at risk of homelessness.

Recent initiatives:

- The Government of PEI is a partner, along with community groups, on local organizing committees responsible for guiding PEI's *Reaching Home* initiatives and is an active funding partner. Coordinated efforts to address homelessness and support those who are unhoused are required to have the impact that is necessary in PEI.

Actions:

- 19.1 Increase resources to collaborate with community partners to help guide and connect Island residents with complex needs to the right housing services and provide coverage across the province.



- 19.2 Partner to strengthen the commitment to *Coordinated Access* as an integrated community-wide system that streamlines the process for people experiencing homelessness to access housing and supports, and is an essential step to a faster, more coordinated housing system.
- 19.3 Collaborate to ensure accurate information and system development in a timely manner to ensure the best supports are in place for Islanders who are unhoused and to gather information for future decision-making, including *Homeless Individuals and Families Information System (HIFIS)* and *By-Name List* (a real-time list of people experiencing homelessness in a community).
- 19.4 Support targeted efforts to reach more landlords through *Coordinated Access* to increase the availability of housing units and support more vulnerable Islanders access the supports they need.

20 Recognize and grow the network of community partners.

Recent initiatives:

- Participation and sponsorship in several community engagement sessions across the Island with partners.

Actions:

- 20.1 Implement strategies to achieve a more common and consistent approach to case management within the housing community including government and community partners; include training, assessment tools and the implementation of other findings of the government's review of current services and recommendations for supports for the most vulnerable Islanders.
- 20.2 Support capacity building within the sector to create a responsive housing system that supports and strengthens individual, family and community well-being. Collaborate with community partners to access training, development, shared resources and supports. Recognize the importance of a *Community First* approach that meets people where they are and provides links to meaningful services in the community.



Building a Strong Foundation

Our goal is to build capacity, capability, and collaboration to address PEI's housing needs.

The following supporting actions are key to enabling the previously identified priority actions that drive our strategic pillars - acceleration, affordability and vulnerability.

Supporting Actions

1. **Adopt a whole-of-government approach that aligns housing with other important provincial priorities**, leveraging the cross-government Housing Cabinet Committee, formed in 2023 with a mandate to focus on housing and a Deputy Ministers Steering Committee to oversee implementation.
2. **Modernize the PEI Housing Corporation as a crown agency based on the expanded mandate.** Renew legislation, governance and staffing expertise to ensure nimble and adaptable approaches to lead and drive priorities identified in this strategy under the responsibility of the Department/PEIHC.
3. Explore the housing needs data gaps with municipalities under a **standardized Housing Needs Assessment** (HNA) template. Include among these efforts:
 - Conduct periodic reviews and assessments of continued need, in alignment with Statistics Canada's *Canadian Housing Statistics Program* and *Census of Population* to inform future planning and decision-making, and
 - Conduct a post-secondary student housing needs assessment.
4. **Integrated population growth planning.** Work with the Department of Workforce, Advanced Learning and Population and across government to develop an integrated population growth tool for housing and interrelated areas. The tool will look at scenarios and key interdependencies that impact housing development, such as land use planning policies and workforce requirements, to identify optimal solutions and inform housing investments and policies.
5. **Establish integrated land use planning for Prince Edward Island.** Develop PEI's first strategic Land Use Plan to guide the sustainable development and protection of PEI's land resources, with consideration for environmental conservation, climate change adaptation, economic development, social well-being and agricultural needs.
6. **Review the Mechanics Lien Act.** Work with the Department of Justice and Public Safety to modernize legislation.
7. **Support new initiatives through pilot programs**, including monitoring, adapting to required changes and evaluation of progress made towards desired outcomes.
8. **Monitor the Residential Tenancy Act.** Aim to balance the needs of tenants and landlords.
9. **Build stronger connections between housing and public transportation.** Consider access to public transportation as part of reviews and decision-making processes for property acquisitions, new developments and land use planning.
10. **Align sustainability and development priorities.** Work with the Departments of Energy, Environment and Climate Action and Justice and Public Safety's Emergency Measures Office to prioritize energy efficiency and fuel switching initiatives and build the impacts of climate change, resilience and mitigation into land use planning and housing development priorities.



Building Together

All stakeholders need to build together to be able to achieve priorities of adequate, affordable, and suitable housing. It is not an easy or short road ahead to address the housing crisis in Prince Edward Island.

To help us navigate, Government is committed to the following:

- Establishment of good governance, strong implementation oversight, and performance monitoring and tracking, including the Deputy Ministers Steering Committee.
- Cross-government alignment, including integrated land use planning, population framework and other relevant strategies.
- Continued growth and strengthening of collaboration with community partners.
- Continued engagement with municipalities, including through the Federation of PEI Municipalities.
- Periodic meetings with developers and industry.
- Exchange of information including the housing outlook and projections with the Construction Association of Prince Edward Island and Canadian Home Builders' Association-PEI.
- Maximizing opportunities working with Canada Mortgage and Housing Corporation (CMHC) and Infrastructure Canada.
- Continued involvement in the Government of Canada's *Reaching Home Program* and efforts through the local organizing committees to address homelessness.
- Commitment to working with other Atlantic Provinces on common regional issues.
- Annual reporting on progress of the identified actions in this strategy.

Building together, we can navigate the road ahead and work towards a vision of all Islanders having access to adequate, affordable, and suitable housing.



