

HOUSING SOLUTIONS

A place for everyone

2021 PROGRESS REPORT



Housing York Inc.'s
Unionville Commons,
City of Markham

HOUSING SERVICES
york.ca/housing



LAND ACKNOWLEDGMENT

We acknowledge York Region is located on the traditional territory of many Indigenous peoples such as the Anishinaabeg, Haudenosaunee, Huron-Wendat and Métis peoples and the treaty territories of the Haudenosaunee, Mississaugas of the Credit First Nation and Williams Treaties First Nations. This land is now home to many diverse Indigenous peoples. York Region is located within the boundaries of the Nanfan Treaty, Treaty 13 and the Williams Treaties. There are also other land claims and treaty rights involving portions of York Region that have not been resolved. The Chippewas of Georgina Island First Nation is a Williams Treaty First Nation and the closest First Nation community to York Region.



Mayor
Frank Scarpitti
City of Markham



Regional Councillor
Don Hamilton
City of Markham



Regional Councillor
Jack Heath
City of Markham



Regional Councillor
Joe Li
City of Markham



Regional Councillor
Jim Jones
City of Markham



Mayor
David West
City of Richmond Hill



Mayor
Maurizio Bevilacqua
City of Vaughan



Chairman & CEO
Wayne Emmerson



Regional Councillor
Joe DiPaola
City of Richmond Hill



Regional Councillor
Mario Ferri
City of Vaughan



Regional Councillor
Carmine Perrelli
City of Richmond Hill



Regional Councillor
Gino Rosati
City of Vaughan



Mayor
John Taylor
Town of Newmarket



Regional Councillor
Linda Jackson
City of Vaughan



Regional Councillor
Tom Vegh
Town of Newmarket



Mayor
Margaret Quirk
Town of Georgina



Regional Councillor
Robert Grossi
Town of Georgina



Mayor
Tom Mrakas
Town of Aurora



Mayor
Virginia Hackson
Town of East Gwillimbury



Mayor
Steve Pellegrini
Township of King



Mayor
Iain Lovatt
Town of Whitchurch-Stouffville

A Message from York Region Chairman and CEO and Members of Regional Council

Affordable housing remains a top priority for York Regional Council. We continue to invest and build a strong network of services and supports to help individuals and families at-risk of homelessness or experiencing homelessness to find and keep housing.

First approved by Regional Council in 2019, *Housing Solutions: A place for everyone – Phase 2 Plan, 2019 to 2023* sets out the long-term goals and objectives to help address housing needs across York Region.

This annual progress report highlights key actions completed and underway to further advance the goals of *Housing Solutions*. It also summarizes how the Region, together with various community and government partners, are continuing to act and support individuals facing housing challenges exasperated by the COVID-19 pandemic.

As the Region works toward the goals of increasing the supply of affordable rental housing and strengthening the housing and homelessness system, continued federal and provincial investments is critical to the program's overall success. We look forward to working with our partners now and in the future.

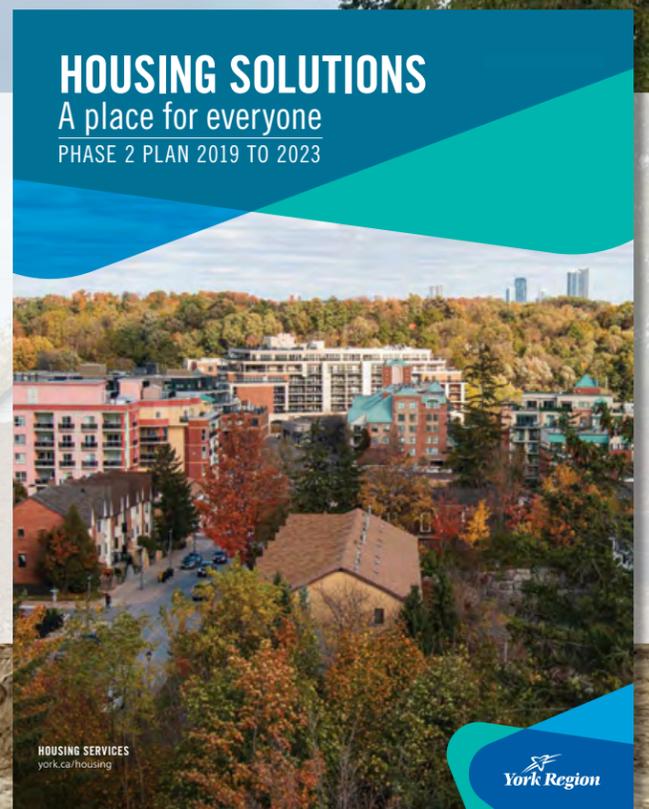
TABLE OF CONTENTS

Introduction	5
Goal 1: Increase the Supply of Affordable and Rental Housing.....	6
Goal 2: Help People Find and Keep Housing.....	7
Goal 3: Strengthen the Housing and Homelessness System	7
Helping People Find and Keep Housing Through the COVID-19 Pandemic.....	8
Performance Measures	10
2021 Action Plan Updates	12
Goal 1: Increase the Supply of Affordable and Rental Housing.....	12
Goal 2: Help People Find and Keep Housing.....	14
Goal 3: Strengthen the Housing and Homelessness System	16
Where the Housing System Stood in 2021	18
Analysis.....	20
Private Market Rental and Ownership Housing	20
Community Housing and Housing Subsidies	20
Homelessness and Housing Stability Services	21
Long Term Care and Implications for Seniors’ Housing and Other Aging in Place Supports	21

Accessible formats or communication supports are available upon request.

INTRODUCTION

Housing Solutions: A place for everyone – Phase 2 Plan, 2019 to 2023 (Housing Solutions Phase 2) was approved by York Regional Council in October 2019. The Phase 2 plan set out three goals and long-term objectives to address housing and homelessness needs in York Region. This report provides an update on progress made toward those goals and objectives in 2021.



Housing York Inc.
Breaking ground in Sutton

OUR GOALS



1
Increase the supply of affordable and rental housing



2
Help people find and keep housing



3
Strengthen the housing and homelessness system

HIGHLIGHTS

Progress toward the *Housing Solutions* Phase 2 goals in 2021 included:

GOAL 1: Increase the supply of affordable and rental housing

- Presented a draft Regional Official Plan to Council which included enhanced intensification, density and complete community requirements to direct substantial new growth in housing to areas well-served by transit and services.
- Council initiated a Housing Affordability Task Force in May 2021 to advise on strategies to address private market affordability challenges.
- Council requested local municipalities to support land donations to accelerate affordable housing development and bylaw updates to exempt Housing York Inc. (HYI) from paying parkland fees. Three municipalities have supported the resolution and three municipalities are conducting additional research to determine viability, while one recommended addressing the requests through Council's Housing Affordability Task Force.
- Continued work to expand the community housing portfolio, with construction continuing for 265 new units in the City of Markham, and procurement of a construction partner completed for 97 units in the Town of Whitchurch-Stouffville. The Region also began planning an additional two developments, one in the City of Markham and one in the Town of Newmarket.
- Continued to advocate for Federal and Provincial funding, including presenting to Federal Members of Parliament in Fall 2021 on the need for new community housing supply.
- Continued to pursue Federal funding opportunities, including the Rapid Housing Initiative, which the Region was unsuccessful in obtaining, and the National Housing Co-Investment Fund, through which the Region secured \$2.3 million for the Housing York development in the Town of Whitchurch-Stouffville.

GOAL 2: Help people find and keep housing

- Addressed the housing needs of 329 applicants from the subsidized housing wait list, including enrolling 95 households in the Canada-Ontario Housing Benefit program.
- Continued planning for the new online offer process for subsidized housing, including system design, consulting with the York Region Accessibility Advisory Committee, hosting virtual workshops with community agencies supporting wait list applicants, reporting to Council, and implementing new vacancy reporting processes for housing providers to maximize available housing supply, reduce vacancy loss and improve customer service.
- York Region's Home Now program has provided services and supports to 164 people and housed 139 people since the program was implemented in 2018.
- Completed Homelessness Prevention Program integration to incorporate operational standards for improved accountability, transparency, eligibility and access to housing stability supports.
- Selected the architectural firm and completed the schematic design phase for a new emergency and transitional housing building for men experiencing or at risk of homelessness, informed by consultations with people with lived experience, service providers, and community stakeholders.
- Paramedic Services' Community Paramedicine for Long-Term Care pilot program expanded in 2021 with approximately 500 clients receiving ongoing health care supports at seniors' community housing sites.

GOAL 3: Strengthen the housing and homelessness system

- Conducted a Point-in-Time Count in partnership with United Way Greater Toronto on June 1 and 2, 2021 which provides information that will enhance prevention and life stabilization programs, support housing stability, and inform future program planning.
- Continued to advocate for regulatory changes under the *Housing Services Act, 2011* on the future of the community housing system to ensure the Region has the tools needed to maintain critical partnerships with housing providers and maximize opportunities for additional investment into the system.
- Strengthened outreach response to support people in encampments through collaboration with the Community Paramedicine team and York Region Transit. Piloted a mobile app to identify trends and map encampment locations, which helped increase access to supports.
- Established multi-sectoral [Community Safety and Well-Being](#) Community Action Tables to collaborate locally to address priority risks, including housing stability.
- Initiated construction of a combined 26 new transitional housing units, that will provide 28 new beds in the Towns of Georgina and East Gwillimbury, to be completed spring 2022.
- Advocated to improve policy planning and decision-making for long-term care in [April 2022](#) and for more long-term care beds in [June 2021](#), resulting in over 2,000 new beds announced for York Region since March 2021.
- Improved the Cold Weather Alert System, ensuring consistent, rapid, and synchronized communications to York Region Homelessness Community Programs staff and community partners; modified the Cold Weather Response Plan to mitigate risks associated with COVID-19 providing safe accommodations while ensuring sufficient capacity for people experiencing homelessness.
- Supported services, through the Community Investment Fund, to access legal support to maintain tenancy through the Eviction Prevention project by the Community Legal Clinic York Region and workshops about housing rights and responsibilities, one-to-one case management, referrals and tenant mitigation services to stabilize housing provided by The Housing Help Centre.



HELPING PEOPLE FIND AND KEEP HOUSING THROUGH THE COVID-19 PANDEMIC

Since the start of the COVID-19 pandemic, York Region has strengthened partnerships with community-based organizations, community housing providers, local municipalities, and the Federal and Provincial governments to support residents. While continuing to respond to the pandemic in 2021, the Region also continued to deliver core housing programs and homelessness services and advanced commitments under *Housing Solutions Phase 2*.

Key actions to address pandemic-related housing needs included:

- Established the COVID-19 Community Co-ordination Initiative (3C) at the start of the global pandemic to identify needs and solutions with all partners in a dynamic environment and maximize resources.
- Received \$20.8 million in Phases Three and Four of the Provincial Social Services Relief Fund to respond to the COVID-19 pandemic. This time-limited Provincial funding supported a diverse range of vulnerable people, created longer-term housing solutions for York Region residents in need, and ensured the homelessness sector had the tools and supports to be responsive and safely deliver services during the pandemic.
- Supported continuation of the temporary Self-Isolation Shelter for people experiencing homelessness who were symptomatic or who tested positive for COVID-19 and the Transitional Shelter designed and established in 2020 as part of York Region's COVID-19 response. Since the start of the pandemic and until April 26, 2022, 157 people were supported by the temporary Self-Isolation Shelter, and 1,322 people at the Transitional Shelter.
- Improved existing congregate living settings to align with infection prevention and control measures, including renovating seven facilities and installing 45 partitions.

- Council approved an additional \$1 million in COVID-19 Community Investment Fund Relief Funding to address new or exacerbated needs due to the pandemic, as part of the Region's 2021 budget. This funding supported projects including increased support for those at-risk of homelessness and experiencing domestic violence provided by the Community Legal Clinic, staffing to address demands for landlord-tenant mediation prior to eviction provided by The Housing Help Centre and increased support for reintegrating into the community for women in conflict with the law provided by Elizabeth Fry of Greater Toronto.
- Established and operated a COVID-19 Voluntary Isolation Centre from January to June 2021 for residents who could not safely self-isolate at home; supports continued to be provided to York residents by the Peel isolation centre from July 2021 to March 2022 through a partnership between the two regions. These services helped nearly 600 residents safely self-isolate.
- Secured approximately \$5.2 million in Federal and Provincial funding for community housing providers, including HYI, under the COVID-19 Resilience Infrastructure Stream of the Investing in Canada Infrastructure Program. The funding will be used to support pandemic-resilient capital projects starting in 2022 including reconfiguration of site offices and implementation of health and safety measures to support physical distancing.
- Delivered the COVID-19 In-Situ program throughout 2021. The program provided market rent households living in community housing with a short-term rent benefit to address income decreases and avoid housing loss. Since launching in early 2020, 25 households received assistance. The program ended in December 2021, and housing providers are now referring residents and members to other available housing stability support programs should they continue to have trouble paying rent.
- Continued to provide virtual programming and support services to community housing residents. This included wellness checks, partnering with Rexall to deliver COVID-19 vaccine booster clinics, delivering resiliency kits to vulnerable families, and partnering with Vaughan Community Health Centre to deliver Rapid Antigen Kits to seniors' sites.

PERFORMANCE MEASURES

GOAL	PERFORMANCE MEASURE	2019	2020	2021
Increase the supply of affordable and rental housing	Percentage of new housing built in centres and corridors ¹	39% (1825 units)	30% (1740 units)	43% (4,660 of 10,787 units)
	New housing built by structure type across the Region year over year	4,692 units, 2,195 units in condo and apartment buildings	5,831 units, 2,258 units in condo and apartment buildings	10,787 units, 4,973 units (46%) in condo and apartment buildings
	Number of new private purpose-built rental housing units created year over year	0	36	136
	Number of private purpose-built rental units that have received Regional financial incentives	0	261	0
	Number of new community housing units created year over year	162	32	0
*The percentage of new housing built in centres and corridors varies as other areas with growth potential receive comprehensive planning approvals.				

Help people find and keep housing²	Number of clients who received support to improve housing stability, year over year	5,107	5,157	5,704
	Number of people at risk of homelessness who remain housed for at least six months	1,740	1,429	1,139
	Number and percentage of people experiencing chronic homelessness who remain housed for at least six months ³	63 (61%)	82 (78%)	102 (74%)
	Number of people who moved from emergency housing to long-term housing	446	280	174
	Number of people who were diverted from emergency housing	92	129	218

1 These figures do not account for the 194 number of units lost through demolitions.

2 The performance measure "Number/percentage of clients on the subsidized housing wait list receiving support to improve housing affordability" has been removed due to postponement of a technology solution to support data collection.

3 The performance measure "Number and percentage of people experiencing chronic homelessness who remain housed for at least six months" reflects the number of Home Now program clients remaining housed at six months, relative to the number of Home Now clients in the program for at least six months.

GOAL	PERFORMANCE MEASURE	2019	2020	2021
Strengthen the housing and homelessness system	Number of training and capacity building activities delivered for housing providers	6	6	15
	Number of community housing units that received capital funding to maintain a state of good repair, year over year	1,246	1,923	1,682
	Number of affordable rental units administered by York Region ⁴	6,940	6,841	6,717
	Number of rent-geared-to-income units in York Region	4,129	4,087	4,098
	Number of people referred to Community Collaborative Table ⁵	105	N/A	N/A
	Number of people experiencing homelessness at a point-in-time ⁶	N/A	N/A	329
	Percentage of department programs and services included in the 211 inventory (programs that meet Ontario's Call 211 Inclusion policy criteria) ⁷	100%	100%	100%
	Percentage of Community Investment Fund organizations included in the 211 inventory	98%	100%	100%
	Number of advocacy activities related to long-term care beds	13	6	21

4 One former Federal housing provider that reached the end of their operating agreement left the community housing system, resulting in a loss of 124 units.

5 The community collaborative table was on hold in 2021.

6 Point-in-Time counts occurred in 2018 and 2021.

7 Includes all programs and services appropriate for inclusion.

2021 ACTION PLAN OUTCOMES

GOAL

1 Increase the supply of affordable and rental housing



OBJECTIVES	2021 ACTION	OUTCOME
1. Plan for a full mix and range of housing options to support achievement of complete communities and promote economic development	1.1 Enhance Official Plan policies to direct substantial new growth in housing to areas well-served by transit and services.	The Draft Regional Official Plan , received by Council in November 2021 for consultation purposes, includes enhanced intensification, density and complete community requirements to direct substantial new growth in housing to areas well-served by transit and services.
	1.2 Support local municipal staff in development of housing related initiatives, including housing strategies and inclusionary zoning.	Provided support to local municipal staff through technical reviews and input on housing strategy and inclusionary zoning initiatives and supported the launch of the Town of Whitchurch-Stouffville's Housing Strategy by presenting at its kick-off Housing Summit in December 2021.
	1.3 Identify a suite of innovative approaches available to increase housing options.	A Guide to Innovative Housing Options to Support Affordable Housing was received by Council in January 2021.
	1.4 Develop a rental housing target for incorporation in the Draft Regional Official Plan.	The Draft Regional Official Plan included a region-wide purpose-built rental target of 1,000 units per year distributed to local municipalities based on growth forecasted.
	1.5 Initiate a Housing Affordability Task Force to advise Council on strategies to address housing supply and affordability challenges.	The inaugural meeting of the Housing Affordability Task Force was held on May 20, 2021 and the second meeting was held on October 7, 2021 to advise Council on strategies to address private market affordability challenges.
	1.6 [NEW] Initiate the feasibility study and public benefits review for a vacant homes tax in York Region.	In October 2021 , Council directed staff to develop a feasibility study and public benefits review of a vacant homes tax, with a principle that any revenues, net of costs, be used to support affordable housing initiatives.

OBJECTIVES	2021 ACTION	OUTCOME
2. Implement tools and policies to increase the affordable housing supply	2.1 Work with local municipalities to achieve concessions such as reduced parkland dedication for new affordable housing projects.	Council passed resolutions in February 2021 asking local municipalities to support, in principle, donation of land for affordable housing development, and amend their parkland dedication bylaws to exempt HYI from paying parkland fees. Seven municipalities have responded to date.
	2.2 [NEW] Extend availability of the three-year, 1,500-unit allowance under the Region's five-to-20-year development charges deferrals for affordable, purpose-built rental buildings.	In June 2021 , Council approved extending the availability of this interest-free development charges deferral by two years, until October 2024.
	2.3 [NEW] Remove the minimum four-storey requirement from the Region's 36-month development charges deferral for purpose-built rental buildings.	In November 2021 , Council approved removing the four-storey minimum requirement, allowing all purpose-built rental buildings, regardless of height, to take advantage of the 36-month, interest free, development charges deferral.
	2.4 [NEW] Receive direction from Council on changes to the Region's development charges bylaw to help facilitate a mix and range of affordable housing options.	In November 2021 , Council approved policy directions for the 2022 Development Charges Bylaw to help facilitate a mix and range of housing options.
3. Build community housing and encourage affordable rental housing to meet the housing needs of low and moderate income households	3.1 Begin construction of 97 units in the Town of Whitchurch-Stouffville with completion targeted for 2023.	The general contractor was procured in late 2021 and the contractor has commenced work on the site. Construction is scheduled to be completed by end of 2023.
	3.2 Develop resources and offer support to non-profit organizations interested in developing affordable housing.	A consultant identified and assessed capacity building opportunities for non-profit development, including case studies and models for joint-venture partnerships. This work will continue in 2022.
	3.3 Include Armitage Gardens redevelopment as part of the 2022 capital budget (estimated to achieve at least 116 units).	The Armitage Gardens redevelopment is included in the 2022 capital plan, contingent on Federal/Provincial funding.
	3.4 Develop recommendation for a 2022 capital budget that doubles rate of development for HYI.	Council and the HYI Board of Directors supported the creation of a Community Housing Development Master Plan , a long-term plan to increase the supply of non-profit and HYI owned housing. The plan will be brought forward for approval in 2023.
	3.5 Advocate for Federal funding to implement projects submitted to the Rapid Housing Initiative, funded by the Canada Mortgage and Housing Corporation (CMHC).	The Region resubmitted an application to Round 2 of the Rapid Housing Initiative to build 124 units; however, the application was unsuccessful. As the 2022 Federal budget extended funding for this program, the Region will pursue additional opportunities to apply.

GOAL

2 Help people find and keep housing



OBJECTIVES	2021 ACTION	OUTCOME
1. Deliver programs that help residents with low and moderate income living in private market housing keep their homes	1.1 Implement Year 2 of the Canada-Ontario Housing Benefit (COHB) to provide a portable rent subsidy to up to 57 additional households.	York Region housed 95 households from the subsidized housing wait list into the COHB program, 38 households more than anticipated due to an additional Provincial allocation, providing portable rent subsidies as an alternative to waiting for a subsidized unit.
	2.1 Plan for and begin implementation of a choice-based rental system for the subsidized housing wait list to enable applicants to proactively express interest in vacancies and reduce vacancy loss.	Planning continued for the new choice-based system. This included system design, consulting with the York Region Accessibility Advisory Committee, hosting seven virtual workshops with community agencies supporting wait list applicants, and reporting to Council in September 2021 to maximize available housing supply, reduce vacancy loss and improve customer service.
2. Support long-term housing stability by strengthening individuals and communities	2.2 Research and establish tools to build cultural competency amongst community housing residents towards combatting behaviours of discrimination and bias that negatively impact communities.	Hosted three workshops for community housing providers and worked directly with residents on diversity and inclusion issues, with plans to begin supporting remaining community housing providers throughout 2022.
	2.3 Develop a plain language rent-geared-to-income guide for tenants and co-operative members to help them understand their roles and responsibilities.	A plain language rent-geared-to-income guide was developed and will be circulated to tenants and co-operative members in early 2022.
	2.4 [NEW] Plan for a seniors focused hub and community centre at Unionville Commons.	Determined a procurement process to secure a lead agency to operate a seniors hub and community centre, located on the main floor of Unionville Commons, on behalf of the Region. Engaged with key stakeholders and reported to Regional Council in December 2021 on the proposed approach, governance framework and next steps. The seniors hub and community centre will support the health and well-being of seniors together with services offered in the surrounding community, including a variety of housing supports.

OBJECTIVES	2021 ACTION	OUTCOME
3. Advance prevention programs through continuous improvements to help people at risk of homelessness remain stably housed	3.1 Strengthen and integrate the Homelessness Prevention Program with the broader homelessness prevention and housing stability system.	Completed York Region's Homelessness Prevention Program integration to incorporate operational standards for improved accountability, oversight, transparency, eligibility and access to housing stability supports. The seasonal shelters were also integrated within Homelessness Community Programs to help improve oversight and integration into the broader Emergency and Transitional Housing system.
	4.1 Review existing Housing with Supports Program design, formerly domiciliary hostels, to strengthen compliance, address service gaps and improve housing stability.	Continued to consult with Housing with Supports operators as part of the Emergency and Transitional Housing System Plan to enhance operations including infection prevention and control measures, and to integrate lessons learned from the COVID-19 pandemic to improve resident well-being.
4. Strengthen homelessness and housing stability services to help people experiencing homelessness to find and keep housing	4.2 Identify and match individuals for services for York Region's Home Now program.	Continued to improve the matching process and ensuring individuals continue to receive the support services they need.
	4.3 [NEW] Continue development and collaboration on York Region's By Name List.	Continued to develop and embed in system and program planning, the Region's By Name List in collaboration with community partners.
	4.4 [NEW] Improve the Cold Weather Alert System, making communications consistent and quick to staff and community partners; and mitigating risks associated with COVID-19 providing sufficient and safe accommodations.	Ensured York Region residents experiencing homelessness were sheltered from cold weather, collaborating with community partners to ensure availability of appropriate services. For future application, the Region is applying lessons learned from the pandemic and continuing to improve the Cold Weather Alert System.

GOAL

3 Strengthen the housing and homelessness system



OBJECTIVES	2021 ACTION	OUTCOME
1. Sustain the existing stock of community housing	1.1 Continue to advocate to the Province to allow Service Managers to retain savings from the end of community housing mortgages to be reinvested in capital repairs in community housing buildings and local housing and homelessness services.	The Region continued advocacy work on the end of mortgage issue and development of new regulations for the community housing sector with Service Managers, the Province, the Ontario Municipal Social Services Association and the Association of Ontario Municipalities. This will ensure the Region has the tools needed to maintain critical partnerships with housing providers and maximize opportunities for additional investment into the system.
	1.2 In line with Provincial direction, begin building a program framework and principles for future service agreements, to encourage community housing providers to remain in the housing system after their current agreements end.	A program framework was developed to provide capital and operating funding to housing providers reaching the end of their current agreements.
	1.3 Complete a process review and update of the subsidized housing wait list to improve administration and streamline the system.	Improvements were introduced in November 2021 to significantly streamline vacancy reporting processes for housing providers, increasing administrative efficiency and providing real-time data on vacancies. Progress will continue with the introduction of the online offer process in 2022. Staff also continued to implement the Council-approved income and asset limits for subsidized housing to ensure supports are provided to those most need.
	1.4 Develop and implement virtual solutions to support community housing providers.	Explored virtual options to conduct annual operational reviews and engaged community housing providers remotely by attending virtual board meetings and providing online program support and training. This gave community housing providers flexibility to access available supports while still working remotely as the pandemic continued.
	1.5 Participate in Provincial working groups and consultations to advocate for regulatory and funding changes to help sustain and grow the community housing system.	Staff continued to participate in Provincial consultation opportunities and working groups under established Memorandums of Understanding and confidentially agreements to inform development of future regulations.
2. Build an integrated system to plan and deliver homelessness and housing stability services	2.1 Conduct homeless Point-in-Time Count to provide a current snapshot of homelessness in York Region and enhance the By Name List – a real-time list of those experiencing homelessness – to help connect people to the right type and level of support. Collaborate with partners to redefine and strengthen York Region's Coordinated Access system model to support individuals who are at-risk of or experiencing homelessness.	The Point-in-Time Count was conducted on June 1 and 2, 2021 in partnership with United Way Greater Toronto. The Point-in-Time Count findings, as well as consultation and engagement with service providers and others, will inform the Region's development of an Emergency and Transitional Housing System Plan.
	2.2 Construct a minimum of 24 prefabricated transitional housing units, with completion targeted for December 31, 2021.	Construction is underway for a total of 26 transitional housing units, that will provide 28 beds, in the Towns of Georgina and East Gwillimbury, with completion targeted for spring 2022.

OBJECTIVES	2021 ACTION	OUTCOME
	2.3 Complete predevelopment and program planning for a new men's multi-service emergency and transitional housing building, offering a wide range of supports and programming to help men find and keep housing, with construction planned to start in 2023.	Completed the selection of the architectural firm and schematic design phase, informed by consultations with people with lived experience, service providers, and community stakeholders.
3. Conduct research, engagement and knowledge sharing to identify service system gaps and build community capacity in the homelessness and housing stability service system	3.1 Coordinate with Community Outreach service providers to integrate and strengthen outreach supports and data collection across the Region.	Outreach response to support people in encampments was strengthened through collaboration with the Community Paramedicine team and York Region Transit. Piloted a mobile app to identify trends and map encampment locations, which helped increase access to supports. Explore innovative partnerships with community service providers, local municipal bylaw, mental health agencies, and York Region Police to support people in encampments.
	3.2 Support initiatives identified through the 360° Kids led Youth Homelessness Prevention and Housing Stabilization Strategy Committee including the development of a youth focused diversion from emergency housing model.	Staff supported research initiatives and provided guidance on developing resources to enhance youth housing stability and diversion from emergency housing, as a contributing member of the Youth Homelessness Prevention and Housing Stabilization Strategy Committee.
	3.3 [NEW] Support the Community Action Tables to inform development and implementation of the Community Safety and Well-Being Plan.	Established place-based Community Action Tables in four geographic focus areas in York Region. Identified housing stability as a priority for collective action in three focus areas. Developed Community Actions Plans that include community-driven, local social development and prevention-based initiatives that will be implemented, evaluated and scaled over the next four years.
4. Support residents to age in their communities and influence the transformation of the long-term care sector⁸	4.1 Continue to advocate to improve policy planning and decision making for long-term care beds in York Region, as identified in the 2019 to 2023 Strategic Plan, especially in response to findings from the Ontario's Long-Term Care COVID-19 Commission, new national standards and to encourage more long-term care beds, housing options, home care and related supports for seniors.	The Region was influential in advocating to improve policy planning and decision-making for long-term care, providing feedback to Ontario's Long-Term Care COVID-19 Commission, identifying to the Province which of the Commission's recommendations should be prioritized for action, working with sector organizations on their Provincial submissions to Bill 37, and advocating for more long-term care beds resulting in over 2,000 new beds announced for York Region since March 2021.
	4.2 Participate in Phase One of the Community Paramedicine for Long-Term Care pilot program to keep people currently on the long-term care wait list or who are eligible or will be eligible to be on the list, safe and stable in their homes.	CP@Clinic Program expanded during 2021 as part of the Community Paramedicine for Long-Term Care pilot program. Seven seniors' community housing sites participated in the program and approximately 500 clients received ongoing supports such as health-based assessments, clinical services and referrals to community health care providers.
	4.3 [NEW] Refresh the York Region Seniors Strategy and develop a focused 2-Year Action Plan (2022-2024) to review the current direction, identify what has changed and where new areas of focus are needed to support seniors to age in place in York Region.	Engaged internal staff, community partners, residents and families from the Region's two municipal long-term care homes, care givers and seniors throughout the Region through virtual workshops and an online survey to seek feedback and to inform development of a 4-year Seniors Action Plan. The new Plan will be recommended for Council approval Q2 2023.

⁸ Goal 3, Objective 4 has been updated to better reflect the current programming realities of the seniors-serving and long-term care sector.

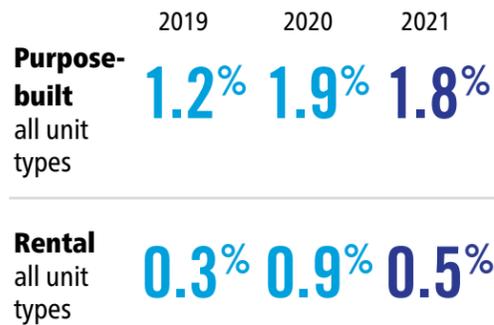
WHERE THE HOUSING SYSTEM STOOD IN 2021

SYSTEM INDICATORS

MARKET RENTAL HOUSING

Benchmark: 3% is considered a healthy vacancy rate.
In 2021, the maximum affordable rent for a household at the sixth income decile for renter households (\$70,923) in York Region was \$1,773.

VACANCY RATE



CMHC Rental Market Survey Data Tables, 2018, 2019 and 2020, 2021, Table 1.1.1 and Table 4.1.1

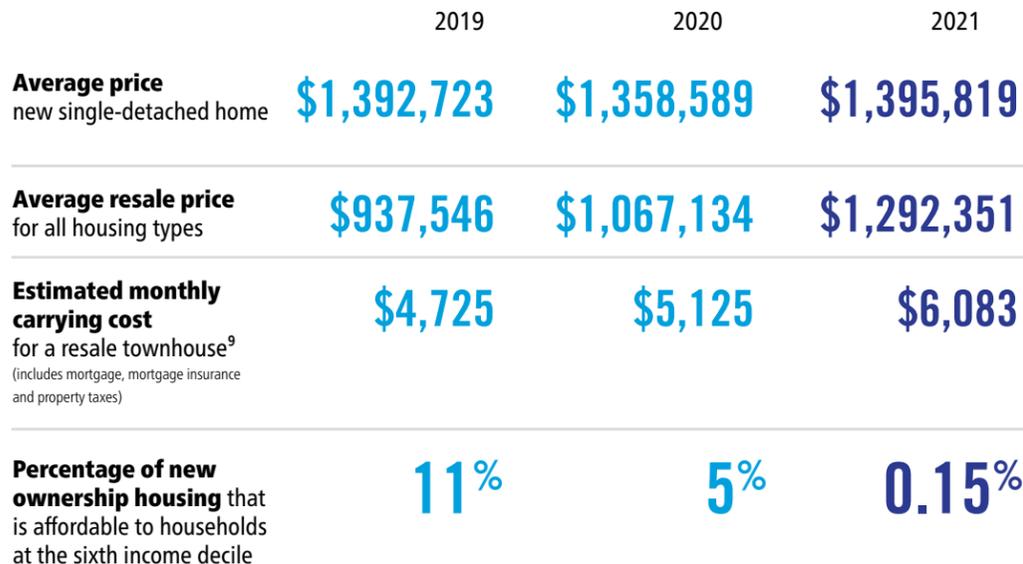
AVERAGE RENT



Adapted from CMHC Market Absorption Survey, 2018, 2019, 2020, and 2021, for Local Municipalities in York Region
Adapted from Toronto Real Estate Board Market Watch Reports, 2018, 2019, 2020 and 2021

OWNERSHIP HOUSING

Benchmark: Affordable housing thresholds identify the highest price a household earning at the sixth decile of the income distribution can afford. In York Region, the threshold was \$535,809 in 2021, and the maximum affordable monthly carrying cost for a home purchased in 2021 was \$3,300.



Adapted from Toronto Real Estate Board Market Watch Reports, 2018, 2019, 2020 and 2021

Adapted from Toronto Real Estate Board Market Watch Reports, 2018, 2019, 2020 and 2021

Adapted from Toronto Real Estate Board Market Watch Reports, 2018, 2019, 2020 and 2021 and York Region Affordable Housing Measuring and Monitoring Reports, 2018, 2019, 2020 and 2021

York Region Affordable Housing Measuring and Monitoring Reports, 2018, 2019, 2020 and 2021

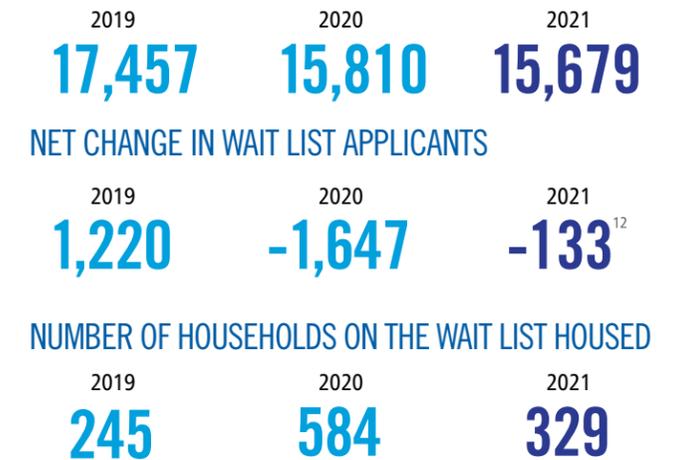
COMMUNITY HOUSING

Benchmark: In 2020, MBNCanada reported the median percentage of subsidized housing wait list applicants offered housing among participating Ontario Service Managers was 6.1%; in 2021 York Region housed 1.2% of the wait list. MBNCanada also reports that York Region has the lowest supply of legacy social housing units per capital among other Service Managers participating in MBNCanada reporting.

AVERAGE WAIT TIME FOR SUBSIDIZED HOUSING¹⁰



NUMBER OF HOUSEHOLDS ON THE WAIT LIST AS OF DECEMBER 31¹¹



York Region Subsidized Housing Wait List data

HOMELESSNESS AND HOUSING

Benchmark: In 2020, MBNCanada reported that the median for average length of stay in emergency shelters across participating Ontario Service Managers was 13.2 days.¹³

NUMBER OF UNIQUE INDIVIDUALS ACCESSING EMERGENCY AND TRANSITIONAL HOUSING



Homeless Individuals and Families Information System (HIFIS)

AVERAGE LENGTH OF STAY IN EMERGENCY HOUSING (DAYS)



Homeless Individuals and Families Information System (HIFIS)

NUMBER OF UNIQUE INDIVIDUALS WHO EXPERIENCE CHRONIC HOMELESSNESS



Homeless Individuals and Families Information System (HIFIS)

NUMBER OF PEOPLE ACCESSING HOMELESSNESS PREVENTION SERVICES¹⁶



Program data

LONG TERM CARE

Benchmark: The number of individuals waiting per bed decreased from 9.11 (2020) to 8.3 (2021), calculated using 192 beds (the total number of basic and private beds for Maple Health Centre and Newmarket Health Centre).

NUMBER OF INDIVIDUALS WAITING FOR A YORK REGION MUNICIPAL LONG-TERM CARE BED



Home and Community Care Support Services (HCCSS) data (formerly Local Health Integration Networks, LHINs)



ANALYSIS

PRIVATE MARKET RENTAL AND OWNERSHIP HOUSING

In 2021, vacancy rates for purpose-built rentals in York Region decreased from 1.9% to 1.8%, and for most unit sizes remained below the 3% benchmark considered to indicate a 'healthy' rental market. The percentage of new ownership housing affordable to households at the sixth income decile or below fell from 5% in 2020 to 0.15% in [2021](#). Limited affordable ownership and rental housing options continue to affect the Region's long-term growth and sustainability. In [January 2021](#), Council received a report on housing challenges and opportunities through which a lack of affordable housing options was highlighted as one factor contributing to slower growth in the Region over the last decade. Council declared an affordable housing crisis in York Region in [February 2021](#).

COMMUNITY HOUSING AND HOUSING SUBSIDIES

In 2021, the Region provided housing assistance to 329 households from the subsidized housing wait list, a decrease from 2020 when 584 households were housed. The number of households housed in 2021 includes 97 households who received portable housing benefits to help with the cost of rent in the private market as an alternative to waiting for a subsidized unit to become available. Excluding portable housing benefits, 232 households moved into a subsidized unit, which represents the lowest number of households the Region has housed since 2008. Unlike in 2020 when two new community housing buildings opened, housing 90 households from the subsidized housing wait list, no new buildings or units were added to the housing portfolio in 2021. This suggests fewer tenants and co-operative members moved out of their units during the COVID-19 pandemic. The ability to address wait list need in York Region will depend on increased and sustained investment from the Federal and Provincial governments. Without it, our ability to help applicants remains limited.

The overall size of the wait list decreased in 2021, from 15,810 applicants in 2020 to 15,679 in 2021, mostly due to removal of applicants who are no longer eligible under the Region's income and asset limits, who no longer require housing supports, or who did not respond to unit offers or multiple requests to update their files, as required by Provincial legislation. The Region will continue to monitor these trends.

HOMELESSNESS AND HOUSING STABILITY SERVICES

The number of unique individuals who accessed emergency housing and the average stay in emergency housing increased in 2021 with 1,336 unique clients served with an average stay of 28 days. The Region has also seen an increase in the number of people accessing homelessness prevention and housing stability services to 1,852 individuals in 2021 compared to 1,606 individuals in 2019.

The [Point-in-Time Count](#) was conducted in 2021 in partnership with United Way Greater Toronto. There were 329 individuals experiencing homelessness during this Point-in-Time, a decrease of 60 individuals since the last count was conducted in 2018. Information collected from individuals experiencing homelessness during the Point-in-Time Count will inform future programming needs. Further analysis is required when comparing the results from the 2021 Point-in-Time Count with the 2018 count, as the methodology for the 2021 count was updated as a result of the pandemic and the need to follow public health guidelines.

LONG-TERM CARE AND IMPLICATIONS FOR SENIORS' HOUSING AND OTHER AGING IN PLACE SUPPORTS

The number of individuals waiting for a long-term care bed in one of York Region's municipal homes has decreased slightly since 2020. Conversely, the number of individuals waiting per bed for all 29 long term care homes in the Region has increased since 2020. York Region is committed to long-term care excellence and continues to encourage and facilitate the expansion of long-term care to help residents age in their communities.

ENDNOTES

- 9 Monthly carrying cost includes mortgage, mortgage insurance and property taxes.
- 10 Excludes In-Situ applicants and applicants with Special Priority status. "Families" includes households with two or more people. 2020 wait time data has been updated to reflect new portable housing benefits.
- 11 The continued decrease in the number of households on the wait list in 2021 reflects removal of applicants from the wait list who are no longer eligible under the Region's income and asset limits, or who have indicated they no longer require housing supports.
- 12 The reduction in overall size of the wait list is due to removal of applicants who are no longer eligible under the Region's income and asset limits or who no longer require housing supports.
- 13 Note that this metric reflects communities participating in MBNCanada only which excludes communities that may be more appropriate peer comparators to York Region (e.g., Peel and Simcoe).
- 14 As of 2021, this value includes data for the Out of the Cold seasonal shelter, which was migrated onto the Homelessness Individuals and Families Information System in November 2020.
- 15 An increase was seen in 2021 (28.3 days) compared to 2020 (23.6 days). This was impacted by longer client stays at the COVID-19 transitional shelter in addition to longer stays at other emergency housing facilities during the pandemic.
- 16 Please note that methodology for the Housing Stability Program was updated in 2019 to better reflect follow-up services provided. In addition, service provider data for the Homelessness Prevention Program did not reflect unique clients served in 2018 (high potential that there was double counting of clients in the baseline data); data tracking methodology has subsequently been updated for this program. A decrease was seen in 2020 due to the COVID-19 pandemic and the moratorium on evictions; an increased demand was observed in 2021 as moratoriums were lifted and Provincial supports ended.

THE REGIONAL MUNICIPALITY OF YORK

HOUSING SERVICES

17150 Yonge Street
Newmarket, Ontario, L3Y 8V3

york.ca/housing

22-2132