

Housing Solutions:

A place for everyone

YORK REGION 10-YEAR HOUSING PLAN



2014 Progress Report





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City of Markham



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A Message from York Regional Council

Housing creates a sense of belonging and helps people feel at home in their community. When people have housing that meets their needs, they are better able to contribute to their community and enjoy a good quality of life.

Creating housing that meets the needs of all residents is a long-standing priority for York Regional Council. York Region's 10-year Housing Plan *Housing Solutions: A Place for Everyone* includes four goals and 49 actions focused on: sustaining the existing supply of rental housing, increasing the supply of rental housing, supporting affordable home ownership and strengthening the homelessness and housing stability system.

The 2014 Progress Report highlights a number of initiatives that were advanced in 2014 and provides an overview of projects that will be implemented in the coming years.

York Region is a place people are proud to call home. Success in creating a diverse housing market for all residents depends on collective engagement and sustained investments from all stakeholders. Together, we are already turning the curve with *Housing Solutions*.



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The Executive Summary

The Reality of the Rental and Ownership Market in York Region

Rental market York Region

Vacancy Rate - 1.5%

NO VACANCY

Unit size	Private Apartment Vacancy Rates (%) ¹	Private Apartment Average Market (\$) ¹
Bachelor	2.3	815
1 bedroom	1.6	1,036
2 bedroom	1.5	1,194
3+ bedroom	0.5	1,357

Permissive secondary suite official plan policies have been adopted by eight out of the nine local municipalities; six of which have a formal registry of safe and legal suites. As of 2014, there were **1,790 suites** registered in York Region, **101** of those were registered in the 2014 calendar year.³

Private sector **rental construction**

2012 - 2014

2014 = 7
2013 = 18
2012 = 32

57 new private sector rental units built in the last three years.⁴

in 2014, there were more than **11,000** households waiting for social housing.

Almost **1,000** new households have been added to the waiting list every year since 2009.

The Region has added **835** new social housing units since 2004.

Based on provincial definitions, the **maximum affordable ownership price** in 2014 was **\$443,874** region-wide. In 2014, 29% of all new ownership units were below this threshold.²

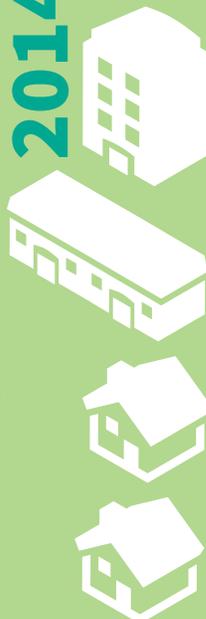
In 2014 there were **6,840 condos available for rent**, up **21%** from **5,641 units** in 2013

2014 condo vacancy rate: **2.1%**

2014 average condo rent: **\$1,564¹**

Ownership market

2014



Average home prices in York Region

Re-sale condominium **\$352,091⁶**

Re-sale townhome **\$512,733⁶**

Re-sale single detached **\$820,378⁶**

New single detached **\$890,804⁵**

Who can't afford to buy a home here



Nurse



Police Officer



Teacher



Cook

2004 → 2014



Average re-sale house price rose by **90%⁷**

however



Average hourly wage only rose by **21%⁸**

Our Goals

The Regional Municipality of York's *Housing Solutions: A Place for Everyone 10-Year Housing Plan* was approved by Regional Council in June 2014. *Housing Solutions* includes four goals and 49 actions focused on: increasing the supply of rental housing; sustaining the existing supply of rental housing; supporting affordable home ownership; and strengthening the homelessness and housing stability system.

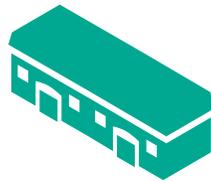
In its annual *Housing Solutions: A Place for Everyone 10-Year Housing Plan* progress report, the Region reports on progress made towards achieving the goals. This 2014 Progress Report highlights a number of initiatives that were advanced in 2014, and provides an overview of projects that will be implemented in coming years.



GOAL 1
Increase the rental housing supply

Expected outcomes:

- Increased supply of private sector rental units
- Increased supply of safe, legal second suites
- Increased supply of government funded units and rent subsidies



GOAL 2
Sustain the existing rental housing supply

Expected outcomes:

- Preserve the existing supply of private sector rental housing
- Strengthen the social housing system



GOAL 3
Support home ownership affordability

Expected outcomes:

- Increased new affordable home ownership options
- Supports provided for low and moderate income homeowners

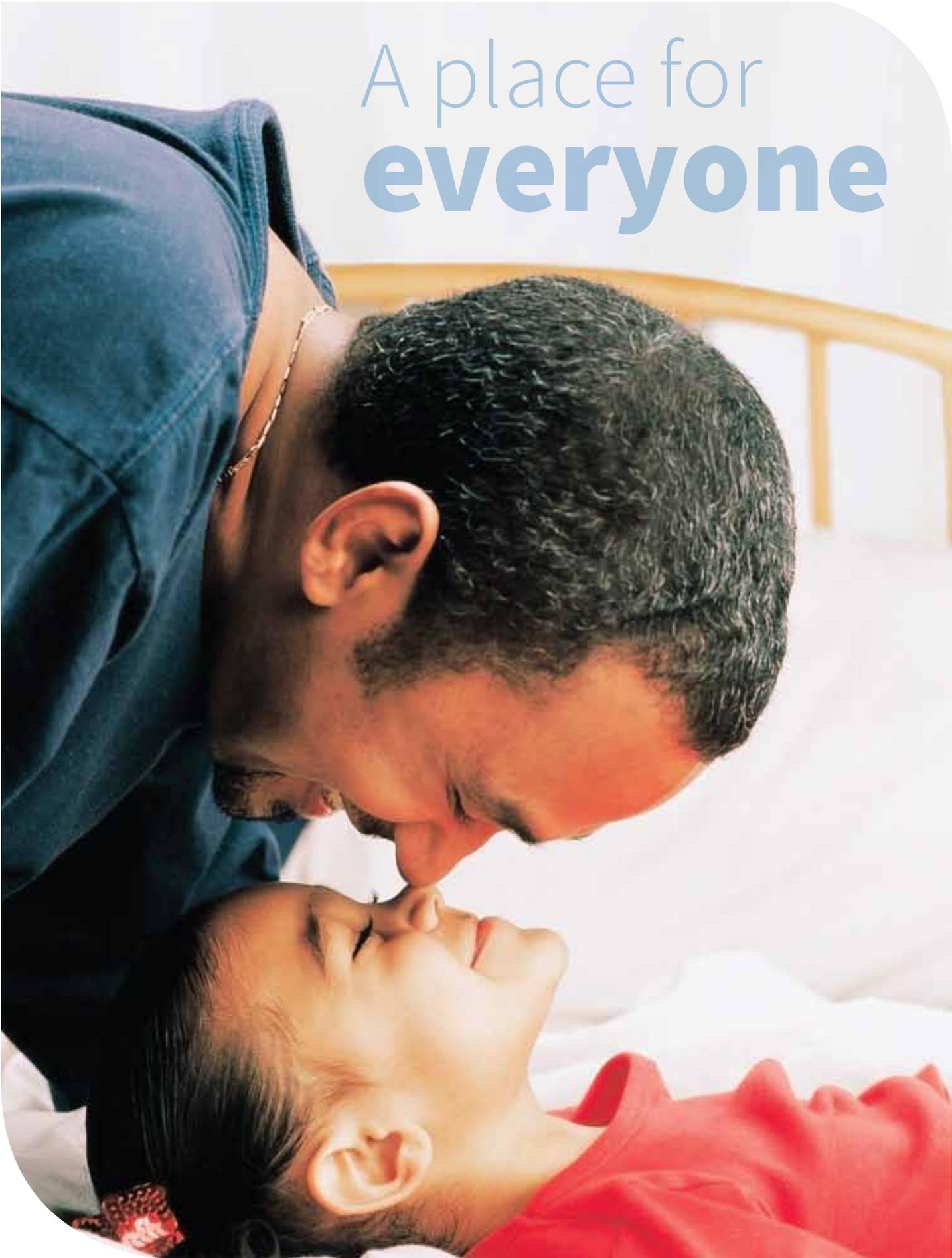


GOAL 4
Strengthen the homelessness and housing stability system

Expected outcomes:

- An integrated service delivery system developed
- Low and moderate income and at-risk households will find and keep appropriate housing

A place for
everyone



York Region's **Housing** Story

The Housing Situation

York Region has a lot going for it— a rapidly growing and diverse population; business and industry; employment opportunities; farmland, beaches and forests; educational facilities; and plenty of services for residents. The Region also has a high-cost ownership market, the lowest proportion of rental housing in the Greater Toronto Area (GTA) and a very low vacancy rate. The average cost of a new single detached home in the Region increased to over \$890,000 in 2014. The cost of housing has become a serious issue for moderate income households and has pushed ownership out of reach for lower income populations.

The Region has a very limited supply of rental housing with essentially no new, private rental housing being built over the last decade. The Regional rental housing vacancy rate hovers around 1.5 per cent, compared to the three per cent that experts say indicates a healthy rental market.

Because of the lack of rental options, individuals and families may be forced into home ownership beyond their budgets or into moving outside of the Region. Those who opt to stay near their places of work and pay more than the affordable housing rate of 30 per cent of income, place themselves in vulnerable financial situations.

Housing is a Strategic Priority for York Region

Many of the Region's strategic documents speak specifically to housing.

Housing as a priority is also reflected in the establishment of the Regional Housing Strategies Steering Committee. The Steering Committee acts in an advisory capacity, providing guidance to departments and ensuring coordination of strategic housing initiatives within the framework of the Region's 10-Year Housing Plan and Regional Official Plan, and in alignment with provincial legislation, policy statements and Regional strategies and plans.



2014 Highlights



GOAL 1

Increase the rental housing supply

ACTION: Partner with local municipalities to explore incentive, strategy and best practice options that local municipalities can use to encourage development of new rental housing

In partnership with the Town of Newmarket, the Region has entered into a pilot agreement to support the development of 225 private market rental units, by deferring development charges for 36 months from the time the building permit is issued.

Along with increasing the number of private sector rental units, the Region has accepted the option to make 56 units available through a rent supplement type agreement to households on the Region's social housing waiting list.

ACTIONS: Leverage current Federal-Provincial Investment in Affordable Housing Program to develop 457 new affordable units and continue to increase the number of subsidized rental units



In June 2014, the newest Housing York building opened in the Town of Georgina. Lakeside Residences has 97 bachelor, one and two-bedroom apartments.

For a complete list of actions and accomplishments, please see our Progress Report on page 12.



Make Rental Happen Campaign

In 2013, the Human Services Planning Board of York Region developed a collaborative advocacy plan entitled *Make Rental Happen: Creating the Conditions to Build Private Market Rental Housing*.

The Board is collaborating with all levels of government, the building industry and corporate leaders to help create the conditions needed to re-engage the private sector in developing purpose-built, market rental housing.

Highlights from the campaign:

- ➔ The Make Rental Happen Challenge and Housing Symposium were held in June 2014. The challenge asked post-secondary students from across North America to rethink rental housing, explore new ideas and submit creative solutions
- ➔ Two Make Rental Happen breakfast discussions brought together community leaders to explore the benefits of rental for seniors and the Region's economic competitiveness
- ➔ An ongoing pledge and social media campaign raised awareness of the need for rental housing
- ➔ A partnership with Ryerson University facilitated research about the amount and type of incentives needed to re-engage the private sector in building rental housing

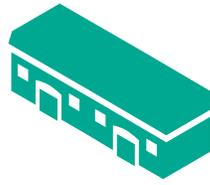
For more information please visit:
www.York.ca/MakeRentalHappen

The Region **supports housing providers** in maintaining their buildings:

- ➔ From 2010 to 2014, the Region advanced more than \$3.4 million in additional subsidies and loans to housing providers for major building repairs
- ➔ The Region provides \$500,000 in grants annually for accessibility, playgrounds, greening initiatives and other innovative programs



2014 Highlights



GOAL 2

Sustain the existing rental housing supply

ACTION: Partner with local municipalities to implement Regional Official Plan (2010) policies that protect the existing supply of rental housing from demolition (including demolition by neglect) or conversion to condominium

The Regional Official Plan (2010) requires local municipalities to adopt policies that protect rental housing from demolition or conversion to condominiums or non-residential use; including provisions that prohibit demolitions or conversions which would result in a rental vacancy rate of less than three per cent in the local municipality.

To date, eight of the nine local municipalities have incorporated policies to protect rental housing from demolition or conversion to condominiums in their approved official plans.

ACTION: Plan for the sustainability of the social housing portfolio by developing a long-term asset management and financial strategy for the social housing portfolio

In 2014, York Region Community and Health Services completed its first State of Infrastructure Report. Overall, Community and Health Services had a positive overall rating of 'B', meaning that its assets are 'good' on the grading scale. Housing York was included in the report, which found that:

- The reliability, capacity and condition of housing assets are in an overall good state, with assets and systems functioning as designed
- Assets need to continually be invested in to ensure they are well maintained

To ensure properties are well maintained, a detailed analysis on long-term asset management needs was completed. Staff have implemented new software to help analyze and plan for the optimization of assets.

The analysis completed will inform the development of an innovative, sustainable asset management and financial strategy. The strategy will focus on:

- Asset rehabilitation to maximize and extend building life
- Identification of existing properties for divestment and intensification
- Sustainable funding model for development and regeneration

For a complete list of actions and accomplishments, please see our Progress Report on page 14.

2014 Highlights



GOAL 3

Support home ownership affordability

ACTION: Deliver and evaluate a Home Repair and Renovation Pilot Program providing grants to low income households who need assistance with accessibility modifications or critical repairs

Following an evaluation of the Region's Home Repair and Renovation Pilot Program, Council approved a permanent Home Repair Program in November 2014. The Home Repair Program provides low income homeowners in York Region with financial assistance to complete critical repairs and modifications that enable them to remain in their homes. Eligible homeowners can request for a grant of up to \$7,500 per application with a maximum lifetime cumulative grant of \$15,000 per household.

Since the program first launched in 2013, 84 low and moderate income homeowners have received grants.

ACTION: Work with local municipalities and the development industry to establish implementation guidelines for Regional Official Plan policies that require 25 per cent of new housing units across the Region to be affordable and 35 per cent of new housing units in Regional centres and key development areas be targeted as affordable.

Through collaboration and consultation, the Region successfully developed guidelines that establish a clear process for local municipalities to secure affordable housing commitments through the development review and approval process, and for Regional staff to monitor progress towards affordable housing targets in the York Region Official Plan (2010).

The approved guidelines define the process used to identify maximum affordable housing thresholds for both rental accommodations and homeownership on an annual basis. A homeownership threshold is calculated for each local municipality and on a region wide basis. In areas where the local municipal threshold exceeds the regional threshold, the regional threshold applies and in areas where the local municipal threshold is less than the regional threshold, the local threshold applies. This approach helps ensure region wide affordability.

In 2014:

- The region wide affordable ownership threshold was \$443,874
- Region-wide, 29 per cent of new ownership housing units were affordable, 77 per cent of which were one and two-bedroom condominium units
- Across municipalities rates of ownership affordability ranged from six per cent to 47 per cent

For a complete list of actions and accomplishments, please see our Progress Report on page 15.

Many households across York Region carry a **high debt burden** to keep their homes.

In 2014, real estate accounted for over 67 per cent of total household assets.

In 2014, the average household in York Region had \$348,307 in mortgage debt, the **highest** average mortgage debt in the GTA⁹.

A two per cent increase in mortgage rates could result in a 20 per cent increase in monthly payments.

Integrating supports for people with mental health and addiction issues

In recognition of the important link between housing stability and positive outcomes, the Central Local Health Integration Network (CLHIN) is undertaking a joint planning initiative with the Region to identify key strategies that will connect people in York Region with moderate / serious and persistent mental health and addictions issues to housing and supports.

Together, York Region and the Central LHIN will focus on and continue to build capacity in:

- Early identification, prevention and promotion initiatives
- Providing ongoing supports to those living with mental illness who need intensive case management and wrap-around supports
- Effective crisis intervention

The Region will partner with York Regional Police and service providers to refine the crisis response model and build a more proactive and integrated model to address the needs of shared clients with complex needs.

These initiatives will support positive housing outcomes and recovery for some of our community's most vulnerable residents.

2014 Highlights



GOAL 4

Strengthen the homelessness and housing stability system

ACTION: Develop Belinda's Place, the Region's first shelter and transitional housing for homeless women



In 2014, the Region focused on construction of Belinda's Place, a women's only emergency housing facility in Newmarket. Once construction is complete, this multi-service centre – with 28 emergency beds, nine transitional units, drop-in services and wrap-around supports – will be operated by The Salvation Army in Canada.

Scheduled to open in 2015, Belinda's Place will be York Region's first emergency housing facility for homeless women not fleeing from violence and will offer services for women residing in the community who are at risk of homelessness. Women will be supported as they move out of crisis, effectively plan their next steps and access the services they need to find and keep their homes. They will also be helped with integrating successfully into the community.

ACTION: Evaluate the pilot Housing Stability Program for Ontario Works and Ontario Disability Support Program recipients

The Region's Housing Stability Program uses an innovative service delivery model for Ontario Works and Ontario Disability Support Program recipients that combines financial assistance with client-focused, wrap-around supports for a period of six months.

Clients may receive one-time financial assistance to cover costs such as last month's rent, utility or rental arrears or moving expenses, enabling them to obtain new housing, or maintain their current housing if they are at risk of homelessness. Housing Stability Workers help clients plan and problem solve, provide help with navigating the service system and collaborate with a broad range of partners to get clients stable.

An evaluation completed in 2014 demonstrated that the program has successfully helped an average of 87 per cent of clients remain stably housed. The Housing Stability Program will continue to be a vital part of York Region's vision to prevent homelessness and support housing stability.

For a complete list of actions and accomplishments, please see our Progress Report on page 16.

Progress Report: *Actions for current Term of Council*



GOAL 1

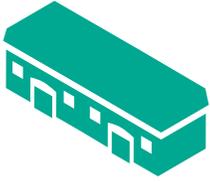
Increase the rental housing supply

<i>Action</i>	<i>Our Progress and Planned Activities</i>
<p>Partner with local municipalities to explore incentive, strategy and best practice options that local municipalities can use to encourage development of new rental housing.</p>	<p>In partnership with the Town of Newmarket, the Region entered into a pilot agreement to support the development of 225 private market rental units by deferring development charges for 36 months.</p>
<p>Partner with local municipalities to establish an internal working team and process to facilitate implementation through the planning and development process and to respond to specific development proposals.</p>	<p>Established a Regional Housing Strategies Steering Committee to ensure coordination of strategic housing initiatives and space to review and respond to development initiatives.</p>
<p>Partner with the Human Services Planning Board (HSPB) to develop the Make Rental Happen Challenge, which asks post-secondary students to create innovative private-market rental housing solutions that are replicable and applicable to the York Region context.</p>	<p>The Make Rental Happen Challenge was held in June 2014. It was sponsored by IBM. The challenge asked post-secondary students from across North America to rethink rental housing, explore new ideas, and submit creative solutions. The winning submissions came from the University of Guelph, George Brown College and Yale University.</p>
<p>Partner with HSPB to collaborate with stakeholders to advocate for more private-market rental housing and develop a communication strategy that raises awareness of the economic realities of and need for rental housing.</p>	<p>Make Rental Happen engaged community partners in discussions focused on the benefits of rental housing for seniors and the Region's economic competitiveness. Greater awareness of the need for more rental housing has been created through a social media and online pledge campaign. The Region has also engaged elected officials at the regional and provincial levels.</p>
<p>Partner with HSPB to create a dialogue with key stakeholders (e.g. local municipalities and building industry) to determine how to create the environment for the development of more private-market rental housing. This will include an exploration of tools and models that support the development of private-market rental housing.</p>	<p>Partnered with Ryerson University's School of Urban and Regional Planning to research and identify incentives and regulatory supports needed to re-engage the private sector in building market rental housing.</p> <p>Partnered with Ryerson University's Urban Land Institute, the City of Toronto's Affordable Housing Office and the GTA Housing Action Lab to highlight tools being used by GTA communities to support rental housing development.</p> <p>A forum was held with the Greater Toronto Apartment Association's membership to hear their perspectives on rental housing development.</p>
<p>Ensure that local municipalities adopt official plan policies and zoning bylaw provisions that authorize secondary suites.</p>	<p>Eight of the nine local municipalities have adopted official plan policies authorizing secondary suites.</p> <p>Continue to monitor outstanding local municipalities for compliance with the York Region Official Plan (2010) which requires local municipalities to adopt official plan policies and zoning bylaw provisions that authorize second suites.</p>

Action

Our Progress and Planned Activities

<p>Work with the local municipalities through the secondary plan process to encourage developers to design and market new homes that accommodate second suites in new community areas in Markham, Vaughan, and East Gwillimbury.</p>	<p>New community areas are those that are newly designated to accommodate growth based on an update to the regional forecast and land needs analysis. In York Region there are currently three new community areas at various stages in the planning process:</p> <ol style="list-style-type: none"> 1. East Gwillimbury – Secondary Plan process initiated in 2014 2. Markham – Under appeal at the Ontario Municipal Board 3. Vaughan – Secondary Plan process to be initiated in 2015 <p>As regional staff work with local municipal staff to gain approvals for these communities, they will:</p> <ul style="list-style-type: none"> • Provide comments to local municipalities that secondary suite provisions should be included • Explore opportunities to promote second suites through site design and marketing materials.
<p>Assist and coordinate with the local municipalities in tracking second suites and monitor the number of second suites constructed and licensed.</p>	<p>Completed 2013 data gathering exercise and reported outcomes to Council in June 2014 through the <i>Draft Affordable Housing Measuring and Monitoring Guidelines</i> staff report.</p>
<p>Consider opportunities to partner with Metrolinx and York Region Rapid Transit Corporation to incorporate new rental housing development in the planning for subway stations/major transit facilities.</p>	<p>Continuing to work with York Region Rapid Transit Corporation on possible sites for development.</p>
<p>Develop guidelines for accepting social housing units through the use of Section 37 provisions of the Planning Act.</p>	<p>Developed a program implementation framework for Housing York Inc. to receive and administer Section 37 units.</p>
<p>Including new social housing units as part of the long-term growth planning for Regionally owned infrastructure.</p>	<p>Began construction of multi-service hub in Richmond Hill incorporating affordable, emergency and transitional housing, social innovation space and specialized programs for youth.</p>
<p>Develop a strategy to intensify/optimize Regionally owned housing sites.</p>	<p>Completed a design build pre-qualification to move forward on the redevelopment and intensification of two existing social housing sites in Woodbridge.</p>
<p>Leverage the current Federal-Provincial Investment in Affordable Housing Program to develop 457 new affordable units.</p>	<p>Leveraged Investing in Affordable Housing funding to build:</p> <ul style="list-style-type: none"> • Lakeside Residences, 97 units in the Town of Georgina • Belinda's Place, nine transitional units in the Town of Newmarket (under construction) • Richmond Hill Housing and Community Hub, 11 transitional units in the Town of Richmond Hill (under construction) • Crescent Village expansion, 28 units in the Town of Richmond Hill (under construction)
<p>Investigate future opportunities to develop additional affordable housing as Federal-Provincial funds become available.</p>	<p>Secured over \$45 million in Investing in Affordable Housing Extension funding for:</p> <ul style="list-style-type: none"> • Richmond Hill Housing and Community Hub, 202 units in the Town of Richmond Hill (\$22.7 million) • Woodbridge redevelopment project, 150 proposed units, City of Vaughan (\$16 million) • Independent affordable housing projects (\$4.1 million) • Housing allowance funds (\$1.78 million) • Homeownership funds (\$750,000)
<p>Continue to increase the number of subsidized rental units.</p>	<p>In 2014, the Region provided 4,925 income-based subsidies to low income households, including new subsidized units at Lakeside Residences. An additional 185 households received housing allowances to assist them where they currently live, while they wait for subsidized housing.</p>



GOAL 2

Sustain the existing rental housing supply

<i>Action</i>	<i>Our Progress and Planned Activities</i>
Partner with local municipalities to implement Regional Official Plan policies that protect the existing supply of rental housing from demolition (including demolition by neglect) or conversion to condominiums.	<p>Eight of the nine local municipalities have incorporated polices to protect rental housing from demolition and conversion to condominiums in their approved official plans.</p> <p>Continue to monitor outstanding local municipalities for compliance with the York Region Official Plan (2010).</p>
Advocate for sustained federal and provincial investments in social housing repair and renewal and for the inclusion of housing in federal and provincial infrastructure funding programs.	Engage in the renewal of the province's Long-Term Affordable Housing Strategy.
Collaborate with the Province and the Housing Services Corporation to find ways to use the equity from social housing buildings to fund major repairs.	Co-chaired a Social Housing Asset Leveraging Best Practice working group with the Province to identify strategies to support repair and regeneration of existing social housing assets.
Plan for the sustainability of the social housing portfolio by developing a long-term asset management and financial strategy.	Completed a long-term asset and reserve analysis.
Plan for the sustainability of the social housing portfolio by providing supports to the volunteer boards of directors of non-profit and co-operative housing providers to strengthen their capacity to effectively manage their housing communities.	Provided a range of supports including training, mentorship, and one-on-one coaching to the volunteer boards of directors. A Board Engagement Strategy will be developed in 2015.
Enhance supports for social housing applicants, tenants and co-operative members by developing a community health framework to better connect social housing residents with services.	<p>Endorsed in 2014, the Community Health Framework is an initiative focused on improving the physical and social environments of residents and more effectively using community resources and supports to enable people to achieve housing stability and cope with challenges that impact their well-being.</p> <p>Some outcomes:</p> <ul style="list-style-type: none"> • Sets the conditions for successful tenancies • Residents that are engaged in their communities • Improved access to economic and support services • Multiple groups working together to develop a common approach to address resident issues
Work with funders and partners to support the changing needs of Housing York tenants.	<p>Developing a partnership database to better formalize current Housing York community partnerships.</p> <p>Developing a Seniors' Inclusion Strategy that will:</p> <ol style="list-style-type: none"> 1. Provide opportunities for seniors to contribute to and participate in social/cultural activities 2. Reduce isolation for vulnerable seniors <p>Developing a Youth Engagement Strategy that will:</p> <ol style="list-style-type: none"> 1. Enhance youth programming opportunities 2. Contribute to developing youth leadership skills <p>Developing a partnership with the Good Food Network to identify and respond to high priority Housing York communities with food security issues.</p>



GOAL 3

Support home ownership affordability

<i>Action</i>	<i>Our Progress and Planned Activities</i>
Update the Housing and Our Economy report.	Project scope expanded to include an analysis of the labour market, commuting patterns and linkages to housing. Consolidated data will support a study of the population and workforce to inform updated policies and strategies.
Identify incentive options for developments that incorporate affordable housing units within centres and corridors.	Ongoing exploration of incentive options, including potential for Section 37 agreements.
Work with local municipalities and the development industry to establish implementation guidelines for the Regional Official Plan policies that require 25 per cent of new housing units across the Region to be affordable and 35 per cent of new housing units in Regional centres and key development areas be targeted as affordable.	<i>Draft Affordable Housing Measuring and Monitoring Guidelines</i> and 2013 monitoring exercise adopted by Council in June 2014.
Deliver and evaluate a Home Repair and Renovation Pilot Program providing grants to low-income households who need assistance with accessibility modifications or critical repairs.	Council approved annualized funding for Home Repair Program beginning in 2015. The Home Repair Program provides low-income homeowners in York Region with financial assistance to complete critical repairs and modifications to enable them to remain in their homes. Eighty-four (84) households were assisted during the pilot phase of the program.





GOAL 4

Strengthen the homelessness and housing stability system

Action	Our Progress and Planned Activities
<p>Implement a new service delivery model with wrap-around services in emergency and transitional housing and incorporate the requirement into service agreements.</p>	<p>Implemented new contracts for existing Emergency Housing Providers effective January 1, 2014 to include wrap-around supports and services to help clients get housed.</p> <p>Planning for the implementation of a new wrap-around service model at Belinda's Place that will offer supports to clients and women at risk of homelessness living in the community.</p>
<p>Support community partners in advocating for investment in mental health and addictions support in York Region.</p>	<p>Community and Health Services is a co-sponsor of the Central Local Health Integration Network (LHIN)'s mental health and addictions strategy.</p> <p>The Region is embarking on a mental health initiative which will focus on working toward providing more effective services which are integrated internally and with external community and health providers. This will include the development of a new internal mental health collaborative to better link and coordinate its services to achieve better outcomes for its clients.</p>
<p>Open Belinda's Place, the Region's first shelter and transitional home for homeless women (28 emergency beds and nine transitional units). Belinda's Place will provide services to help clients obtain and maintain housing.</p>	<p>Belinda's Place is under construction and set to open in 2015. The Region is moving forward with planning and setup of the emergency and transitional housing and drop-in services at Belinda's Place, as well as the development of programs and services, policies, procedures and partnerships with community agencies that will help clients find and keep housing.</p>
<p>Develop a Richmond Hill Youth Hub with a drop-in centre (14 emergency beds, 11 transitional units) with support services for youth.</p>	<p>Construction is currently underway and completion is anticipated in early 2016.</p>
<p>Share homelessness data with community partners to jointly work on new service priorities.</p>	<p>Collected first year of homelessness data from Emergency Housing sites in York Region. Data will be used to support service planning by the Region and community partners.</p>
<p>Supplement the Community Paramedicine program for emergency shelter residents with additional health support partnerships (e.g. nurse practitioner, family physician).</p>	<p>Continue ongoing program evaluation to enhance client benefits and understand service gaps to plan for additional resource needs.</p>
<p>Link employment supports to move homeless clients and clients at risk of homelessness towards independence (e.g. social enterprise, sector specific skills development, Internationally Educated Professionals program).</p>	<p>Through the Community Investment Strategy, an Education, Employment and Specialized Support Worker was made available for youth at the Sutton Youth Shelter.</p>

Action

Our Progress and Planned Activities

Pilot a rental benefit program to help eligible residents secure and/or maintain affordable housing by providing transitional rent assistance with wrap-around case management supports.

Developed a Short-Term Assistance for Renter's (STAR) program to support residents by providing a financial benefit for 24 months to assist with housing affordability and 30 months of wrap-around case management support. Project jointly designed and delivered by Social Services and Housing Services.

Evaluate the pilot program and implement an ongoing Housing Stability Program for Ontario Works and Ontario Disability Support Program recipients for wrap-around homelessness supports and prevention services.

Program evaluation completed in 2014 showed that approximately 87 per cent of households served remained stably housed after six months. This program is set to become a permanent program in 2015.

Evaluate the possibility of increasing the Region's capacity to deliver service by using new integrated social workers to support residents with multiple barriers to maintain housing.

Hired an additional social worker to increase support available to clients. Completing an evaluation of scale and scope of client needs to better identify gaps in client services.

Work with community partners to increase knowledge and awareness regarding rights and responsibilities to promote safe and successful tenancies.

Worked with the Scarborough Housing Help Centre to post links to information and resources on the rights and responsibilities of tenancies for newcomers on YorkWelcome.ca

Continue to implement the Community Investment Strategy to fund community agencies for prevention focused projects as well as programs that support low and moderate income residents.

Approximately \$2.3 million was invested in residents who were homeless or at risk of becoming homeless. Residents received supports designed to move them towards stable housing. Supports included:

- Services through emergency winter shelters
- A mobile outreach service
- Housing support services that helped the homeless and those at risk of homelessness find affordable housing
- Assistance for seniors at risk of losing housing due to mental health and hoarding issues
- Housing supports services for homeless and at risk youth
- Drop-in programs
- Employment Supports
- Housing Help Centres
- Identification Clinic

More than 20,000 residents accessed these and other related services.

Work with community partners to strengthen and better connect homelessness and housing stability programs and services.

Ongoing collaboration with Emergency Housing and Housing with Supports service providers to strengthen services for at risk or homeless clients to increase housing stability.

Continue to provide the Housing Stability Program and Outreach Services to connect people who are homeless or at risk of homelessness with a broad range of community supports to obtain and retain housing.

Actions Planned for Next Term of Council

- Partner with local municipalities to investigate the use of community improvement plans in Regional centres and key development areas in Regional corridors to increase the rental housing supply
- Sustain the social housing supply as former federal and provincial funding and financing arrangements come to an end
- Enhance supports for social housing applicants, tenants and co-operative members by reviewing social housing waiting list policies and practices to better connect people to supports while they wait for housing
- Work with local partners and the private sector to consider innovative building techniques and financial arrangements to support development of affordable housing programs. Programs to be explored may include: height and density incentives; community improvement plans; grants in lieu of development charges; and reduced permit fees
- Implement a service model that enables people to access all of the homelessness services with one point of entry
- Identify and address specific service gaps such as prevention of youth homelessness
- Develop a community engagement strategy to involve diverse sectors in supporting homelessness solutions
- Work with local partners towards zoning provisions that are inclusive of transitional and supportive housing
- Investigate models and options to implement or partner to support appropriate service hubs
- Implement a client-centric case management model for individuals and families with complex needs that focusses on preventing homelessness and increasing housing stability

Organizations wishing to cite any portion of the Housing Solutions Progress Report are requested to use the following citation when referencing this document: The Regional Municipality of York. (2015). Housing Solutions: A place for everyone – 2014 Progress Report. Newmarket, Ontario.

Sources:

¹ CMHC, Rental Market Report, Fall 2014

² York Region Planning and Economic Development Services, 2015

³ Local Municipal Second Suite Registries

⁴ CMHC, Housing Market Tables: Selected South Central Ontario and Housing Services non-profit housing supply data

⁵ CMHC, Housing Now, GTA, January 2015

⁶ TREB, Market Watch, 2014

⁷ SPB calculations based on TREB, Market Watch data, 2004-2014

⁸ Statistics Canada, Labour Force Estimates, 2004-2014. Note: 2014 median hourly wage calculated using CPI adjustment.

⁹ Mortgage debt: Source: Environics, WealthScapes database 2014

A place for
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