

Clause 19 in Report No. 11 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on June 25, 2015.

19

## 2014 Implementation of the Region's 10-Year Housing Plan

Committee of the Whole recommends adoption of the following recommendation contained in the report dated May 22, 2015 from the Commissioner of Community and Health Services:

### 1. Recommendation

It is recommended that Council receive this report for information.

### 2. Purpose

This report provides an update on the implementation of '*Housing Solutions: A place for everyone, York Region's 10-Year Housing Plan*,' highlighting 2014 accomplishments and next steps. The 2014 Progress Report is provided as Attachment 1.

### 3. Background

*'Housing Solutions: A place for everyone, York Region's 10-Year Housing Plan'* was approved by Council in June 2014

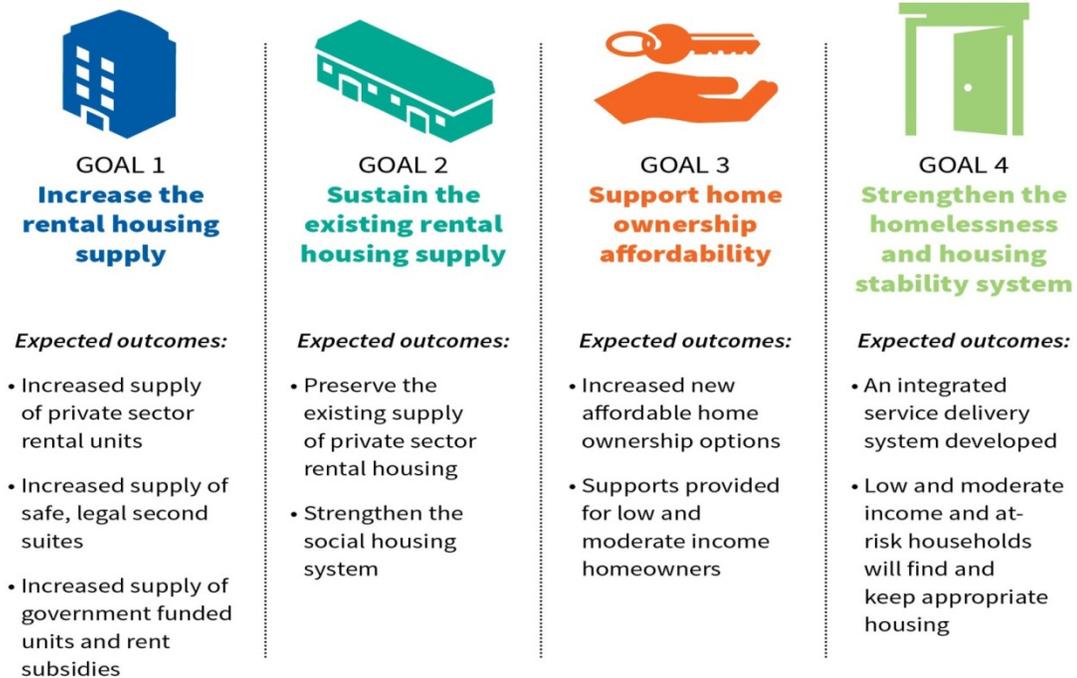
As a Service Manager under the *Housing Services Act, 2011*, the Region is required to develop and implement a 10-year plan that addresses housing needs.

In June 2014, *Housing Solutions: A place for everyone, York Region's 10-Year Housing Plan* (10-Year Housing Plan) was approved by Council through adoption of Clause No. 6 in Report No. 11 of the Committee of the Whole. The 10-Year Housing Plan describes the Region's continued approach to addressing its housing responsibilities in four goal areas.

The goals and action in the 10-Year Housing Plan address the housing system as a whole

The four goals of the 10-Year Housing Plan (see Figure 1) focus on building complete communities where people can live, work, play and learn, with a mix of housing options that meet the needs of Regional residents.

Figure 1 – Goals and Expected Outcomes



The *Housing Services Act*, 2011 requires the Region to publish an annual report on the implementation of the Housing Plan.

Housing as a priority is reflected in the establishment of the Regional Housing Strategies Steering Committee

Implementation of the 10-Year Housing Plan is coordinated through the Regional Housing Strategies Steering Committee. The Steering Committee is sponsored by the Commissioner of Community and Health Services and consists of senior staff from Housing Services, Social Services, Strategies & Partnerships, Planning and Economic Development, Property Services, Finance, and York Region Rapid Transit Corporation.

The Steering Committee acts in an advisory capacity, providing guidance to departments and ensuring coordination of strategic housing initiatives within the framework of the 10-Year Housing Plan. The plan must also align with the Regional Official Plan, provincial legislation and policy statements and work furthered by the Human Services Planning Board of York Region.

#### 4. Analysis and Options

The Region is making progress in all four goal areas

The following provides highlights of initiatives that have advanced the Housing Plan goals during the first six months of implementation.

##### **Goal 1 – Increase the rental housing supply**

- In partnership with the Town of Newmarket, the Region has entered into a pilot agreement to support the development of approximately 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 and the building owner have entered into an agreement that will provide rent subsidies for up to 56 households from the Region's social housing waiting list.
- 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 advocacy plan include:

- 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 on-going 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.

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

### **Goal 2 – Sustain the existing rental housing supply**

- The Regional Official Plan (2010) requires local municipalities to adopt official plan policies that protect rental housing from both demolition and conversion to condominium or non-residential use, including provisions that would prohibit demolitions or conversions resulting in a rental vacancy rate of less than 3% in the local municipality.
- To date, eight of the nine local municipalities have incorporated policies to protect rental housing from demolition and conversion to condominiums in their approved official plans.
- 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 Inc. was included in the report, which found that the reliability, capacity and condition of housing assets are in a good state overall.
- To ensure that properties continue to be well maintained, staff implemented new asset planning software to support development of a detailed analysis of long-term asset management needs. This analysis will inform the development of an innovative, sustainable asset management and financial strategy.

### **Goal 3 – Support home ownership affordability**

- Following an evaluation of the Region's Home Repair and Renovation Pilot Program, Council approved annualized funding. The Home Repair Program provides low-income homeowners in York Region with financial assistance to complete repairs and modifications to enable them to remain in their homes. Eligible homeowners may apply for a grant of \$7,500 per application with a maximum life-time cumulative grant of \$15,000 per household. Since the program first launched in 2013, 84 low and moderate income homeowners have received grants.

- 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 the affordable housing targets in the York Region Official Plan (2010).
- In 2014 the region-wide maximum affordable ownership threshold was \$443,874; 29% of new ownership housing units were sold below this threshold and 77% of those units were one- and two-bedroom condominium units.

Additional information on the affordable housing thresholds can be found in the companion report titled “Affordable Housing Measuring and Monitoring Guidelines” presented by the Planning and Economic Development Branch to Committee of the Whole on June 11, 2015.

#### **Goal 4 – Strengthen the homelessness and housing stability system**

- Construction is well underway for Belinda’s Place, a women’s only emergency housing facility in Newmarket, with a multi-service centre, 28 emergency beds, 9 transitional units, drop-in services and wrap-around supports. Belinda’s Place is owned by the Region and will be operated by The Salvation Army in Canada.

Belinda’s Place will be the first emergency housing in York Region for homeless women not fleeing from violence and will offer services for women at risk of homelessness and residing in the community. Women will be supported to move out of crisis, effectively plan their next steps, and access the services they need to find and keep housing as well as to integrate successfully into the community. Belinda’s Place is scheduled to be opened in 2015.

- The Region’s Housing Stability Program uses an innovative service delivery model that combines short-term financial assistance with client-focused wrap-around supports that continue for six months for Ontario Works and Ontario Disability Support Program recipients.

An evaluation completed in 2014 demonstrated that the program has successfully helped an average of 87% of clients to 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.

The Richmond Hill Housing and Community Hub is scheduled to open in 2016. In addition to 202 new affordable rental apartments, this building will include a multi-service centre for youth with 14 emergency beds, 11 transitional beds and a drop-in center and will offer a range of wrap around supports. This facility will provide the only emergency housing for youth in York Region south of Newmarket. Youth who are at risk of homelessness experience a multitude of diverse and complex circumstances, many of which are not related to their family's housing stability and need specialized supports. Successful early intervention for these youth can prevent a lifetime of difficulties.

Link to key Council-approved plans

Housing is a strategic priority for York Region. The Regional Official Plan (2010), Vision 2051 and the Corporate Strategic Plan reflect this commitment.

Housing related objectives and goals include:

- Regional Official Plan (2010) – 3.5 Housing our Residents – promoting an appropriate mix and range of acceptable housing to meet the needs of residents and workers
- Vision 2051 – A place where everyone can thrive and appropriate housing for all ages and stages
- Region's 2015 to 2019 Corporate Strategic Plan – Increasing the range of available and affordable housing choices

### 5. Financial Implications

Investment related actions identified in the 10-Year Housing Plan can be accommodated within existing budget forecasts or will be the subject of future budget enhancement requests provided for Council consideration.

### 6. Local Municipal Impact

Creating healthy, sustainable, complete communities with affordable housing options for all residents is a common goal across all nine local municipalities. Throughout the development of the 10-Year Housing Plan, the Region has engaged its local municipal partners. Realizing the four goals of the plan will require the Region to continue the practice of inclusive collaboration to ensure there are a range of housing options across the Region.

## 7. Conclusion

In the first six months of implementing the Region's 10-Year Housing Plan, a number of successes have been realized. Actions across all four goals have either been accomplished or are in-progress. Progress for 2015 is well underway with a number of actions wrapping up and many more beginning.

Council will be provided with an annual progress report on the implementation of the Region's 10-Year Housing Plan.

For more information on this report, please contact Rick Farrell, General Manager, Housing Services at ext. 72091.

The Senior Management Group has reviewed this report.

May 22, 2015

Attachment (1)

Accessible formats or communication supports are available upon request

# **Housing Solutions:**

A place for everyone

YORK REGION 10-YEAR HOUSING PLAN



2014 Progress Report





Mayor  
Frank Scarpitti  
City of Markham



Regional Councillor  
Jack Heath  
City of Markham



Regional Councillor  
Jim Jones  
City of Markham



Regional Councillor  
Joe Li  
City of Markham



Regional Councillor  
Nirmala Armstrong  
City of Markham



Mayor  
David Barrow  
Town of Richmond Hill



Mayor  
Maurizio Bevilacqua  
City of Vaughan



Chairman & CEO  
Wayne Emmerson



Regional Councillor  
Vito Spatafora  
Town of Richmond Hill

## 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*.



Regional Councillor  
Michael Di Biase  
City of Vaughan



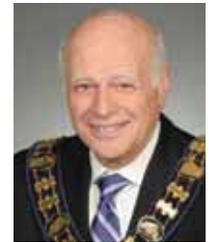
Regional Councillor  
Mario Ferri  
City of Vaughan



Regional Councillor  
Gino Rosati  
City of Vaughan



Regional Councillor  
Brenda Hogg  
Town of Richmond Hill



Mayor  
Tony Van Bynen  
Town of Newmarket



Regional Councillor  
John Taylor  
Town of Newmarket



Mayor  
Margaret Quirk  
Town of Georgina



Regional Councillor  
Danny Wheeler  
Town of Georgina



Mayor  
Geoffrey Dawe  
Town of Aurora



Mayor  
Virginia Hackson  
Town of East Gwillimbury



Mayor  
Steve Pellegrini  
Township of King



Mayor  
Justin Altmann  
Town of Whitchurch-Stouffville

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# The Executive Summary

## The Reality of the Rental and Ownership Market in York Region



**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.<sup>3</sup>



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.<sup>2</sup>

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: **\$1,564<sup>1</sup>**

## Ownership market

2014



**Average home prices in York Region**

Re-sale condominium **\$352,091<sup>6</sup>**

Re-sale townhome **\$512,733<sup>6</sup>**

Re-sale single detached **\$820,378<sup>6</sup>**

New single detached **\$890,804<sup>5</sup>**

**Who ~~can't~~ afford to buy a home here**



Nurse



Police Officer



Teacher



Cook

2004 → 2014



Average re-sale house price rose by **90%<sup>7</sup>**

**however**



Average hourly wage only rose by **21%<sup>8</sup>**

# 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.

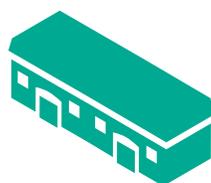
In its annual *Housing Solutions: A Place for Everyone 10-Year Housing Plan* progress report, the Region reports on progress made towards achieving the goals. This 2014 Progress Report highlights a number of initiatives that were advanced in 2014, and provides an overview of projects that will be implemented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

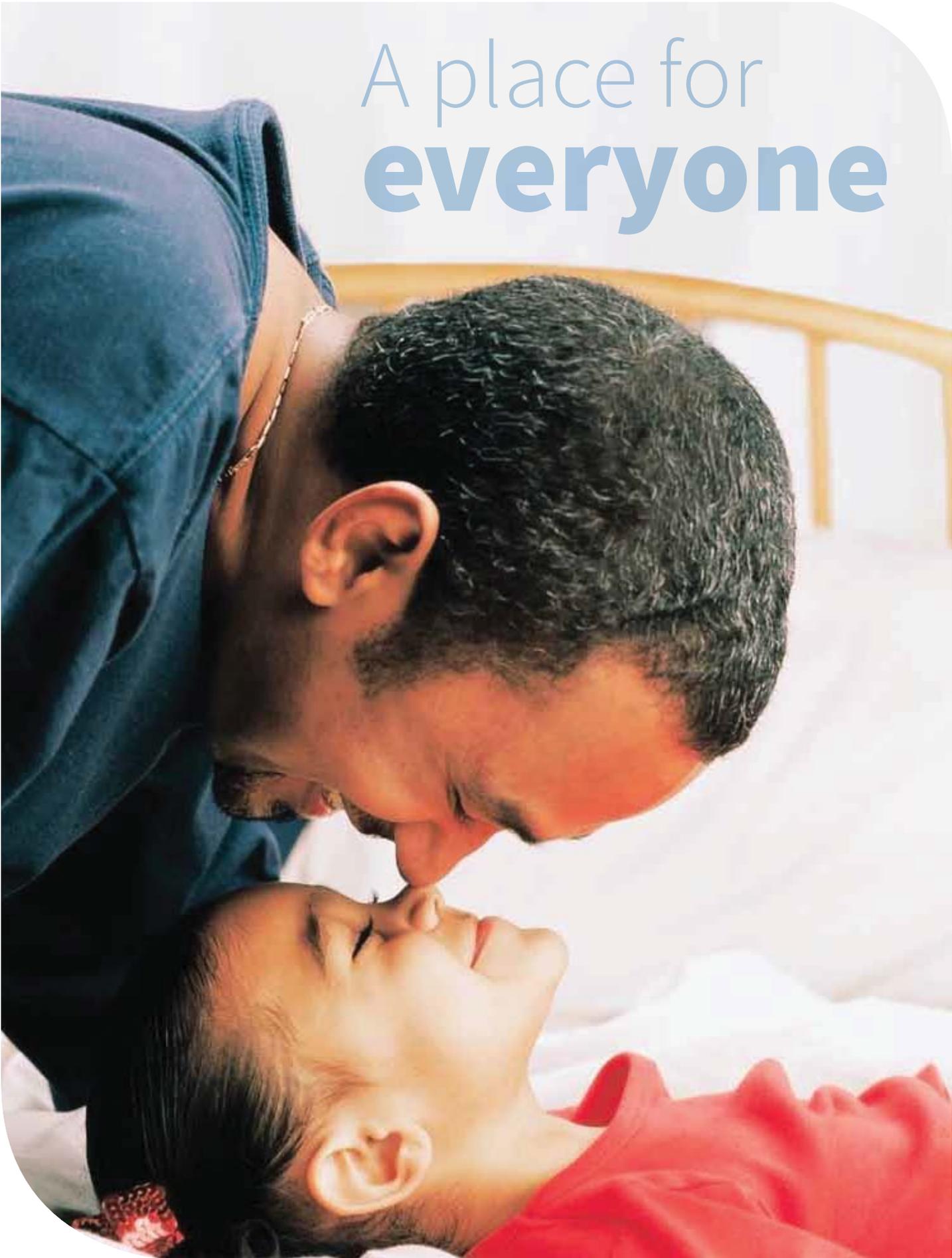


**GOAL 4**  
**Strengthen the homelessness and housing stability system**

*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

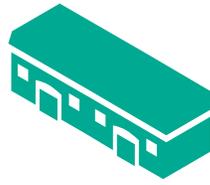
For more information please visit:  
[www.York.ca/MakeRentalHappen](http://www.York.ca/MakeRentalHappen)

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 GTA<sup>9</sup>.

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

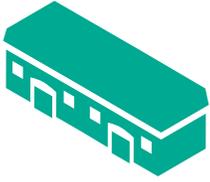
### Increase the rental housing supply

<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"> <li>1. East Gwillimbury – Secondary Plan process initiated in 2014</li> <li>2. Markham – Under appeal at the Ontario Municipal Board</li> <li>3. Vaughan – Secondary Plan process to be initiated in 2015</li> </ol> <p>As regional staff work with local municipal staff to gain approvals for these communities, they will:</p> <ul style="list-style-type: none"> <li>• Provide comments to local municipalities that secondary suite provisions should be included</li> <li>• Explore opportunities to promote second suites through site design and marketing materials.</li> </ul>
<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"> <li>• Lakeside Residences, 97 units in the Town of Georgina</li> <li>• Belinda's Place, nine transitional units in the Town of Newmarket (under construction)</li> <li>• Richmond Hill Housing and Community Hub, 11 transitional units in the Town of Richmond Hill (under construction)</li> <li>• Crescent Village expansion, 28 units in the Town of Richmond Hill (under construction)</li> </ul>
<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"> <li>• Richmond Hill Housing and Community Hub, 202 units in the Town of Richmond Hill (\$22.7 million)</li> <li>• Woodbridge redevelopment project, 150 proposed units, City of Vaughan (\$16 million)</li> <li>• Independent affordable housing projects (\$4.1 million)</li> <li>• Housing allowance funds (\$1.78 million)</li> <li>• Homeownership funds (\$750,000)</li> </ul>
<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"> <li>• Sets the conditions for successful tenancies</li> <li>• Residents that are engaged in their communities</li> <li>• Improved access to economic and support services</li> <li>• Multiple groups working together to develop a common approach to address resident issues</li> </ul>
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"> <li>1. Provide opportunities for seniors to contribute to and participate in social/cultural activities</li> <li>2. Reduce isolation for vulnerable seniors</li> </ol> <p>Developing a Youth Engagement Strategy that will:</p> <ol style="list-style-type: none"> <li>1. Enhance youth programming opportunities</li> <li>2. Contribute to developing youth leadership skills</li> </ol> <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](http://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:

<sup>1</sup> CMHC, Rental Market Report, Fall 2014

<sup>2</sup> York Region Planning and Economic Development Services, 2015

<sup>3</sup> Local Municipal Second Suite Registries

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

<sup>5</sup> CMHC, Housing Now, GTA, January 2015

<sup>6</sup> TREB, Market Watch, 2014

<sup>7</sup> SPB calculations based on TREB, Market Watch data, 2004-2014

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

<sup>9</sup> Mortgage debt: Source: Environics, WealthScapes database 2014

A place for  
**everyone**

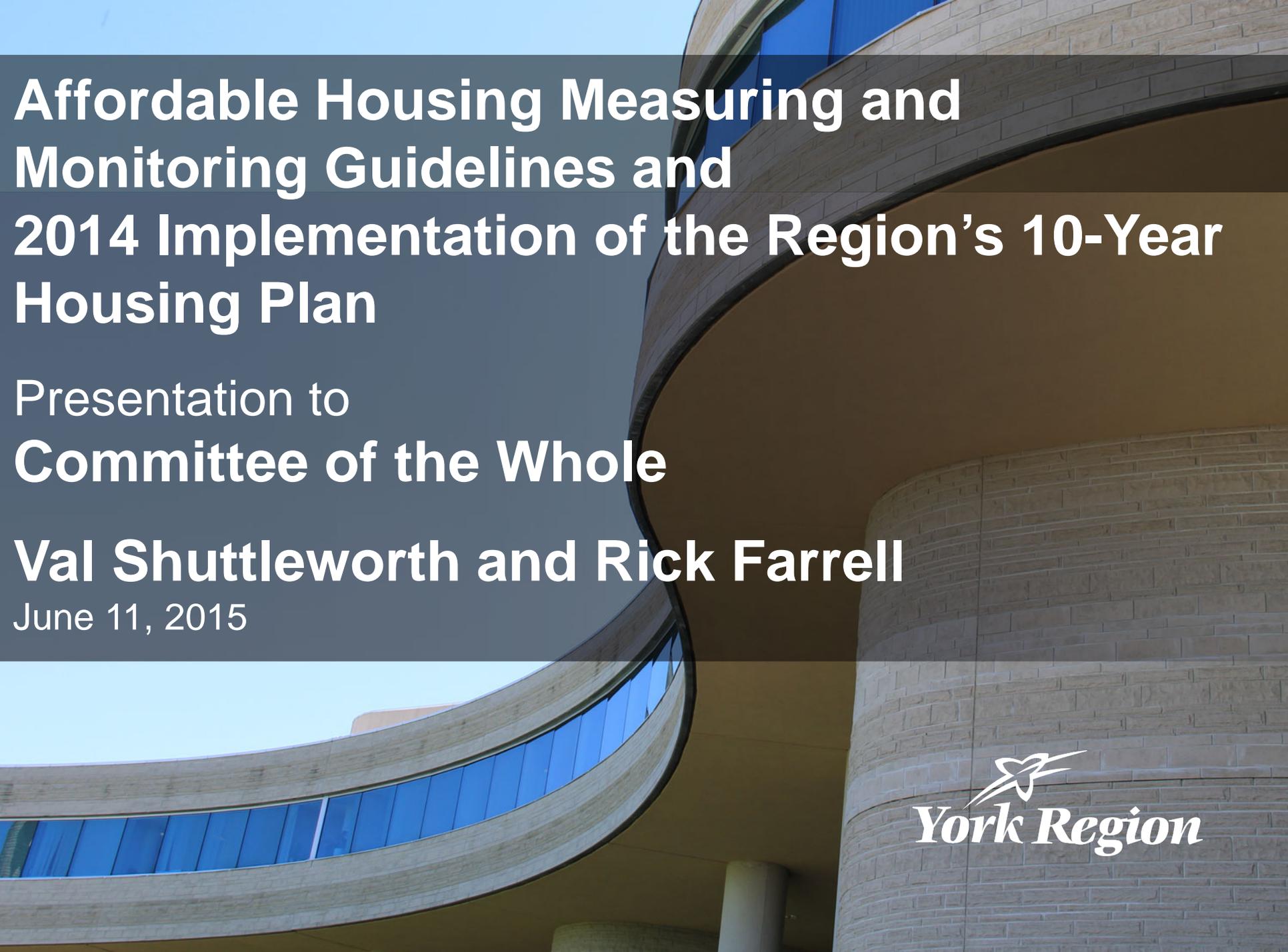




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# Affordable Housing Measuring and Monitoring Guidelines and 2014 Implementation of the Region's 10-Year Housing Plan

Presentation to  
**Committee of the Whole**

**Val Shuttleworth and Rick Farrell**

June 11, 2015



*York Region*

# Outline

- Housing Supply in York Region
- Policy Context
- 10-Year Housing Plan Progress Report
- Affordable Housing Measuring and Monitoring Guidelines
- Next Steps

# High-cost home ownership market

## Ownership market

2014



Average home prices in York Region

Re-sale condominium  
\$352,091<sup>6</sup>

Re-sale townhome  
\$512,733<sup>6</sup>

Re-sale single detached  
\$820,378<sup>6</sup>

New single detached  
\$890,804<sup>5</sup>

Who ~~can't~~ afford to buy a home here



Nurse



Police Officer



Teacher



Cook

2004 → 2014



Average re-sale house price rose by **90%**<sup>7</sup>

however



Average hourly wage only rose by **21%**<sup>8</sup>

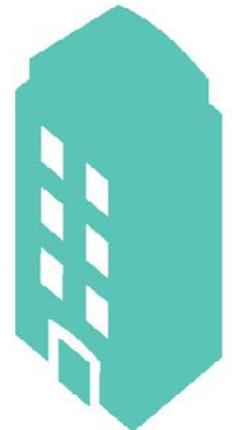
# Limited availability of rental housing



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: \$1,564<sup>1</sup>



# Housing is a strategic priority



*York Region's hierarchy of planning and accountability framework*

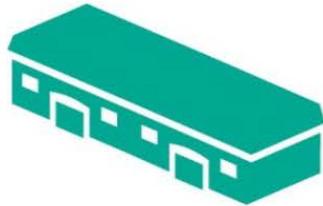


Housing solutions will involve multiple partners

# The 10-Year Housing Plan contains **four goals**



**GOAL 1**  
**Increase the  
rental housing  
supply**



**GOAL 2**  
**Sustain the  
existing rental  
housing supply**



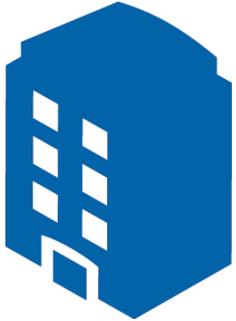
**GOAL 3**  
**Support home  
ownership  
affordability**



**GOAL 4**  
**Strengthen the  
homelessness  
and housing  
stability system**

There are 49 actions under 4 goal areas identified in the  
10-Year Housing Plan

# Housing Plan Highlights - 2014

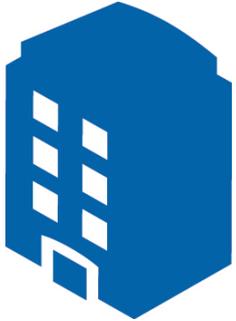


## **Goal 1: Increase the Rental Housing Supply**

### **212 Davis Drive, Newmarket**

- 225 private market apartments
- Deferred development charges
- Up to 56 units available to households on the social housing waiting list

# Housing Plan Highlights - 2014



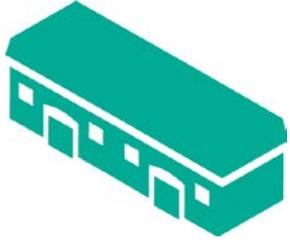
## Goal 1: Increase the Rental Housing Supply

### Lakeside Residences, Town of Georgina

- Housing York Inc. newest building
- 97 units
- 58 subsidized units



# Housing Plan Highlights - 2014

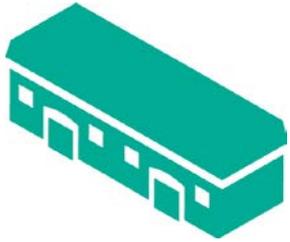


## **Goal 2: Sustain the Existing Rental Housing Supply**

### **Policies protecting rental housing**

- All local municipalities have policies to protect rental housing from demolition and conversion in place or in progress

# Housing Plan Highlights - 2014



## Goal 2: Sustain the Existing Rental Housing Supply

### State of Infrastructure Report

- Positive overall rating
- Housing assets are in an overall good state, with assets and systems functioning as designed



# Housing Plan Highlights - 2014



## **Goal 3: Support Homeownership Affordability**

### **Home Repair Program approved permanently by Council**

- Provides low-income homeowners with funding to complete critical repairs and modifications
- 84 homeowners have received grants since 2013

# Housing Plan Highlights - 2014



## **Goal 4: Strengthen the Homelessness and Housing Stability System**

### **Belinda's Place**

- Constructed in 2014 and opening in 2015
- The Region's first emergency housing facility for homeless women



# Housing Plan Highlights - 2014



## **Goal 4: Strengthen the Homelessness and Housing Stability System**

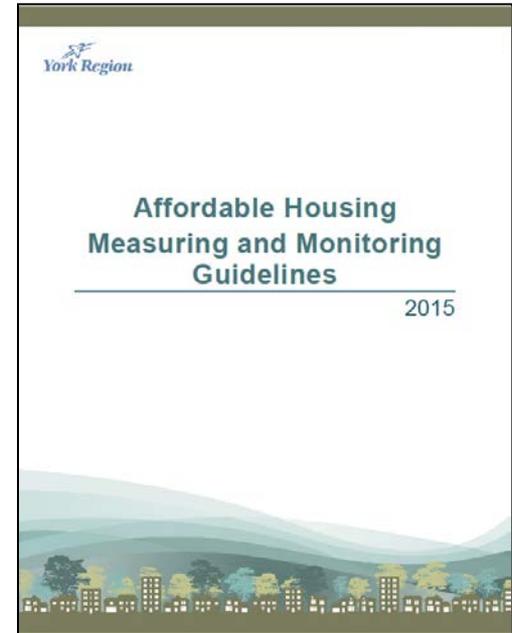
### **Housing Stability Program Evaluation**

- Program uses service delivery model for Ontario Works and Ontario Disability Support Program recipients
- On average 87% of clients remained stably housed

# Affordable Housing Measuring and Monitoring Guidelines

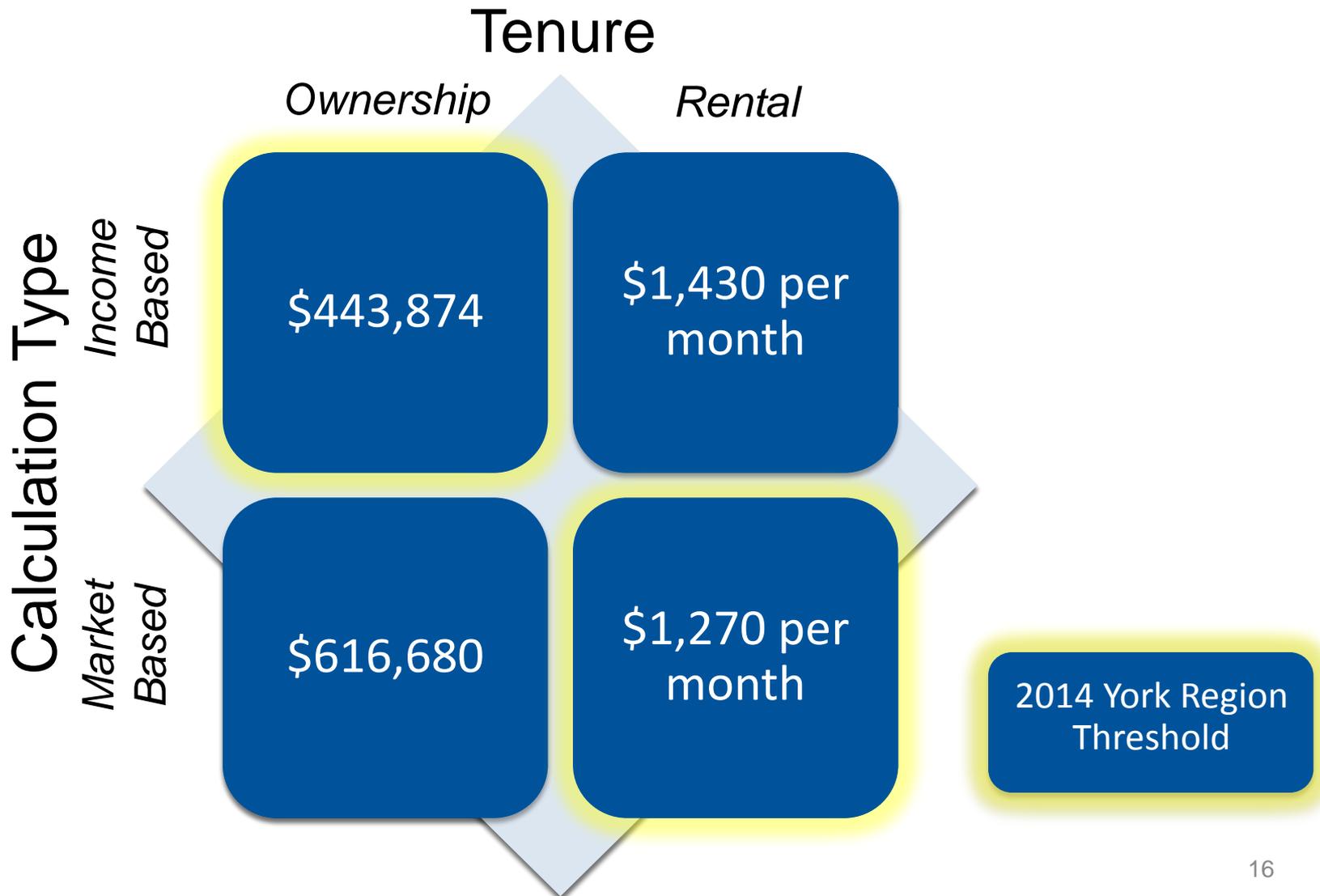
## Three Components:

1. Thresholds
2. Commitments
3. Monitoring



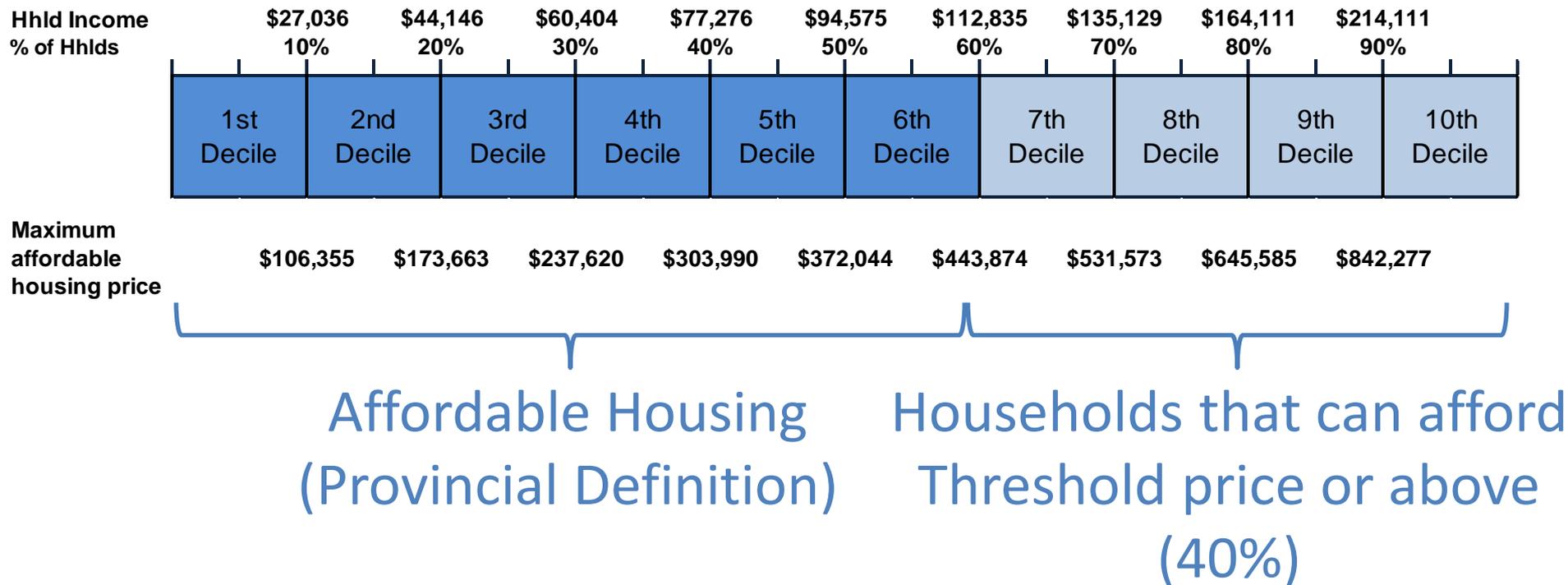
A standard approach to measuring and monitoring affordable housing allows for evidence based policy responses

# Province Defines Affordability for Land Use Planning Purposes

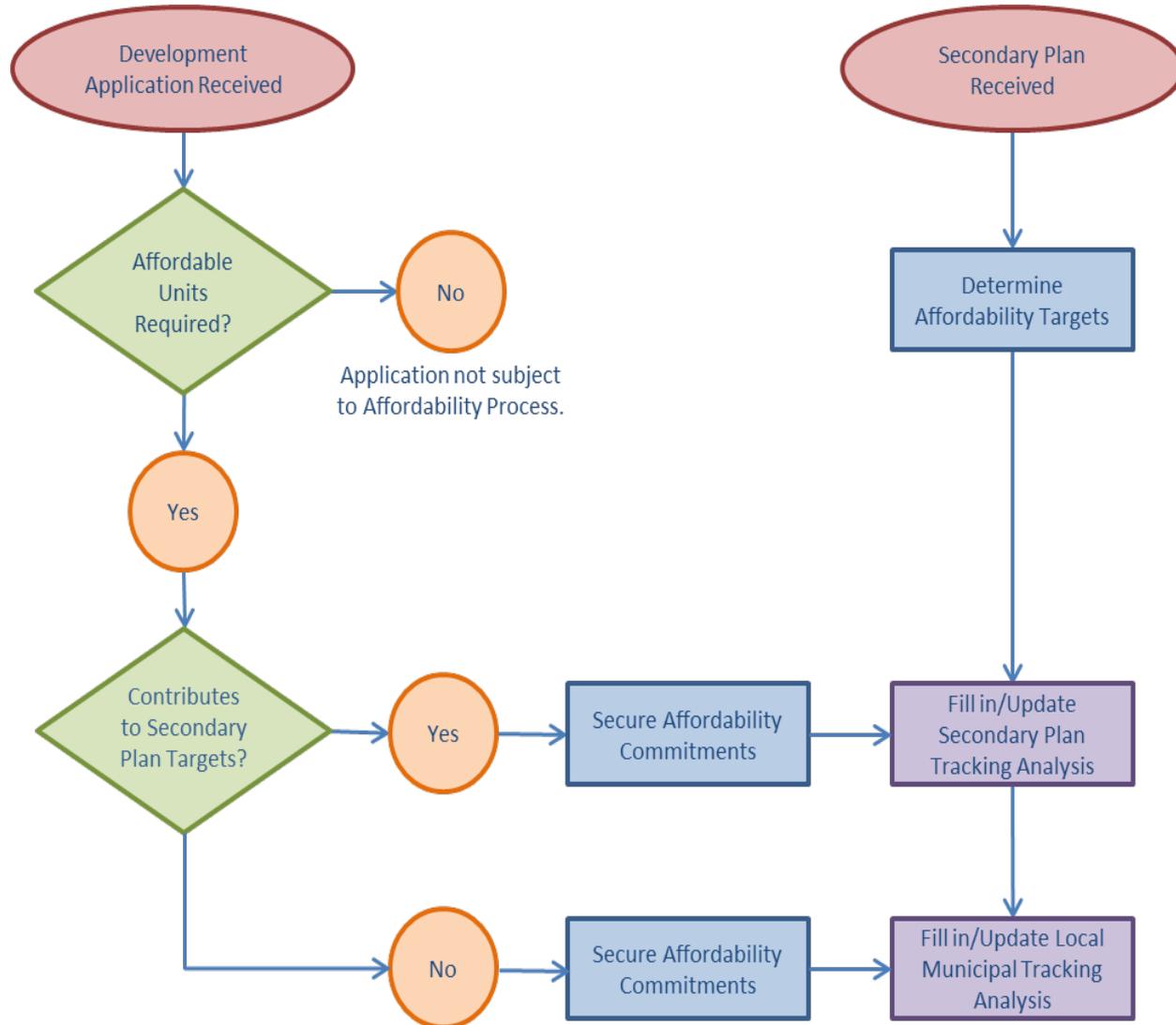


# Affordable Housing Thresholds

## York Region Household Income Distribution and Affordable Ownership Thresholds, 2014



# Affordable Housing Commitments



# Affordable Home Ownership Monitoring (New Units)

	Ownership								
	Ground Related			High Density			Total		
	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
<b>Aurora</b>	141	10	7%	138	121	88%	279	131	47%
<b>East Gwillimbury</b>	49	18	37%	-	-	-	49	18	37%
<b>Georgina</b>	169	39	23%	2	0	0%	171	39	23%
<b>King</b>	271	6	2%	18	10	56%	289	16	6%
<b>Markham</b>	1,423	211	15%	791	663	84%	2,214	874	39%
<b>Newmarket</b>	277	21	8%	-	-	-	277	21	8%
<b>Richmond Hill</b>	740	3	0%	266	170	64%	1,006	173	17%
<b>Vaughan</b>	1,061	8	1%	726	480	66%	1,787	488	27%
<b>Whitchurch-Stouffville</b>	205	23	11%	57	42	74%	262	65	25%
<b>York Region</b>	4,336	339	8%	1,998	1,486	74%	6,334	1,825	29%

While Region-wide affordable housing targets are being achieved, affordability issues remain

# Affordable Housing Supplemental Monitoring

<b>Monitoring Exercise</b>	<b>Maximum Income</b>	<b>Maximum House Price</b>	<b>Percent of Units Sold Under Threshold</b>
Provincial Definition: 6th Decile	\$112,835	\$443,874	31%
5th Decile	\$94,575	\$372,044	18%
4th Decile	\$77,276	\$303,990	6%

When affordability is analyzed at deeper levels, options decline

# Challenges

- Significant contributions from the Region are not meeting social housing demand
- Little new private purpose built rental stock
- Geographic, unit size and affordability limitations in new ownership stock
- No legislative authority to require new affordable units

# Required Partners

## Federal Government



## Provincial Government



## Local Municipal Government



## Development Industry



Housing solutions will require involvement from all stakeholders

# Next Steps

- Ongoing monitoring of the Housing Plan and new affordable additions to the housing stock
- Monitor and report on private purpose built rental development charge pilot project
- Partner with local municipality to develop an incentive toolkit and affordable housing program

Thank you

