

# HOUSING SOLUTIONS

A place for everyone

2022 PROGRESS REPORT



Passage House  
Town of East Gwillimbury

**HOUSING SERVICES**  
[york.ca/housing](http://york.ca/housing)

  
**York Region**



## LAND ACKNOWLEDGMENT

We acknowledge that York Region is located on the traditional territory of many Indigenous peoples including the Anishinaabeg, Haudenosaunee, Huron-Wendat and Métis peoples and the treaty territories of the Haudenosaunee, Mississaugas of the Credit First Nation and Williams Treaties First Nations. Today this area is home to many diverse Indigenous Peoples, and we recognize their history, spirituality, culture and stewardship of this land. We also acknowledge the Chippewas of Georgina Island First Nation as our closest First Nation community.



Chairman & CEO  
Wayne Emmerson

## A MESSAGE FROM YORK REGION CHAIRMAN AND CEO AND MEMBERS OF REGIONAL COUNCIL

Housing is a key social determinant of health, and York Regional Council is committed to building complete communities with a full range of housing options and services to support residents at all ages and stages of their lives. This commitment includes investing in affordable housing and working with community partners and all levels of government to build a system of supports to help people find and keep housing.

Like many jurisdictions across Canada, York Region is facing ongoing housing affordability challenges. Home prices and rents continue to climb, and the demand for housing stability supports remains strong.

This report summarizes progress made by York Region in 2022 to advance the goals of Housing Solutions, York Region's 10-year Housing and Homelessness Plan. Key results in the fourth year of implementation include an increase in purpose-built rental, helping the highest ever number of households on the subsidized housing wait list access appropriate housing options and the delivery of housing stability supports to people experiencing or at-risk of homelessness.

Partnerships remain crucial to the success of York Region's housing plans. Sustained federal and provincial investment is essential to ensure York Region residents can access housing options they can afford.

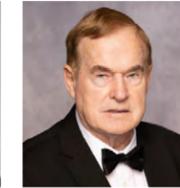
York Region remains focused with our partners on helping residents find and keep appropriate housing, aligning with our vision to create strong, caring and safe communities.



Mayor  
Frank Scarpitti  
City of Markham



Regional Councillor  
Michael Chan  
City of Markham



Regional Councillor  
Jim Jones  
City of Markham



Regional Councillor  
Joe Li  
City of Markham



Regional Councillor  
Alan Ho  
City of Markham



Mayor  
John Taylor  
Town of Newmarket



Regional Councillor  
Tom Vegh  
Town of Newmarket



Mayor  
Steven Del Duca  
City of Vaughan



Regional Councillor  
Linda Jackson  
City of Vaughan



Regional Councillor  
Mario Ferri  
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Regional Councillor  
Gino Rosati  
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Regional Councillor  
Mario G. Racco  
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Mayor  
Margaret Quirk  
Town of Georgina



Regional Councillor  
Naomi Davison  
Town of Georgina



Mayor  
David West  
City of Richmond Hill



Regional Councillor  
Godwin Chan  
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Regional Councillor  
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City of Richmond Hill



Mayor  
Tom Mrakas  
Town of Aurora



Mayor  
Virginia Hackson  
Town of East Gwillimbury



Mayor  
Steve Pellegrini  
Township of King



Mayor  
Iain Lovatt  
Town of Whitchurch-Stouffville

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## INTRODUCTION

York Regional Council approved Phase 2 of [Housing Solutions: A place for everyone, 2019 to 2023](#) in October 2019. The plan sets out three goals and long-term objectives to work towards addressing housing and homelessness needs in the Region. This report provides an update on key accomplishments made in 2022 towards the goals and objectives under the plan, during its fourth year of implementation.

**HOUSING SOLUTIONS**  
A place for everyone  
PHASE 2 PLAN 2019 TO 2023

HOUSING SERVICES  
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York Region

# OUR GOALS



**1**  
Increase the supply of affordable and rental housing



**2**  
Help people find and keep housing



**3**  
Strengthen the housing and homelessness system

## HIGHLIGHTS

Progress toward the *Housing Solutions* Phase 2 goals in 2022 included:

### GOAL 1: Increase the supply of affordable and rental housing

- Council adopted the [2022 Regional Official Plan](#), and it was approved by the Minister of Municipal Affairs and Housing. The Regional Official Plan includes enhanced intensification, density and complete community requirements to direct substantial new growth in housing to areas well-served by transit and services.
- Staff completed a feasibility and public benefits review of a Vacant Homes Tax (VHT) and submitted to Council.
- Through Council, the Region continued to advocate for evidence-based policies to address housing supply and affordability challenges, including responding to the provincial Housing Affordability Task Force recommendations and new provincial legislation ([Bill 109: More Homes for Everyone Act, 2022](#), and [Bill 23: More Homes Built Faster Act](#)).
- Work continued to increase community housing supply, including 265 new units in the City of Markham and 97 new units in the Town of Whitchurch-Stouffville, both to be owned and operated by Housing York Inc. (HYI). Planning also advanced for two additional HYI developments, one in the City of Markham and one in the Town of Newmarket.
- The Region was successful in its advocacy to be included in the Cities Stream of the federal Rapid Housing Initiative Round 3.

### GOAL 2: Help people find and keep housing

- 629 households from the subsidized housing wait list accepted offers of housing—the highest number of households housed in a single year since the Region became responsible for housing in the early 2000s—including enrolling 356 households in the Canada-Ontario Housing Benefit program.
- The Region’s Outreach Program was enhanced with additional investment to expand supports and services to assist people experiencing or at risk of homelessness, including unsheltered individuals. A total of 572 unique people were assisted through the Outreach Program.
- Planning continued for a new men’s multi-service emergency and transitional housing development, with the Region substantially completing building design and continuing to engage with the public.
- The Region was successful in its advocacy for regulatory changes under the [Housing Services Act, 2011](#), which will enable the Region to support housing providers’ long-term sustainability and count local investments towards mandated service levels.

### GOAL 3: Strengthen the housing and homelessness system

- The first phase of the online housing offer process was successfully launched with nine community housing sites, providing a new way to offer available subsidized vacancies to wait list applicants. The system will help to reduce vacancy loss costs by more quickly matching applicants with available units and improve customer service for applicants and housing providers.
- The Region continued to coordinate the By-Name List Community Collaborative Table and successfully referred 132 people experiencing homelessness to the table to be matched with appropriate programs and supports.
- The Region continued to pilot an Emergency Housing Central Intake Line, providing a 24/7 central access point to emergency housing services and information for people experiencing homelessness.
- The Community Paramedicine at Clinic (CP@Clinic) was expanded to five additional seniors’ community housing sites, serving 257 clients, 787 visits and providing eight clients with ongoing community paramedicine support.
- The Community Paramedicine Outreach Program was expanded to provide multi-disciplinary intensive supports to people at risk of or experiencing homelessness, including encampments and other outdoor spaces.



## SUPPORTING RESIDENTS DURING THE COVID-19 PANDEMIC

In 2022, York Region continued to support residents' critical housing needs during the pandemic through partnerships with community organizations, housing providers, local municipalities, and the federal and provincial governments.

### Key actions to address pandemic-related housing needs included:

- The COVID-19 Community Coordination Initiative (3C) was established at the start of the global pandemic to identify needs and solutions with partners in a dynamic environment and to maximize resources. This initiative played a critical role in helping to coordinate and mobilize community response to emerging needs of marginalized residents, and it supported a Service Partners table through the provision of tools, resources and information sharing to increase the capacity of community service providers across the Region.
- Received approximately \$48 million in funding under the provincial Social Services Relief Fund (SSRF) to support York Region's COVID-19 pandemic response from April 2020 to December 2022. SSRF funded primary care, mental health and addictions supports, homelessness prevention programs (such as rent and utility arrears), and improvements to existing congregate living settings. \$7.3 million in SSRF funding supported the Region in building 26 new transitional housing units in the towns of East Gwillimbury and Georgina.
- Improved existing congregate living settings to align with infection prevention and control measures, including renovating seven facilities and installing 45 partitions.
- Received and allocated \$1 million in one-time Regional funding under the Community Investment Fund to support pandemic response and recovery. The Community Investment Fund funded 26 non-profit community agencies to expand mental health and addictions supports, homelessness prevention services and emergency food access programs.
- Through a partnership with Peel Region, continued to provide voluntary isolation supports to York Region residents until March 2022. This partnership, alongside the COVID-19 Voluntary Isolation Centre the Region operated from January to June 2021, helped nearly 620 York Region residents since the start of the pandemic safely self-isolate and prevent the spread of COVID-19 among the most vulnerable residents.
- Received a federal/provincial funding allocation under the COVID-19 Resilience Infrastructure Stream of the Investing in Canada Infrastructure Program to support pandemic-resilient capital projects.
- Continued operations of a temporary Transitional Shelter, with capacity to accommodate up to 80 people experiencing homelessness. People staying at the temporary Transitional Shelter had access to case management, wellness and mental health programs, and supports to develop individualized housing plans and job search skills training. The Transitional Shelter closed in July 2022, after supporting 1,372 individuals including 496 people who found stable housing.
- Provided 180 people experiencing homelessness with a safe place to self-isolate, access health supports and recover from COVID-19 through York Region's temporary Self-Isolation Shelter, which closed April 2022.

## PERFORMANCE MEASURES

GOAL	PERFORMANCE MEASURE	2019	2020	2021	2022
<b>Increase the supply of affordable and rental housing</b>	Percentage of new housing built in centres and corridors	39% (1825 units)	30% (1740 units)	43% (4,660 of 10,787 units)	<b>39% (2,748 units of 7,120)</b>
	New housing built by structure type across the Region year over year	4,692 units, 2,195 units in condo and apartment buildings	5,831 units, 2,258 units in condo and apartment buildings	10,787 units, 4,973 units (46%) in condo and apartment buildings	<b>7,120 units, 3,533 units (50%) in condo and apartment buildings</b>
	Number of new private purpose-built rental housing units created year over year	0	36	136	<b>217</b>
	Number of private purpose-built rental units that have received Regional financial incentives	0	261	0	<b>390</b>
	Number of new community housing units created year over year	162	32	0	<b>0</b>
<b>Help people find and keep housing</b>	Number of clients who received support to improve housing stability, year over year	5,107	5,157	5,704	<b>6,007</b>
	Number of people at risk of homelessness who remain housed for at least six months	1,740	1,429	1,139	<b>1,242</b>
	Number of people who moved from emergency housing to long-term housing	446	280	174	<b>170</b>
	Number of people who are diverted from emergency housing	92	129	218	<b>110</b>
	Number and percentage of people experiencing chronic homelessness who remain housed for at least six months	63 (61%)	82 (78%)	102 (74%)	<b>99 (81%)</b>

GOAL	PERFORMANCE MEASURE	2019	2020	2021	2022
<b>Strengthen the housing and homelessness system</b>	Number of training and capacity building activities delivered for housing providers	6	6	15	<b>17</b>
	Number of community housing units that received capital funding to maintain a state of good repair, year over year	1,246	1,923	1,682	<b>2,171</b>
	Number of affordable rental units administered by York Region	6,940	6,841	6,717	<b>6,717</b>
	Number of rent-geared-to-income units in York Region	4,129	4,087	4,098	<b>4,089</b>
	Number of people referred to Community Collaborative Table	105	N/A	N/A	<b>132</b>
	Number of people experiencing homelessness at a point-in-time	N/A	N/A	329	<b>N/A</b>
	Percentage of department programs and services included in the 211 inventory (programs that meet Ontario's Call 2-1-1 Inclusion policy criteria)	100%	100%	100%	<b>100%</b>
	Percentage of Community Investment Fund organizations included in the 211 inventory	98% (42 agencies)	100% (42 agencies)	100% (42 agencies)	<b>100% (32 agencies)</b>
	Number of advocacy activities related to long-term care beds	13	6	21	<b>23</b>

## 2022 ACTION PLAN OUTCOMES



### GOAL 1: Increase the supply of affordable and rental housing

OBJECTIVES	2022 ACTION	OUTCOME
1. Plan for a full mix and range of housing options to support achievement of complete communities and promote economic development	1.1 Adopt enhanced Official Plan policies to direct substantial new growth in housing to areas well-served by transit.	The <a href="#">2022 Regional Official Plan</a> , adopted by Regional Council in <a href="#">June 2022</a> and approved by the Minister of Municipal Affairs and Housing in <a href="#">November 2022</a> , includes enhanced intensification, density and complete community requirements to direct substantial new housing growth to areas well-served by transit and services.
	1.2 Support local municipal staff in development of housing related initiatives, including housing strategies and inclusionary zoning.	Provided support to local municipal staff through technical reviews and input on housing strategy and inclusionary zoning initiatives.
	1.3 Continue to assess the use of innovative approaches to increase housing options.	Participated and contributed to Greater Toronto Hamilton Area-wide, and national Working Groups working to identify approaches to increase housing options.
2. Implement tools and policies to increase the affordable housing supply	2.1 Seek Council approval of the 2022 Development Charges Bylaw.	The <a href="#">2022 Development Charges Bylaw</a> was approved by Council in May 2022, and included \$909 million of gross capital costs to support Housing Services. Bill 23, <i>More Homes Built Faster Act, 2022</i> , which received Royal Assent on November 28, 2022, <a href="#">removed Housing Services as a service eligible for development charges funding</a> .
	2.2 Continue to work with the Province to explore approaches to increase the supply of affordable housing.	Provided input on provincial approaches to housing supply and affordability through attendance at the <a href="#">provincial Housing Affordability Summit</a> , and comments on the <a href="#">Housing Affordability Task Force Recommendations</a> ; <a href="#">Bill 109, More Homes for Everyone Act, 2022</a> and <a href="#">Bill 23, More Homes Built Faster Act, 2022</a> .
	2.3 Seek Council direction in September 2022 on a vacant homes tax with the revenue to be used to support affordable housing initiatives. A feasibility study and public benefits review will be conducted in Q2/Q3 2022.	Completed a feasibility study and public benefits review, which was presented to Council in <a href="#">September 2022</a> . Council directed staff to proceed with the design of a Vacant Homes Tax program and draft bylaw.



OBJECTIVES	2022 ACTION	OUTCOME
3. Build community housing and encourage affordable rental housing to meet the housing needs of low and moderate income households	3.1 Prepare for partial occupancy of Unionville Commons in the City of Markham, with full completion of 265 units expected in 2023.	Partial occupancy was completed in March 2023, with total completion and occupancy anticipated by summer 2023.
	3.2 Begin construction of 97 Housing York Inc. units for families, singles and seniors in the Town of Whitchurch-Stouffville.	Construction started in Q2 2022 on the Whitchurch-Stouffville project, with completion targeted for 2024.
	3.3 Continue community engagement and planning applications for a new community housing development at 62 Bayview Parkway in the Town of Newmarket.	Development concepts for 62 Bayview Parkway were underway, community consultations continued and the contract for architectural services was awarded.
	3.4 Offer community housing providers interested in development support with feasibility studies to increase the supply of affordable housing.	Issued a call for expressions of interest from housing providers interested in receiving pre-development support from staff. Four housing providers indicated interest and staff are exploring options for development potential and support.
	3.5 Continue community engagement and planning applications for a new community housing development at 7045 14th Avenue in the City of Markham.	Development concepts for 7045 14th Avenue were underway, community consultations continued and planning applications were submitted to the City of Markham.

## GOAL 2: Help people find and keep housing



OBJECTIVES	2022 ACTION	OUTCOME
1. Deliver programs that help residents with low and moderate income living in private market housing keep their homes	1.1 Implement Year 3 of the Canada-Ontario Housing Benefit (COHB) to provide a portable rent subsidy to approximately 300 households.	Supported 356 households from the subsidized housing wait list in accessing COHB, 56 households more than anticipated due to an additional provincial allocation. The program provides renters with a portable benefit as an alternative to waiting for a subsidized unit to become available.
	1.2 Analyze <a href="#">Housing Services Act, 2011</a> regulatory amendments relating to service agreements, access system, service levels, and income and asset limits and plan for implementation.	Reported to Council in <a href="#">June 2022</a> on the impacts of new <i>Housing Services Act, 2011</i> regulations. The regulations enable Service Managers to support housing providers' long-term sustainability through service agreements, provide applicants with more information about available housing programs, and will allow the Region to count certain local programs towards mandated service levels. The Region was successful in advocating to the province to ensure the new regulations granted flexibility to meet local needs.
	1.3 Complete an Investment Plan for provincial approval and implement the new consolidated provincial Homelessness Prevention Program, which combines the existing Community Homelessness Prevention Initiative, Home for Good, and the Strong Communities Rent Supplement Program, to support people experiencing or at risk of homelessness.	Completed a 2022-23 Investment Plan for the new consolidated Provincial Homelessness Prevention Program, which was approved by the Ministry of Municipal Affairs and Housing. Program outcomes focus on preventing and addressing homelessness, reducing chronic homelessness, and continuing to provide rent supplements in alignment with Provincial priorities.

OBJECTIVES	2022 ACTION	OUTCOME
2. Support long-term housing stability by strengthening individuals and communities	2.1 Deliver diversity and inclusion initiatives for community housing providers and residents and increase the number of participating communities.	Delivered programming to community housing tenants and co-operative members to promote diversity and strengthen social connections, including life book workshops, community events and monthly newsletters providing links to inclusion resources.
	2.2 Deliver programming to support the mental health and wellness of community housing residents to enhance community belonging.	Partnered with the Canadian Mental Health Association to deliver intensive mental health programming to community housing tenants and co-operative members needing support. Provided people-centered mental health awareness workshops, art therapy, yoga classes, youth after-school programming, weekly coffee chats and colouring conversations to increase well-being and belonging.
	2.3 Deliver programming and services to help residents keep housing with a focus on employment programs and housing stability.	Delivered eviction prevention supports, financial stabilization workshops and assisted households access income supports to promote housing stability.
	2.4 Continue planning, including establishing a Planning Advisory Table, and start construction for seniors focused hub and community centre at Unionville Commons.	Continued to plan for the seniors' hub and community centre at Unionville Commons by launching a public procurement process for the lead agency that will operate hub, drafting a lease agreement between Housing York Inc., York Region and the lead agency, and developing an Advisory Group Terms of Reference.
3. Advance prevention programs through continuous improvements to help people at risk of homelessness remain stably housed	3.1 Continue delivering homelessness prevention programs including providing financial, legal and mental health supports funded through the provincial Social Services Relief Fund.	Provided homelessness prevention supports to 1,045 households through the provincial Social Services Relief Fund.
4. Strengthen homelessness and housing stability services to help people experiencing homelessness to find and keep housing	4.1 Develop and implement planning for a new men's multi-service emergency housing building, including building design, communication supports and public engagement.	Progressed planning and development for the new men's multi-service emergency and transitional housing facility. At the end of 2022, building design was substantially completed and the Region continued to seek local municipal planning approvals and conduct public consultation and engagement activities.
	4.2 Begin implementing program changes aimed at strengthening compliance, addressing service gaps and improving housing stability..	Continued to update operational standards for housing stability and homelessness services to improve service delivery for clients and strengthen quality assurance and licensing compliance. The Region continues to review and improve its housing stability procedures to increase public awareness and access to services.



### GOAL 3: Strengthen the housing and homelessness system

OBJECTIVES	2022 ACTION	OUTCOME
<b>1. Sustain the existing stock of community housing</b>	1.1 Continue to implement changes and streamline wait list administration processes.	Implemented new tools and processes to assist Housing Access Unit staff to prioritize and respond to applicants through the portal to update their applications. Access York was engaged to provide more support to applicants over the phone. These changes resulted in faster eligibility decisions and improved service and communication for applicants and made the process to match applicants with available housing subsidies more efficient.
	1.2 Pilot the online offer process for the subsidized housing wait list with 10 community housing sites.	Launched the first phase of the online housing offer process in October 2022 with nine community housing sites. One provider's participation was deferred to 2023 at its request.
	1.3 Complete investment plan to allocate anticipated Ontario Priorities Housing Initiative and Canada-Ontario Community Housing Initiative funding for years 2022-23 to 2025-26 with a focus on Regional housing priorities.	Completed an investment plan for 2022-23, as the province communicated one-year funding. The \$5.87 million in Ontario Priorities Housing Initiative and Canada-Ontario Community Housing Initiative was allocated to housing providers to complete a range of critical capital repairs, in alignment with the objective of sustaining the existing stock of community housing.
<b>2. Build an integrated system to plan and deliver homelessness and housing stability services</b>	2.1 Launch the Coordinated Access System model in collaboration with partners and continue to use the By-Name List to inform system planning and strengthen housing stability for individuals experiencing chronic homelessness by the end of 2022.	Partnered with United Way Greater Toronto to develop a plan to implement an enhanced Coordinated Access System.  Continued to support the By-Name List Community Collaborative Table in 2022 and successfully matched 132 unique individuals to available and appropriate housing options and other supports.  Continued to pilot the Emergency Housing Central Intake Line, which provides a 24/7 central access point to emergency housing services and resource information for people experiencing homelessness.

OBJECTIVES	2022 ACTION	OUTCOME
<b>3. Conduct research, engagement and knowledge sharing to identify service system gaps and build community capacity in the homelessness and housing stability service system</b>	3.1 Implement recommendations based on lessons learned and best practices gleaned during the COVID-19 pandemic to further enhance outreach services across the Region.	Enhanced the Region's outreach program by expanding supports and services to assist people experiencing or at risk of homelessness, including those living unsheltered. In 2022, 572 unique individuals were assisted through the Region's outreach program.
	3.2 Implement initiatives identified through the 360°Kids led Youth Homelessness Prevention and Housing Stabilization Strategy Committee, including youth focused diversion from emergency housing model.	Continued to participate as 360°Kids re-engaged the Youth Homelessness Prevention and Housing Stabilization Strategy Committee.
	3.3 Support Community Action Tables to inform the development and implementation of actions related to housing stability in the Community Safety and Well-Being Plan.	Brought together stakeholders and residents through Community Action Tables to develop actions to address community needs and priorities. To support greater housing stability, the Tables helped to coordinate a housing summit in south-central Markham and a tenant outreach project in central Newmarket.  Under the Region's <a href="#">Community Safety and Well-Being Plan</a> , 13 out of the 52 actions completed or underway in 2022 supported housing stability.
<b>4. Support residents to age in their communities and influence the transformation of the long-term care sector</b>	4.1 Refresh the York Region Seniors Strategy and develop a Two-Year Action Plan (2022 to 2024) to review the current direction, identify what has changed and where new areas of focus are needed to support seniors to age in place in York Region.	Completed final online engagements to inform the refresh of the proposed Plan to Support Seniors and held in-person and telephone validation sessions with equity deserving groups in the fall. This work confirmed four Priority Areas and related actions and advocacy for the proposed Plan. The term of the plan was extended from two years to four (2023 to 2027).
	4.2 Expand the CP@Clinic to two additional seniors' community housing sites, serving a total of nine sites, and identify clients requiring ongoing supports and transitioning them to the community paramedicine program.	Expanded the CP@Clinic to five additional senior's community housing sites. This included serving 257 clients, 787 visits, and providing eight clients with ongoing community paramedicine support.
	4.3 Influence long-term care sector transformation through submissions on proposed long-term care regulations, national standards and other standards or protocols issued.	Provided Council-endorsed feedback in <a href="#">April 2022</a> to the Ministry of Long-Term Care on the then draft <i>O. Reg. 264/22</i> under the <a href="#">Fixing Long-Term Care Act, 2021</a> and the Health Standards Organization on the then draft <a href="#">National Long-Term Care Services</a> standard.  Provided Council-endorsed feedback in <a href="#">May 2022</a> to the Canadian Standards Association on the then-draft <a href="#">national long-term care home operations and infection prevention and control standard</a> .

# Where the Housing and Homelessness System Stood in **2022**

## SYSTEM INDICATORS

### MARKET RENTAL HOUSING

**Benchmark:** 3% is considered a healthy vacancy rate.

In 2022, the maximum affordable rent for a household at the sixth income decile for renter households (those who earn \$96,941 per year) in York Region was \$2,424.

#### VACANCY RATE

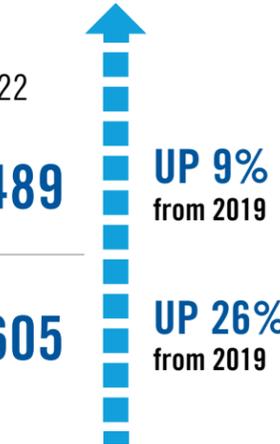
	2019	2020	2021	2022
<b>Purpose-built</b> All unit types	1.2%	1.9%	1.8%	1%
<b>Rental condo</b> All unit types	0.3%	0.9%	0.5%	0.6%



Source: Canada Mortgage and Housing Corporation (CMHC) Rental Market Survey Data Tables, 2018-2022.

#### AVERAGE RENT

	2019	2020	2021	2022
<b>Purpose-built</b> All unit types	\$1,368	\$1,465	\$1,442	\$1,489
<b>Rental condo</b> All unit types	\$2,071	\$2,200	\$2,214	\$2,605



Source: CMHC Rental Market Survey Data Tables, 2018-2022.

### OWNERSHIP HOUSING

**Benchmark:** Affordable housing thresholds identify the highest price a household at the sixth decile of the income distribution (those who earn \$150,426 per year) can afford. In York Region, the threshold was \$564,326 in 2022, and the maximum affordable monthly carrying cost for a home purchased in 2022 was \$3,956.



	2019	2020	2021	2022
<b>Average price</b> New single-detached home	\$1.39M	\$1.36M	\$1.40M	\$1.53M

Source: CMHC Market Absorption Survey

<b>Average resale price</b> All housing types	\$0.94M	\$1.07M	\$1.29M	\$1.37M
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Source: Toronto Regional Real Estate Board (TRREB) Market Watch Report

<b>Estimated monthly carrying cost</b> for a resale townhouse (includes mortgage, mortgage insurance and property tax)	\$4,725	\$5,125	\$6,083	\$7,289
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Source: TRREB Market Watch Report/York Region Measuring and Monitoring Report

<b>Percentage of new ownership housing</b> that is affordable to households at the sixth income decile	11%	5%	0.15%	0.75%
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Source: York Region Measuring and Monitoring Report

**Note:** System Indicators that use the sixth income decile should be interpreted with some caution. The income level for the sixth income decile has risen faster in the past two years than what is typical. The 2022 income level is calculated based on 2020 numbers which were skewed higher due to COVID-19 income supports like the Canada Emergency Response Benefit. Further, the 2022 income level is multiplied by the Bank of Canada's Consumer Price Index which has seen substantive growth in the past two years due to inflation. The impact of these two factors has led to a substantial increase in the sixth income decile which is likely inflated. As such, affordability measures will have appeared to improve while the reality is likely different.

## COMMUNITY HOUSING

**Benchmark:** In 2021, MBNCanada reported that the median percentage of subsidized housing wait list applicants offered housing among participating Ontario Service Managers was 7.9%. In 2022, York Region housed 1.5% of the wait list.

### AVERAGE WAIT TIME FOR SUBSIDIZED HOUSING

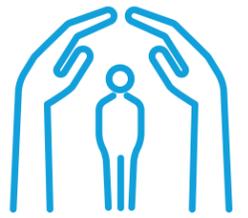
	2019	2020	2021	2022
 <b>Seniors</b>	8.7 years	10.1 years	9.0 years	8.2 years
 <b>Non-senior Single Adults</b>	11.5 years	11.5 years	7.5 years	6.6 years
 <b>Families</b>	9.2 years	10.7 years	9.9 years	6.4 years

Source: York Region Housing Services, 2022

	2019	2020	2021	2022
Number of households on the Wait List as of December 31 <sup>st</sup>	17,457	15,810	15,679	14,867
Net change in Wait List applicants	1,220	-1,647	-133	-812
Number of households on the Wait List housed	245	584	329	629

Source: York Region Housing Services, 2022

## HOMELESSNESS AND HOUSING



**Benchmark:** In 2021, MBNCanada reported that the median for average length of stay in emergency shelters across participating Ontario Service Managers was 17.9 days.

	2019	2020	2021	2022
Number of unique individuals accessing emergency and transitional housing	1,257	1,027	1,336	1,239

Source: Homelessness Individuals and Families Information System (HIFIS) and program data

	2019	2020	2021	2022
Average length of stay in emergency housing (in days)	26.5	23.6	28.3	35.7

Source: HIFIS

	2019	2020	2021	2022
Number of unique individuals experiencing chronic homelessness	124	165	174	202

Source: HIFIS and program data

	2019	2020	2021	2022
Number of households accessing homelessness prevention services	1,998	1,606	1,852	1,979

Source: HIFIS and program data

## LONG-TERM CARE

**Benchmark:** The number of individuals waiting per bed increased from 8.3 (2021) to 8.6 (2022), calculated using 192 beds (the total number of basic and private long-stay beds for Maple Health Centre and Newmarket Health Centre).



	2019	2020	2021	2022
Number of individuals waiting for a York Region Municipal Long-Term Care bed	1,617	1,749	1,594	1,647

Source: Program data



## SYSTEM INDICATOR ANALYSIS

### MARKET RENTAL AND OWNERSHIP HOUSING

In 2022, vacancy rates for purpose-built rentals decreased from 1.8% to 1%, which remains below the 3% benchmark generally considered to indicate a healthy rental market. Purpose-built unit rents have increased on average by 9% since 2019, while condominium unit rents have increased by 26% over the same period. The difference may be explained by rent controls applicable to purpose-built supply, as most of the Region's stock is older compared to newer rented condominium units. Rent control does not apply to units built after November 2018.

The percentage of new ownership housing that is affordable to households at the sixth income decile or below slightly increased from 0.15% in 2021 to 0.75% in 2022. This increase may be partially attributed to the impact of COVID-19 income supports and the effect of inflation on income data. Limited affordable ownership and rental housing options continue to affect the Region's long-term growth and sustainability. In May 2023, Council received the Affordable Housing Measuring and Monitoring report, which highlighted the ongoing affordability challenges and its impact on the Region.

### COMMUNITY HOUSING AND HOUSING SUBSIDIES

In 2022, the Region provided housing assistance to 629 households from the subsidized housing wait list, an increase from 2021 when 329 households were housed. This marks the highest number of households housed in a single year since the Region began managing a centralized wait list in the early 2000s and is largely attributable to the high number of spaces that were allocated to the Region by the Province for the Canada-Ontario Housing Benefit (COHB). Of the 629 households, 357 received COHB or the York Region Portable Housing Benefit. Portable benefits help with the cost of renting a market rental unit and provide an effective alternative for some households compared to waiting for a community housing unit to become available. The remaining 272 households housed accepted units at community housing sites or a rent supplement with a private landlord. The Region's ability to continue to address the needs of a high number of wait list households depends on increased and sustained investments from the federal and provincial governments in new supply and in programs like COHB. Without it, our ability to help applicants remains limited.

The overall size of the wait list continued to decrease in 2022, from 15,679 in 2021 to 14,867 in 2022. The wait list has decreased by about 15% since 2019. Reasons for the decrease include removal of applicants who are not eligible under the Region's income and asset limits for subsidized housing, which Council approved in 2018, and cancellation of applications for those who no longer require housing supports or who did not respond to unit offers or multiple requests to update their files in accordance with provincial regulations.

The data for 2022 shows a decrease in average wait times for those who accepted a housing offer across all three applicant categories – seniors, non-senior single applicants with no dependents, and families. This is primarily a result of applicants with older application dates refusing offers for COHB. As a result, Housing Services staff can offer COHB to those who applied more recently in order of their application date and priority, and target support to those who need financial assistance. Applicants with the oldest application dates may be waiting for a unit at a specific housing provider site to become available.

### HOMELESSNESS AND HOUSING STABILITY SERVICES

The number of unique individuals who accessed emergency housing decreased from 1,336 individuals in 2021 to 1,239 in 2022, while the average stay in emergency housing increased from 28 days in 2021 to 36 days in 2022. The Region has also seen an increase in the number of households accessing homelessness prevention and housing stability services to 1,979 individuals in 2022 compared to 1,852 in 2021. The number of people experiencing chronic homelessness continued to increase year-over-year, from 124 in 2019 to 202 in 2022. York Region's homelessness data reflects similar trends observed in other municipalities. York Region is in the process of developing a Homelessness Service System Plan, that will inform the next 10-year Housing and Homelessness Plan.

### LONG-TERM CARE

The number of individuals waiting for a long-term care bed in one of York Region's municipal homes has increased slightly since 2021, from 1,594 individuals in 2021 to 1,647 individuals in 2022.

As part of the [2019 to 2023 Strategic Plan](#), York Region committed to "advocate to improve policy planning and decision-making for long-term care beds by developing a forecast for York Region, including required number, type and location." In 2022, the Region completed 23 advocacy actions to increase the supply of long-term care beds in York Region.

**THE REGIONAL MUNICIPALITY OF YORK**

**HOUSING SERVICES**

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