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# Make Rental Happen for Jobs Breakfast Discussion

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This event is sponsored by:  
Canada Mortgage and Housing Corporation



HUMAN SERVICES PLANNING BOARD  
OF YORK REGION (HSPB-YR)





# Making Rental Happen in York Region

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Regional Councillor and Human Services Planning Board Co-Chair

John Taylor

# High Housing Prices

2003 → 2013



Average house price went up by **85%**



Median hourly wage only rose by **21%**

**2013**



Resale condominium  
**\$333,373**



Resale townhome  
**\$469,312**



Resale single detached  
**\$737,374**



New single detached  
**\$799,965**

Who ~~can~~<sup>can't</sup> afford to buy a home here



Nurse



Cook



Teacher



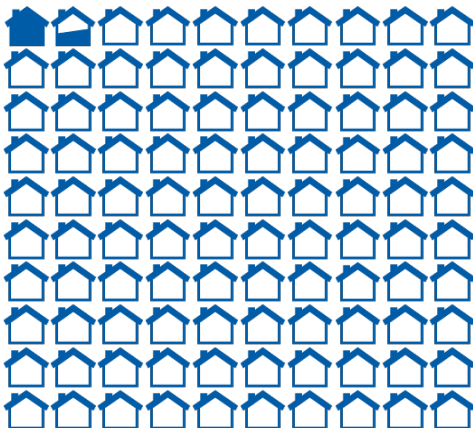
Police Officer

# No Vacancy

2013 Private Sector

**Vacancy Rate -**

well below a healthy rate of **3%**



Only **16** of all housing starts in 2013 were purpose built rental units



From 2011 to 2031, we estimate that an additional

**13,700** seniors and youth will be renters.

If the private market maintains the same pace as in 2012, we'll have about

**600** new units



# Housing Matters to Everyone

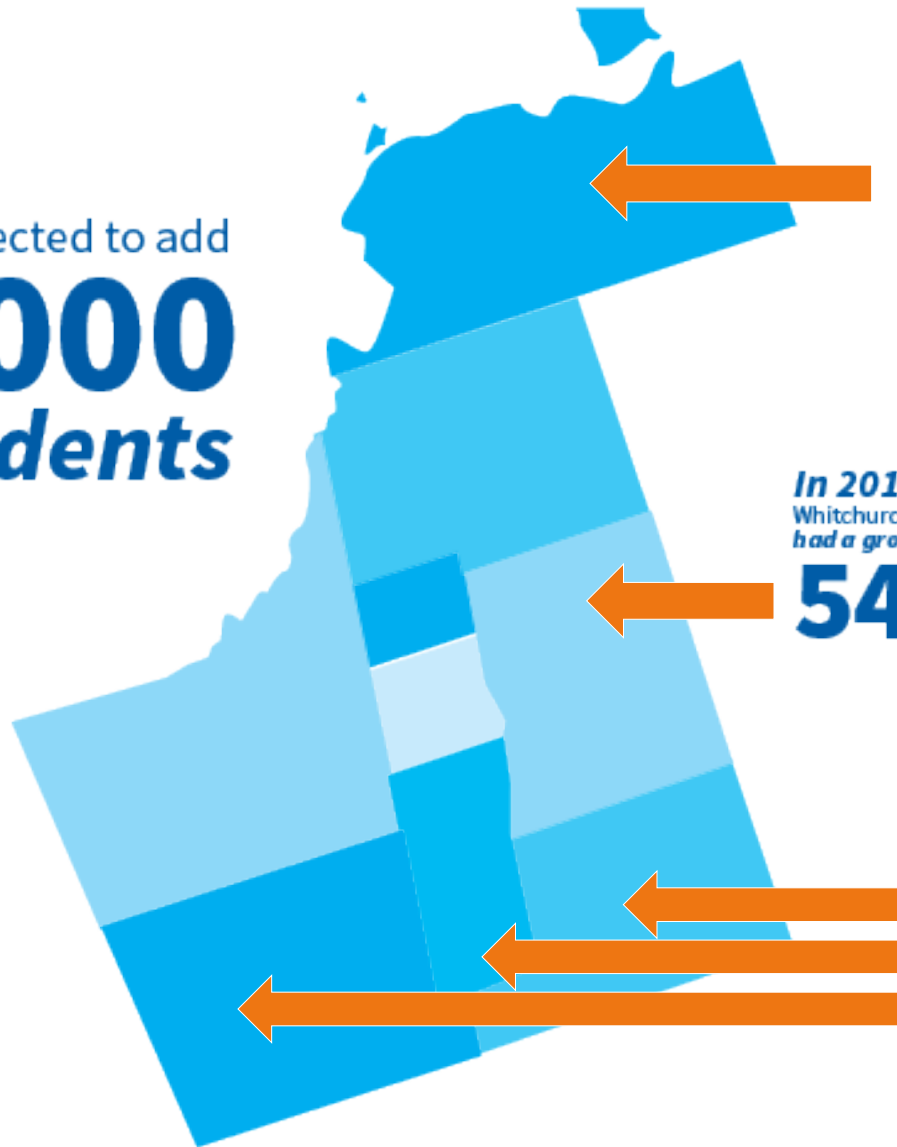






# Opportunity to change

**By 2041...**  
York Region is expected to add  
**660,000**  
*new residents*



**By 2031...**  
East Gwillimbury  
**will grow**  
**229%**  
to 87,000

**In 2011...**  
Whitchurch-Stouffville  
had a growth rate of  
**54%** = *the third fastest in Canada*

**By 2031...**  
**72%**  
will live in  
**Markham,  
Vaughan &  
Richmond Hill**

# From Talk to Action

## “Make Rental Happen” Advocacy Plan

### The Plan has three deliverables:

- Compelling York Region Rental Housing Story
- Collective Statement of Commitments
- Strategic Alliances

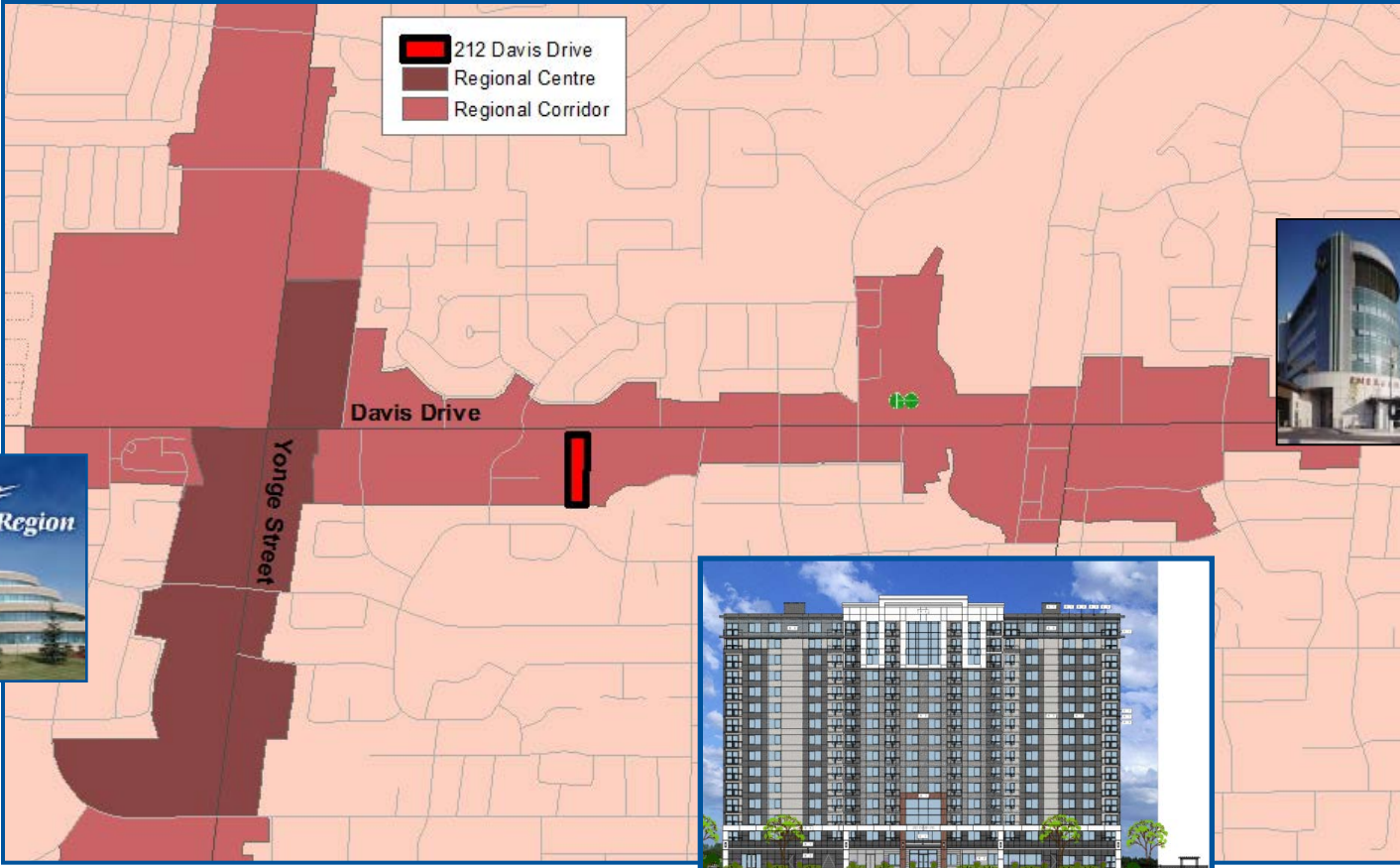
### Who can implement change?

- All levels of Government
- The Building Industry
- Corporate Leaders





# Pilot Project



Exploring – Rethinking - Innovating

# How can you help make rental happen?

**Taking the pledge**



**Spreading the word**



**Making your business associations aware**



**Speaking to key decisions makers in your community**





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