

UNIONVILLE COMMONS

BUILDING CRITICAL INFRASTRUCTURE

Housing is the foundation of strong and caring communities. Safe, secure and affordable housing is essential for everyone. The Regional Municipality of York 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 working with our provincial partners to invest in affordable housing.

Fast Facts:

- Partnership with Unionville Home Society (UHS), Minto Communities and Martinway Development Ltd.
- Located at 4310 Highway 7 East in the City of Markham
- Construction began in 2019; initial occupancy expected in late 2022; total completion by 2023
- Total budget of **\$86.3 million**
 - Provincial contributions: \$23 million
 - Federal contribution: \$44,000
 - York Region: \$63.2 million
- Mix of **eight** and **12** storeys
- **265 total units** (200 one-bedroom; 65 two-bedroom)
 - 40 units will be barrier free
 - Typically split is 70% affordable housing and 30% market rent
- Features on-site underground parking, indoor and outdoor amenity and common spaces, outdoor garden, pedestrian walkway and **energy efficient building systems**
- New seniors' hub and community centre on the main floor, providing seniors and the wider community with a range of services to **support health and wellbeing**
- **Designed for seniors and universal accessibility.** Particular attention has been paid to addressing the greatest challenges faced by seniors in the community, including physical, social and emotional isolation and physical and cognitive barriers in the environment
- Owned and operated by Housing York Inc. (HYI), York Region's affordable housing company



HOUSING CHALLENGES AND OPPORTUNITIES

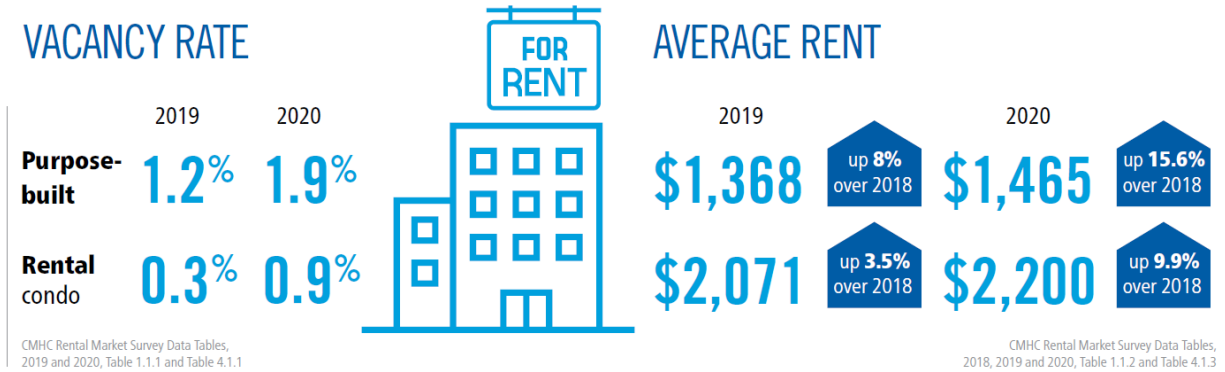
In January 2021, York Region Council passed a resolution declaring a housing affordability crisis. A lack of affordable housing impacts York Region's ability to achieve complete communities.

Fast Facts:

- According to the 2016 Census, **14% of York Region housing stock was rental tenure** compared to 33% in the Greater Toronto Hamilton Area
- York Region had the **lowest proportion** of rental housing in the Greater Toronto Hamilton Area
- Between 2009 and 2019 the average price for a resale home in York Region increased by **110%**

MARKET RENTAL HOUSING

3% is considered to be a healthy vacancy rate. In 2020, the maximum affordable rent for a household at the sixth income decile for renter households in York Region was \$1,576.



INCREASING THE SUPPLY OF COMMUNITY HOUSING

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Fast Facts:

- As the largest community housing provider in York Region, HYI manages and maintains **36 housing properties** with more than **4,500 residents** in approximately **2,800 units** located in all nine local cities, townships and towns
- **Over 15,800 households** on York Region’s subsidized housing wait list at the end of 2020 for affordable housing in York Region
- Over **40%** of all wait list applicants are seniors
- York Region’s **wait list grew** from 7,626 applicant households in 2010 to 15,810 in 2020
- In 2020, **236** households accepted units that became available at existing non-profit, co-operative, and HYI communities
- In 2020, general wait list **family applicants waited an average of 9.3 years**, while **seniors waited an average of 9.5 years**
- Since 2004, York Region has successfully leveraged federal and provincial funding opportunities to build **more than 1,200 new community housing units** across all subsidized housing providers, including HYI properties, non-profit, cooperative housing, among others. Another 362 units are set to open by 2023
- In 2020, the HYI Board of Directors approved a new strategic plan for 2021 to 2024, *Building Better Together*. The plan includes a target to **double the rate of growth** for the HYI portfolio