

Housing Solutions:

A place for everyone

YORK REGION 10-YEAR HOUSING PLAN



2016 Progress Report





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City of Markham



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A Message from York Regional Council

Nearly 1.2 million people are proud to call York Region home. And for good reason. York Region offers a vibrant economy, a diverse and inclusive culture and nine thriving local cities and towns to live, work or locate businesses in.

Housing remains a key priority during our rapid growth. As we strive to create complete communities where all can thrive, York Region faces the ongoing need for a wide range of housing choices that keep residents connected to employment, transportation and their community.

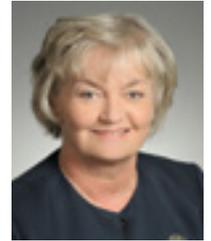
York Region's 10-year Housing Plan *Housing Solutions: A place for everyone* sets out four goals designed to increase the supply of rental housing, sustain the existing rental supply, support home ownership and reduce homelessness. Since 2014, York Region has made progress in addressing the growing and diverse housing needs of residents and workers.

In this report, you will learn more about our ongoing efforts and accomplishments achieved along the way. Notably, in 2016 York Region celebrated the opening of the Richmond Hill Hub, increasing the supply of affordable housing units. The York Region Local Municipality Housing Working Group was established to tackle and address housing supply and affordability. Work also continued with local municipalities and developers to implement Regional Official Plan guidelines to ensure adequate inclusion of affordable units in new housing developments.

York Region remains steadfast in our commitment to secure housing options for all to maintain the health, strength and vibrancy of our community, now and in future.



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The **reality** of the **rental** and **ownership** market in **2016**

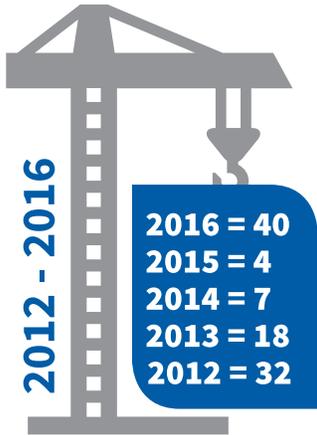
Rental market



Vacancy Rate **1.5%**

NO VACANCY

Bachelor	-	852
1 bedroom	1.1	1,109
2 bedroom	1.7	1,251
3+ bedroom	2.6	1,388



Private sector rental construction

101 new private sector rental units built in the last five years.²

There were **9,548 condos available for rent**, up 9% from 8,778 units in 2015

2016 condo vacancy rate: **1.1%**

2016 average condo rent: **\$1,755¹**

Permissive secondary suite official plan policies have been adopted by local municipalities.

8/9



There are **2,023 suites** registered in York Region, **130** of those were registered in 2016.³

Emergency housing

continues to be an important part of York Region's housing continuum for those who are experiencing homelessness. The Region funded the operations of six emergency housing facilities.

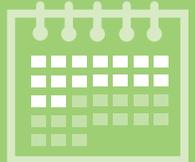
15 units for families

28 beds for women

30 beds for single males

40 beds for youth

68% of users accessed emergency housing only once and the average length of stay was **16 days**



1,423 unique individuals found themselves homeless and stayed in York Region emergency housing

Ownership market

2006 → 2016



Average re-sale house price rose by **138%**⁴

however



Average hourly wage only rose by **20%**⁶

Average home prices in York Region

Re-sale condominium **\$410,188⁴**

Re-sale townhome **\$676,432⁴**

Re-sale single detached **\$1,167,889⁴**

New single detached **\$1,058,989⁵**



Based on provincial definitions, the **maximum affordable ownership price** in 2016 was **\$467,739** region-wide.

43% of all new ownership units were affordable.³ One bedroom condominiums account for half of these new affordable units.

Our goals

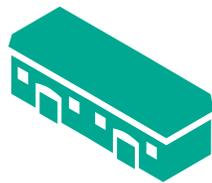
York Region's *Housing Solutions: A Place for Everyone 10-Year Housing Plan* was approved by York Regional Council in June 2014 and includes four goals and 49 actions.



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
- Provide supports 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

Over the last three years, 45 of the 49 actions have been completed or are currently underway. This *Progress Report* highlights 2016 goal advancements and activities planned for the coming years.



A place for
everyone



2016 highlights



GOAL 1

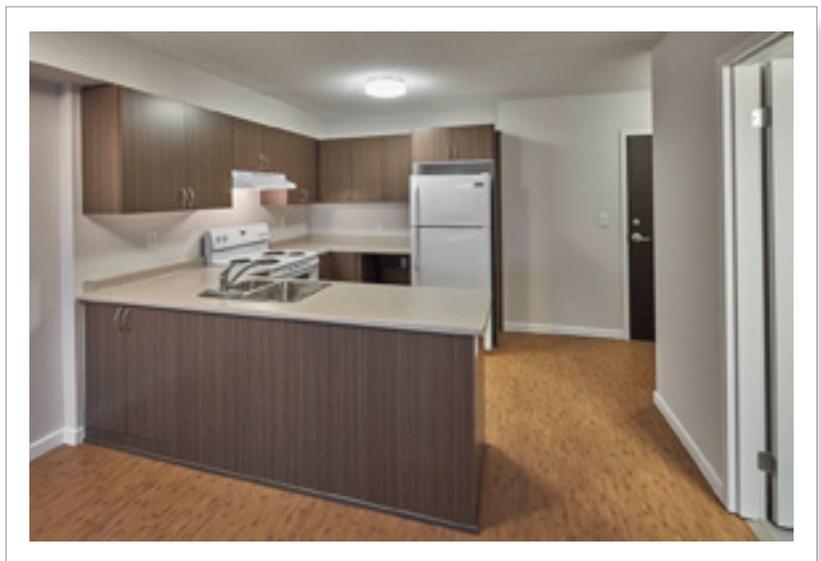
Increase the rental housing supply

ACTION: Continue to increase the number of subsidized rental units.

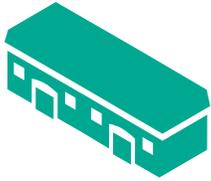
The Richmond Hill Hub, built in 2016, is a mixed-use development offering 202 units of affordable rental housing for seniors, families and singles.

The Richmond Hill Hub provides affordable rents to low-and moderate-income households through an innovative rent subsidy model that uses income ranges with corresponding fixed rents, set once a year based on a household's annual income. Depending on where a household's annual income falls within this range, monthly rent will equal 25 to 35 per cent of their income. This program provides a simple calculation process and predictable monthly rents for households. It is efficient to deliver and requires no ongoing Regional funding and supports healthy communities by providing homes to a range of households with a variety of incomes.

The Richmond Hill Youth Hub, an 18,000 square foot multi-service centre located on the main floor of the Richmond Hill Hub operated by 360°kids, provides homelessness prevention and housing stability supports and services aimed at helping at-risk and homeless youth remain or successfully reintegrate themselves back into the community. The Youth Hub offers 14 beds for emergency housing accommodations, 11 transitional housing units for apartment-style housing and a drop-in centre that is open seven days a week. In 2016, 80 youth stayed in emergency housing, 17 stayed in transitional housing and 1,173 individual youth visited the drop-in centre.



2016 highlights



GOAL 2

Sustain the existing rental housing supply

ACTION: Strengthen the social housing system.

In 2016, the Region enhanced supports offered to subsidized housing applicants and community housing providers. Innovative programs and streamlined processes were introduced to provide better, more timely services.

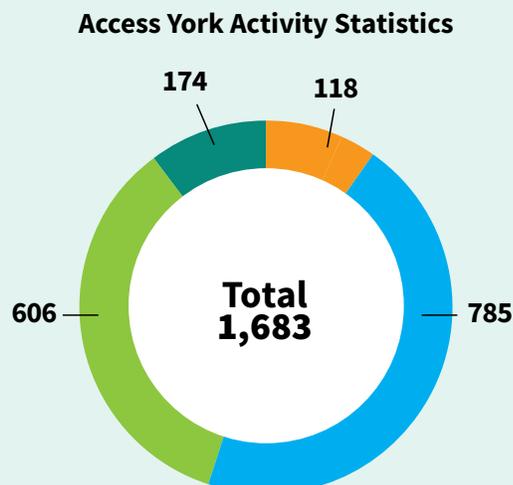
The move-in readiness program was introduced in 2016 and matches available rental vacancies to applicants with the most seniority on the Region's subsidized housing wait list. This process prepares the applicant to move and helps community housing providers fill vacancies in a timely manner. Launched as a pilot in 2016, seven community housing providers, making up 28 buildings, are participating in the program. To date, program feedback has been positive. Although early in implementation, the program improves efficiency as community housing providers are able to go to the first person most likely to be ready to move in, reducing the number of refusals and vacancy loss. Expansion is planned to include more community housing providers in 2017.

Residents get enhanced service delivery with streamlined application process

In December 2016, the Region launched a streamlined application process for new and existing subsidized housing wait list applicants. With a one door approach, residents can now get enhanced access to our programs and services through Access York, York Region's contact centre.

As the first point of contact for residents, Access York now offers a gateway to:

- Timely information and application services for the subsidized housing wait list
- The initial application process and annual information updates
- Referral services for callers to reach other appropriate York Region programs and services



In the first two months of rolling out this streamlined application process, more than 1,700 calls were received by Access York. Highlights include:

- ➔ More than 118 new completed applications were inputted
- ➔ More than 174 applications were updated
- ➔ Applicant information was provided 785 times
- ➔ More than 606 calls were transferred directly to Housing Services for additional support

The Region also redesigned the subsidized wait list application form to simplify information collected from applicants at both the initial application and annual update stage.

2016 highlights



GOAL 3

Support home ownership affordability

ACTION: 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.



YORK REGION
Local Municipal
Housing
Working GROUP

While housing needs exist at all income levels, opportunities for private market delivery of affordable housing are greatest at the mid-range affordability level. The York Region Local Municipal Housing Working Group was formed in December 2016 to tackle affordability issues faced by mid-range income households (household incomes between \$79,697 and \$116,370). This working group was created to further explore options to address housing supply and affordability issues including the development of an affordable ownership and rental housing incentives framework. Working Group members includes local municipal planners and Regional staff from Planning and Economic Development, Finance and Community and Health Services.

Recently, members engaged in brainstorming sessions to inform the incentives framework. It is anticipated the principles of the framework will be established by the end of 2017, including an analysis of incentives that upper- and lower-tier municipalities can provide to developers to foster the development of affordable housing aimed at the mid-range household income group.



2016 highlights



GOAL 4

Strengthen the homelessness and housing stability system

ACTION: Implement a new service delivery model with wraparound services in emergency and transitional housing and incorporate it into service agreements.

Opened in November 2015, and operated by the Governing Council of the Salvation Army, Belinda's Place is the first emergency and transitional housing facility in the Region to fully implement York Region's wraparound-focused service delivery model. It is also the Region's only facility dedicated to women who are homeless and at-risk of homelessness.

Belinda's Place offers 28 single emergency housing rooms, nine transitional housing units for apartment-style housing and drop-in services. In 2016, 228 women experiencing homelessness stayed in emergency or transitional housing at Belinda's Place and a total of 81 women accessed Belinda's Place drop-in services offering a wide range of community supports designed to promote long-term stability and well-being.

At Belinda's Place, a total of 145 women have been able to obtain housing in the community, including 120 women who stayed in emergency housing in 2016 and an additional 25 women who received support from staff through drop-in services.

These results demonstrate that the Region's new wraparound service delivery model links women who are homeless and at-risk of homelessness to the services and supports needed to support their return to housing and/or long-term stability.

Community partnerships are a key component of York Region's homelessness prevention and housing stability system

By stabilizing people through wraparound supports in emergency housing, moving them into permanent housing, and implementing after care supports to keep them housed, York Region can prevent, reduce and end homelessness.

Hosting different agencies within the Region's emergency housing facilities streamlines residents' access to services and programs that promote community engagement, long-term stability, health and well-being.

A successful example is the innovative partnership between 360°kids and the York Region District School Board. Launched in October 2016 and championed by the Region, this partnership resulted in the development of the new iGrad program that allows homeless and at-risk youth to complete their high school credits at the Richmond Hill Youth Hub in an alternative setting. Youth work at their own pace in the Richmond Hill Youth Hub's onsite classroom, supported by a York Region District School Board teacher and a guidance counsellor. In its first three months, 49 youth signed up for courses, four completed a credit and one youth graduated high school. A high school diploma is essential for education and employment opportunities that lead to long-term social and economic stability, but for homeless and at-risk youth, keeping up with school is a challenge. Through iGrad, youth can overcome this barrier.

Programs like iGrad demonstrate the lasting impact offered by holistic, comprehensive supports for homeless and at-risk residents and the benefits of collaborating across different sectors and agencies to make these supports possible. Today, more than 50 community partners at Belinda's Place and 24 community partners at the Richmond Hill Youth Hub provide direct services to residents to enable long-term stability. York Region actively promotes continued development of a wide range of partnerships through its homelessness and housing stability service providers.

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>	<ul style="list-style-type: none"> • Construction at 212 Davis Drive, Newmarket, a private purpose built rental building with 225 units continues. Occupancy anticipated for 2017 • Convened a York Region Local Municipal Housing Working Group the December 2016 that will continue to meet through 2017. Council was advised of Working Group in a November 2016 staff report <ul style="list-style-type: none"> • Group to investigate potential solutions to housing supply and affordability issues faced by the mid-range household income group, including a housing incentives framework • Anticipated report back to Council in 2017 • Submitted coordinated Regional and local municipal comments to the Province on the <i>Planning Act</i> portion of Bill 7, <i>Promoting Affordable Housing Act</i>, 2016 pertaining to inclusionary zoning
<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>	<ul style="list-style-type: none"> • The Regional Housing Strategies Steering Committee continues to coordinate strategic housing initiatives and reviews and responds to development initiatives
<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>	<ul style="list-style-type: none"> • Completed in 2014
<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 and need for rental housing.</p>	<ul style="list-style-type: none"> • The HSPB is continuing to raise awareness and advocate for housing options that are affordable for everyone through its 2016 to 2018 Action Plan. This plan was developed in 2016 and approved by Regional Council in January 2017 • In 2016, the HSPB partnered with the National Housing Collaborative in advocating for housing affordability solutions through the federal government's upcoming National Housing Strategy

Action

Our progress and planned activities

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.

- HSPB's commitment to encouraging housing options that are affordable for everyone was advanced through the following key milestones in 2016.
- Under the 2016 to 2018 Action Plan, the Board confirmed it will:
 - Develop strategies that encourage more housing affordability options
 - Identify programs and tools that provide incentives to increase the private market rental housing supply
 - Advocate for funding, policies and programs that support housing affordability options
- Enhance services and supports to help residents access affordable housing options
- In fall 2016, HSPB partnered with ventureLAB in the CommunityBUILD Blueprint: Affordable Housing Challenge that invited entrepreneurial community members to identify ways to increase the legal second suite supply in York Region. Final solutions will be presented in spring 2017
- HSPB's research partnership with the GTA Housing Action Lab revealed a lack of market conditions for developers to build rental housing in York Region. These results contributed to the creation of the York Region Local Municipal Housing Working Group. HSPB is a key partner in this collaborative that brings together the Region and all nine local municipalities to investigate housing supply and affordability solutions, including the development of a housing incentives framework. A report back to Regional Council is scheduled for fall 2017

Ensure that local municipalities adopt official plan policies and zoning bylaw provisions that authorize secondary suites.

- King Township is currently updating its Official Plan to include secondary suite policies
- City of Vaughan Council approved Official Plan and Zoning By-law amendments to permit second suites in February 2017 (all staff level work completed in 2016)
- All other local municipal official plans contain provisions that authorize second suites
- In 2011, the *Strong Communities through Affordable Housing Act* made second suites as of right in all municipalities

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.

- Planning for the three new community areas continues
- Regional staff continue to work with local municipal staff to encourage construction of secondary suites or rough-ins in new housing
- Three greenfield development areas in Richmond Hill permit secondary suites as of right (West Gormley, North Leslie and David Dunlop Observatory)

Assist and coordinate with the local municipalities in tracking second suites and monitor the number of second suites constructed and licensed.

- Completed 2015 data gathering exercise and reported outcomes to Council in June 2016 through the [10-Year Housing Plan 2015 Progress Report](#) staff report (Appendix 1), including tracking of new secondary suites where available

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.

- Continue to work with York Region Rapid Transit Corporation on possible sites for development

Develop guidelines for accepting social housing units through the use of Section 37 provisions of the *Planning Act*.

- Housing York Inc. received its first Section 37 (*Planning Act*) one-bedroom unit in February 2016. The unit is located in a Richmond Hill condominium

Including new social housing units as part of the long-term growth planning for Regionally owned infrastructure.

- Housing York Inc. leased 202 affordable housing units at the Richmond Hill Hub in early 2016
- Received Council approval for a [Social Housing Investment Framework](#) which included locational assessment criteria to guide the Region's future affordable housing investment decisions

Action

Our progress and planned activities

Develop a strategy to intensify/optimize Regionally owned housing sites.

- Secured two parcels of surplus land for future affordable housing projects
- Obtained planning approvals to commence the redevelopment and intensification of three abutting Housing York properties to create 162 affordable housing units in Woodbridge

Leverage the current Federal-Provincial Investment in Affordable Housing Program to develop 457 new affordable units

Investigate future opportunities to develop additional affordable housing as Federal-Provincial funds becomes available.

- Secured federal and provincial funding for new affordable housing initiatives. Projects include:
 - Richmond Hill Hub, 202 units in the Town of Richmond Hill (\$22.7 million)
 - Woodbridge redevelopment project, 162 units in the City of Vaughan (\$11 million)
 - Markham Interchurch Committee for Affordable Housing (MICAH) Approximately 32 units (\$4.8 million)
 - Unionville, approximately 250 units (\$21 million)
 - Housing allowance funds (\$1.38 million)
 - Homeownership funds (\$750,000)

Continue to increase the number of subsidized rental units.

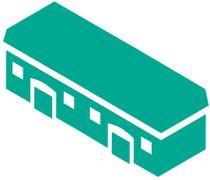
- Implemented an innovative tiered-rent model for 202 units at the Richmond Hill Hub providing a range of affordable rents without the use of ongoing Regional subsidies
- Provided 15 portable and temporary rent subsidies for households at risk of eviction through the Short-Term Assistance for Renters (STAR) program

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.

- York Region/Local Municipal Working Group to consider Community Improvement Plans as an option when developing housing incentives framework



A place for
everyone



GOAL 2

Sustain the existing rental housing supply

Action	Our progress and planned activities
<p>Partner with local municipalities to implement <i>Regional Official Plan</i> policies that protect the existing supply of rental housing from demolition (including demolition by neglect) or conversion to condominium.</p>	<ul style="list-style-type: none"> • Eight of the nine local municipalities have incorporated polices to protect rental housing from demolition and conversion to condominiums in their approved official plans. The Region will continue to monitor compliance with the York Region Official Plan
<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.</p>	<ul style="list-style-type: none"> • The York Region Chairman, members of Regional Council and senior staff met with Prime Minister Trudeau in Ottawa to promote the Region’s infrastructure priorities, including affordable housing
<p>Collaborate with the Province and the Housing Services Corporation to find ways to use the equity from social housing buildings to fund major repairs.</p>	<ul style="list-style-type: none"> • Completed in 2014
<p>Plan for the sustainability of the social housing portfolio by developing a long term asset-management and financial strategy for the social housing portfolio.</p>	<ul style="list-style-type: none"> • Participated in the Regional State of Infrastructure Report which was presented to York Regional Council in <u>October 2016</u>. Housing Assets received a “B - Good” rating. The report is an important measure of the state of the housing assets and helps assess the reliability and sustainability of the housing portfolio for residents • Completed 19 building condition audits and five energy audits for Housing York Inc. and community non-profit housing providers to assist in planning future capital work • Housing York partnered with the Housing Services Corporation in an energy conservation project for two properties. The program involves educating and training tenants to be more energy conscious at both the building and unit level. Real data updates have been shared with tenants to demonstrate the positive impacts of their work • Received approximately \$5.9 million in federal and provincial capital repair funding to support 34 housing providers with projects such as window and roof replacement, kitchen and bathroom replacement, and heating system energy efficient upgrades
<p>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.</p>	<ul style="list-style-type: none"> • Regional staff participated in a number of Provincial working groups focused on modernizing the social housing sector • Hosted a Housing Innovations Council Workshop to examine innovative practices adopted by international housing partners in the United Kingdom and Australia that support long-term social housing sustainability • Hosted a Risk Management Session for non-profit and co-operative board members providing risk mitigation information including discussion about tenant insurance, fire prevention/no-smoking policies and emergency planning • Provided 17 community housing providers with Mental Health First Aid training

Action

Our progress and planned activities

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.

- Collaborated with 360°kids to provide recreation events and employment and educational supports at four non-profit housing communities
- Partnered with Tamarack Institute at Lakeside Residences to provide tenants with tools to encourage community engagement both within the building and the broader community
- Developed a youth employment campaign for Grade 11 and 12 high school students living in Housing York Inc. communities to assist them in job readiness. Some students from the program were hired to work alongside post-secondary landscape and maintenance summer students hired by Housing York Inc.

Enhance supports for social housing applicants, tenants and co-operative members by reviewing wait list policies and practices to better connect people with supports while they wait for housing.

- Completed the first phase of the Region's subsidized wait list update project to improve customer service by developing a "one-door" system for all housing inquiries through Access York
- Implemented the Move-in Readiness Program to better match available vacancies with top ranked applicants
- Provided over 185 households on the subsidized housing wait list with a housing allowance while they wait for housing

Work with funders and partners to support the changing needs of Housing York tenants.

- Engaged stakeholders including Housing York Inc. tenants in multi-language focus groups to inform actions in the *Housing York Inc. 2017-2020 Plan – Achieving New Heights through Innovation and Sustainability*
- Implemented tenant engagement activities including:
 - 1) The Creating Communities Campaign - launched a cultural awareness program where tenants were asked, "Tell us a little about yourself". Personal stories about cultural customs and holiday traditions were gathered during video sessions held in the lounges of every Housing York building. Tenants could also share personal photos by uploading them to the Creating Communities online photo gallery. Photos and videos will be compiled in collages that will be shared with all tenants to promote community engagement and celebrate diversity
 - 2) Annual Tenant Survey completed – to help improve tenant services
- Partnered with tenants, York Region Transit and the City of Vaughan to improve transit services for households living at 2185 Major Mackenzie Drive and 133 Fieldstone in Vaughan
- Mental Health First Aid Training was provided to all front line Housing Services staff
- A health promotion program was launched in four seniors housing sites. McMaster University and York Region Paramedic Services provided assessments, education and referrals to tenants on cardiovascular disease prevention, diabetes and falls prevention



GOAL 3

Support home ownership affordability

Action	Our progress and planned activities
<p>Update the <i>Housing and Our Economy</i> report.</p>	<ul style="list-style-type: none"> Internal data analysis conducted on live-work ratios which will contribute to the future update of the <i>Housing and Our Economy Report</i>
<p>Identify incentive options for developments that incorporate affordable housing units within centres and corridors.</p>	<ul style="list-style-type: none"> Convened a York Region Local Municipal Housing Working Group in December 2016 that will continue to meet through 2017. Anticipated to report back to Council in 2017.
<p>Work with local municipalities and the development industry to establish implementation guidelines for the <i>Regional Official Plan</i> 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.</p>	<ul style="list-style-type: none"> In June 2016, Council received 2015 monitoring exercise as part of the 10-Year Housing Plan 2015 Progress Report
<p>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.</p>	<ul style="list-style-type: none"> Provided funding to 52 homeowners to complete accessibility and critical home repairs
<p>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.</p>	<ul style="list-style-type: none"> Convened a York Region Local Municipal Housing Working Group in December 2016 that will continue to meet through 2017



GOAL 4

Strengthen the homelessness and housing stability system

Action	Our progress and planned activities
<p>Implement a new service delivery model with wraparound services in emergency and transitional housing and incorporate the requirement into service agreements.</p>	<ul style="list-style-type: none"> Implemented the new service delivery model at the Richmond Hill Youth Hub (Youth Hub). Planning to expand the new model to additional York Region emergency and transitional housing facilities
<p>Support community partners in advocating for investment in mental health and addictions supports in York Region.</p>	<ul style="list-style-type: none"> Using the findings of the value stream mapping, specific actions for working groups to champion were identified to bring change and enhance mental health supports for clients. The following areas were selected as the immediate focus of this work in 2016: <ul style="list-style-type: none"> Creation of a multi-disciplinary case management approach to mental health supports including exploring opportunities for common intake assessment and common consent Enhancing data collection and monitoring Enhancing training for staff to enable them to work more successfully with clients experiencing mental health issues and know where to find additional resources and supports so clients receive the right service at the right time Created an understanding of the current state and desired future state for mental health programs in Community and Health Services Developed the York Region Mental Health and Addictions Action Plan. Action Items include: <ul style="list-style-type: none"> Remove silos in planning, delivery and evaluation of services Provide support to find and sustain stable and appropriate housing Deliver services to the right person Deliver services at the right time to prevent downward spiral Created the 'One Stop Shop' website compilation of Mental Health and Addictions and housing resources in York Region that will simplify the navigation process for both the community and service providers Established the Rapid Response Table. The Rapid Response Table is a collaborative multi-agency team that meets twice weekly to build safer and healthier communities through mobilization of resources to address individuals with acutely elevated levels of risk Through Mental Health Matters, continue to connect with external agencies such as the Canadian Mental Health Association to explore new opportunities for partnerships or strengthen existing ones
<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>	<ul style="list-style-type: none"> Action completed in 2015
<p>Develop a Richmond Hill Youth Hub with a drop-in centre (14 emergency beds, 11 transitional units) with support services for youth.</p>	<ul style="list-style-type: none"> Opened the Youth Hub in March 2016. The Youth Hub offers a range of programs and services to support clients in 14 emergency beds and 11 transitional housing beds as well as drop-in and aftercare services. These services support youth who are homeless or at risk of homelessness
<p>Share homelessness data with community partners to jointly work on new service priorities.</p>	<ul style="list-style-type: none"> Collaborated with the United Way Toronto & York Region to release Understanding the Numbers: Working Together to Prevent, Reduce and End Homelessness in York Region. The report was shared with York Regional Council, federal and provincial governments and community partners Planning to conduct a provincially-mandated enumeration of homelessness in York Region which is scheduled to occur in early 2018 Work with community partners and homeless service providers to implement a new version of the Homelessness Individuals and Families Information System HIFIS (HIFIS) in York Region

Action

Our progress and planned activities

<p>Implement a service model that enables people to access all of the homelessness services with one point of entry.</p>	<ul style="list-style-type: none"> • Identified best practices such as emergency housing diversion to incorporate into a coordinated access system for homelessness and housing stability services in York Region • Assembled a Coordinated Access Advisory Committee to provide direction and feedback during the model development, pilot and evaluation phases of the project • Established activities and timelines to develop a coordinated access system model and implement a pilot to evaluate the model, including an extensive community engagement process
<p>Supplement the Community Paramedicine program for emergency shelter residents with additional health-support partnerships (nurse practitioner, family physician).</p>	<ul style="list-style-type: none"> • Expanded the Community Paramedicine program to the Richmond Hill Youth Hub emergency housing facility • Continued to evaluate programs to enhance client benefits and understand service gaps. Planning to expand the scope of practice to offer additional diagnostics and treatments
<p>Link employment supports to move homeless clients and clients at risk of homelessness towards independence (social enterprise, sector-specific skills development, Internationally Educated Professionals program).</p>	<ul style="list-style-type: none"> • Provided space at the Youth Hub for the operation of the Home Base 4 Success employment program
<p>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.</p>	<ul style="list-style-type: none"> • The Short Term Assistance for Renters Program was launched in 2015. In 2016, 15 households participated in the program and received a financial rent benefit and wraparound supports
<p>Evaluate the pilot program and implement an on-going Housing Stability Program for Ontario Works and Ontario Disability Support Program recipients to wrap-around homelessness supports and prevention services.</p>	<ul style="list-style-type: none"> • The Housing Stability Program became a permanent program in 2015. Revised program guidelines and the staffing model was implemented in 2016
<p>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.</p>	<ul style="list-style-type: none"> • Transferred the Regional Integrated Support Program (ISP) to Homelessness Community Programs to better align services and to enhance the delivery of services to residents • Developed program components, guidelines, data collection and expanded services for the new program • Planning to develop new drop-in and peer support components of the program
<p>Implement a client-centric case management model for individuals and families with complex needs that focusses on preventing homelessness and increasing housing stability.</p>	<ul style="list-style-type: none"> • Developing a housing first pilot program to support York Region residents experiencing chronic and episodic homelessness and who have complex needs to obtain and retain housing. If approved, the program is expected to be launched by end of 2018
<p>Work with community partners to increase knowledge and awareness regarding rights and responsibilities to promote safe and successful tenancies.</p>	<ul style="list-style-type: none"> • Action completed in 2014
<p>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.</p>	<ul style="list-style-type: none"> • Invested approximately \$1.6 million for residents who were homeless or at risk of becoming homeless. Residents received supports designed to move them towards stable housing. Supports included: <ul style="list-style-type: none"> • Services through emergency winter shelters • A mobile outreach service • Housing support services that helped the homeless, those at risk of homelessness and those experiencing mental health issues find and/or maintain housing • Housing supports services and drop-in programs for homeless and at-risk youth • Employment supports • Housing Help Centre services • Identification clinic • More than 8,000* residents accessed these and other related services. The reduced number of residents served was in part due to the transfer of six housing stability projects to Social Services in 2016. (*In 2016, contract managers continued to work closely with agencies to strengthen and improve data collection and reporting processes resulting in a more accurate count of unique clients served)

Action

Our progress and planned activities

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

- Refreshed and revised Core Standards for Emergency Housing
- Reformed Housing with Supports Program's intake process to ensure services and supports are addressing local residents' needs
- Planning to expand Outreach Services and develop a Diversion Program to connect people who are homeless or at risk of homelessness with a broad range of community supports to obtain and retain housing
- Begin developing Core Standards for Transitional Housing to enhance service providers' ability to deliver transitional housing programs
- Developed a Community Hub Framework that provides strategic direction and guides decision making for the Community and Health Services Department and community partners when considering the development of hubs. The framework is meant to bring together people, services, and opportunities to promote inclusive, healthy and resilient communities with accessible common space

Investigate models and options to implement or partner to support appropriate service hubs.

Actions planned for next term of Council

- ➔ Sustain the social housing supply as former federal and provincial funding and financing arrangements come to an end
- ➔ 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

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. (2017). *Housing Solutions: A place for everyone – 2016 Progress Report*. Newmarket, Ontario.**

Sources:

- ¹ CMHC, Rental Market Report, GTA Fall 2015/2016
- ² CMHC, Housing Market Tables (completions) adjusted to deduct non-profit/government assisted units substantially completed. 2016 (total units added based on 2012-2016 data)
- ³ York Region Planning and Economic Development Services, 2016/17
- ⁴ TREB, Market Watch, 2016
- ⁵ CMHC, Housing Now, GTA, January 2017
- ⁶ Statistics Canada, Labour Force Survey Estimates, 2006-2012. Note: 2013-2016 average hourly wage increases based on CPI increases



A place for
everyone



A place for
everyone

Appendix 1: Measuring and monitoring affordability in York Region - 2016

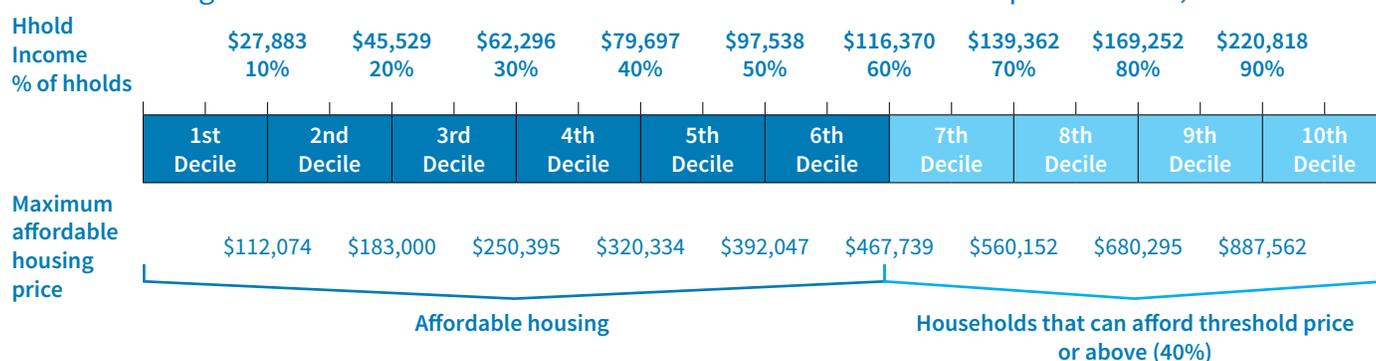
York Region monitors and measures the affordability of new housing units each year to determine if the York Region Official Plan affordability targets are being met

Provincial policy requires the Region to establish and implement affordable housing targets. The York Region Official Plan (YROP) requires that 35 per cent of new housing in Regional Centres and Key Development Areas and 25 per cent of new housing outside of those areas, be affordable.

York Regional Council endorsed the Affordable Housing Measuring and Monitoring Guidelines in June 2015. The Guidelines establish a standardized approach to identifying and measuring the supply of new affordable units in order to monitor progress each year in meeting the YROP affordable housing targets.

Figure 1

York Region Household Income Distribution and Affordable Ownership Thresholds, 2016



Source: York Region Planning and Economic Development, 2017.

Based on Statistics Canada, Bank of Canada and Canadian Mortgage and Housing Corporation data.

Maximum affordable housing thresholds are calculated annually by tenure

The affordable housing thresholds are calculated annually for both ownership and rental units, based on Provincial legislation and definitions in a York Region context. The thresholds provide the upper limits of what is considered “affordable” from a land use planning perspective.

The ownership affordable threshold is the maximum price that households at the sixth decile of the income distribution can afford to pay for a home. As displayed in Figure 1, the maximum ownership threshold for York Region in 2016 focuses on households with incomes of \$116,370 or less and the highest earners from this group are able to afford a house that costs \$467,739.

2016 local municipal maximum ownership thresholds range from \$353,530 to \$467,739 and the rental threshold is \$1,496 per month

Table 1 provides the maximum local municipal affordable ownership thresholds for 2016. These thresholds are used to measure the Region’s

Table 1

2016 Affordable Ownership Regional Thresholds

Local municipality	Local municipal threshold	Threshold used for commitments and monitoring
Aurora	\$531,691	\$467,739
East Gwillimbury	\$464,846	\$464,846
Georgina	\$353,530	\$353,530
King	\$515,622	\$467,739
Markham	\$461,065	\$461,065
Newmarket	\$453,203	\$453,203
Richmond Hill	\$476,910	\$467,739
Vaughan	\$492,708	\$467,739
Whitchurch-Stouffville	\$484,925	\$467,739

Source: York Region Planning and Economic Development, 2017
Based on Statistics Canada, Bank of Canada and Canadian Mortgage and Housing Corporation data.

progress in meeting its affordable housing targets, as well as benchmarks for securing affordable housing commitments. As average household incomes vary between local municipalities, ownership thresholds are calculated both on a region-wide basis and by local municipality. Where the local municipal threshold exceeds the Regional threshold, the Regional threshold is used for affordable housing commitment and monitoring purposes.

The methodology to calculate the affordable rental threshold should be updated

The Council endorsed method to calculate the annual York Region maximum affordable rental threshold is based on the average market rent (AMR) of apartments built since 1990 as compared to the Provincial Policy Statement definition of affordable housing which takes into account the entire rental stock. This adjustment was made in recognition that the majority of the rental stock in York Region is older and generally may not meet current building code standards or offer amenities that are now expected by tenants in new buildings.

As discussed in the body of the staff report, the monitoring exercise applies the assumption that all new rental housing units are affordable. The calculated maximum affordable rental threshold is used to establish affordability for individual projects.

Staff have identified that the current affordable rental threshold continues to be lower than what is currently being achieved in the market, (see Table 2) and is an unrealistic benchmark for accessing Canadian Housing and Mortgage Corporation programs to support the development of new affordable rental housing. CMHC programs default to municipally determined thresholds of affordability. Staff have revisited the rental affordable threshold methodology. Potential threshold methods investigated were:

1. 100 per cent AMR of entire private apartment rental stock (Provincial definition): \$1,197 for York Region in 2016.
2. 100 per cent AMR of private apartment rental stock built since 1990 (Council endorsed definition): \$1,310 in 2016.
3. 125 per cent AMR of entire private apartment rental stock: \$1,496 in 2016.

Staff recommend that the method to calculate the affordable rental threshold be updated from 100 per cent of AMR of private apartment units built since 1990 to 125 per cent AMR of the entire private apartment rental stock. The affordable rental thresholds established through this recommendation are a better reflection of market conditions and are meant to support rental development proponents in increasing the supply of rental housing in York Region.

Canadian Mortgage and Housing Corporation programs to support the development of new affordable rental housing:

- The Rental Construction Financing Initiative provides lower-cost loans to encourage the construction of rental housing across Canada. It will provide up to \$625 million in loans each year for four years starting in 2017
- The Seed Funding Program helps to cover some of the soft costs associated with affordable housing projects and is available in the form of a non-repayable contribution of up to \$50,000. Additional funds may be made available in the form of a fully repayable, interest-free loan of up to \$200,000
- The Affordable Rental Innovation Fund encourages new funding models and innovative building techniques in the rental housing sector. The \$200M Fund is expected to help create up to 4,000 new affordable units over five years and will reduce reliance on long-term government subsidies

Table 2
Average Rents in York Region, 2016

	Bachelor	1-Bdrm	2-Bdrm	3-Bdrm
Rental Apartment Transactions, Q4 2016 ¹	\$1,190	\$1,545	\$1,960	\$2,180
Rental Condominium Apartments ²	N/A	\$1,507	\$1,799	\$2,472

Source, York Region Planning and Economic Development, 2017. Based on:

1 - Q4 2016 Toronto Real Estate Board Rental Market Report

2 - 2016 CMHC Rental Market Report

The Region exceeded its affordability targets in 2016, with 46 per cent of new housing units sold falling below the maximum affordable threshold

Table 3 displays the number and percentage of new affordable units in 2016 by local municipality and tenure based on the thresholds in Table 1.

Appendix A provides a spatial representation of the ownership data provided in Table 3.

Appendix B provides a more detailed analysis of affordability of new units in 2016 by tenure, type (ground related/high density ownership, and private market/government assisted/second suites for rental), and bedroom type for high density ownership units.

Table 3
New Affordable Housing Monitoring Analysis, 2016

Local municipality	Ownership Units*		Rental Units		All Units	
	Total units	Affordable units	Total units	Affordable units	Total units	Affordable units
Aurora	966	120 (12%)	7	7	973	127 (13%)
East Gwillimbury	128	10 (8%)	2	2	130	12 (9%)
Georgina	334	16 (5%)	33	33	367	49 (13%)
King	313	3 (1%)	0	0	313	3 (1%)
Markham	2,406	1,440 (60%)	1	1	2,407	1,441 (60%)
Newmarket	378	19 (5%)	101	101	479	120 (25%)
Richmond Hill	791	294 (37%)	202	202	993	496 (50%)
Vaughan	3,720	2,076 (56%)	24	24	3,744	2,100 (56%)
Whitchurch-Stouffville	387	118 (30%)	2	2	389	120 (31%)
York Region	9,423	4,096 (43%)	372	372 (100%)	9,795	4,468 (46%)

Source: York Region Planning and Economic Development, 2017.

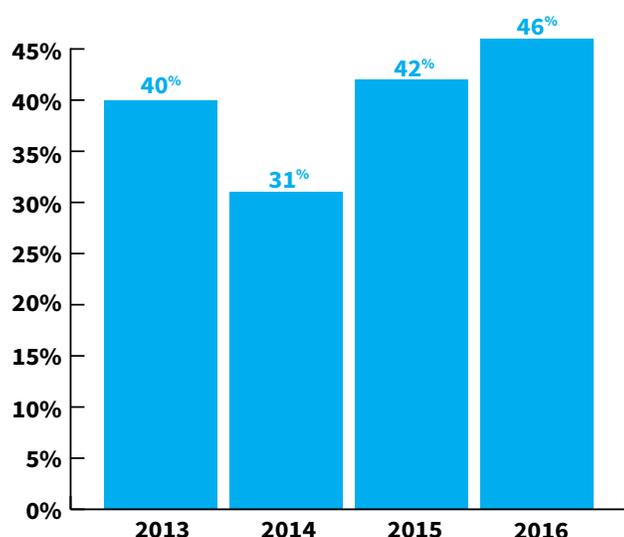
Based on Teranet, RealNet and Canadian Mortgage and Housing Corporation data.

* Note: includes 460 life lease units in Markham

The distribution of affordability in 2016 is similar to 2015, but an increased volume of new high-density units led to a higher proportion of affordable units

Figure 2

New Units below the Affordable Threshold, 2013-2015



Source: York Region Planning and Economic Development, 2017

Similar to previous years, affordable options were not consistently represented in all local municipalities across all unit types and tenures in 2016. Figure 2 provides an overview of the percentage of new units below the affordable thresholds from 2013 – when the Region began tracking affordability – to 2016.

Increased affordability from 2013 to 2016 is explained primarily by the increased proportion of new one- and two-bedroom condominium units being monitored over time. In 2016, 48 per cent of units monitored were in 1 and 2 bedroom condominium units as compared to 43 per cent in 2015 and only 28 per cent in 2014. The 2013 analysis did not capture sales by bedroom type. It is notable that these units are mainly concentrated in Markham, Richmond Hill and Vaughan where the majority of high density development is occurring in the Region.

The high-density ownership stock had greater affordability compared to ground-related units, with 71 per cent of new high density units falling below the affordability threshold, compared to just 6 per cent of the ground related supply. The ownership market accounted for 92 per cent of the affordable units region-wide. Rental units accounted for only 8 per cent of affordable units. Private purpose-built rental units make up only 1 per cent of affordable units in 2016, with 40 new units located in Newmarket and Vaughan.

Local municipal rates of affordability ranged from as low as 1 per cent in King Township to as high as 60 per cent in Markham. While affordable housing options are available, they may not be in suitable locations, be the desired tenure, or be large enough to accommodate families.

There are fewer affordable housing options when lower household incomes are considered

The affordable ownership thresholds provide a maximum affordable price. Homes at the threshold are affordable to the highest income earners representing 40 per cent of all households. As the ownership housing thresholds provide an upper limit, they do not address the need for an appropriate range of housing for households with incomes below this limit.

To understand this need, the Region also reviewed affordability using thresholds that are affordable to 50 per cent and 60 per cent of households (units that are measured to the fifth and fourth deciles on Figure 1). Table 4 summarizes the findings from this analysis.

Table 4
New Affordable Housing Supplemental Monitoring Analysis, 2016

Monitoring Exercise	Maximum Income	Maximum House Price	Per cent of Units Sold Under Threshold
Provincial Definition: 6 th Decile	\$116,370	\$467,739	43%
5 th Decile	\$97,538	\$392,047	26%
4 th Decile	\$79,697	\$320,334	14%

*Source: York Region Planning and Economic Development, 2017
Based on Teranet, RealNet and Canadian Mortgage and Housing Corporation data*

Based on this analysis, the 2016 maximum affordable price for the lowest earning 50 per cent of households was \$392,047, and 26 per cent of new units fell below this price. The 2016 maximum affordable price for the lowest earning 40 per cent of households was \$320,334 and 14 per cent of new units fell below this price. A more detailed analysis of 2016 affordability to the fifth and fourth deciles is included in Appendix C.

The existing housing stock continues to provide affordable options

A 2016 snapshot of average housing costs by tenure and type is provided in Appendix D. The snapshot depicts the range from the lowest local municipal average price to the highest local municipal average price for the 2016 calendar year. While the snapshot provides an accurate range of home prices and rents, the number of housing units available throughout the range varies.

While the affordable housing policies of the York Region Official Plan focus on the affordability of new housing, there are affordable ownership options in the resale market for most structure types, but location of larger affordable stock is very limited. The average price of resale condominiums fell below the Regional affordable threshold in eight local municipalities, and the average price of resale semi-detached and row homes was under the Regional affordable threshold only in Georgina.

There were no municipalities with the average price of single detached homes under the affordable threshold. While affordable resale options are available region-wide, there are limitations by local municipality, structure and bedroom type.

Table 5 provides a detailed breakdown of affordable resale options available in each local municipality by structure type.

On the rental side, average rents are below the updated rental threshold of \$1,496 in 2016 (includes all bedroom types). Rental condominiums also contribute to the rental stock. Approximately 27 per cent of units that permit renting were rented; however, the average rents for one- and two-bedroom condominiums exceeded the affordable threshold.

Access to services and transit options continue to impact home prices and rents. Unfortunately, the result is that affordability generally decreases as access to services and transit options increase.

Table 5
Affordable Ownership Resale Options by Local Municipality, 2016

	Resale single detached	Resale semi-detached	Resale row	Resale condo
Aurora	☒	☒	☒	✓
East Gwillimbury	☒	☒	☒	✓
Georgina	☒	✓	✓	✓
King	☒	☒	☒	✓
Markham	☒	☒	☒	✓
Newmarket	☒	☒	☒	✓
Richmond Hill	☒	☒	☒	✓
Vaughan	☒	☒	☒	✓
Whitchurch-Stouffville	☒	☒	☒	☒

Source: York Region Planning and Economic Development, 2017
Based on Toronto Real Estate Board data.

Staff continue to investigate the use of various incentives for new affordable units to better address the needs of the Region’s residents and workers

Monitoring affordability of new housing units each year allows staff to monitor the Region’s progress in meeting affordability targets identified in the York Region Official Plan. The monitoring exercise also allows staff to identify areas where affordability challenges persist, and formulate policies, and potentially programs, to respond to these challenges. Staff continues to investigate the use of various incentives as a vehicle to encourage affordable units through the York Region Local Municipal Housing Working Group.

Increasing the supply of rental and affordable ownership housing are key goals under the Region’s 10-year Housing Plan. Monitoring new affordable ownership units each year allows staff to track progress in meeting these goals.

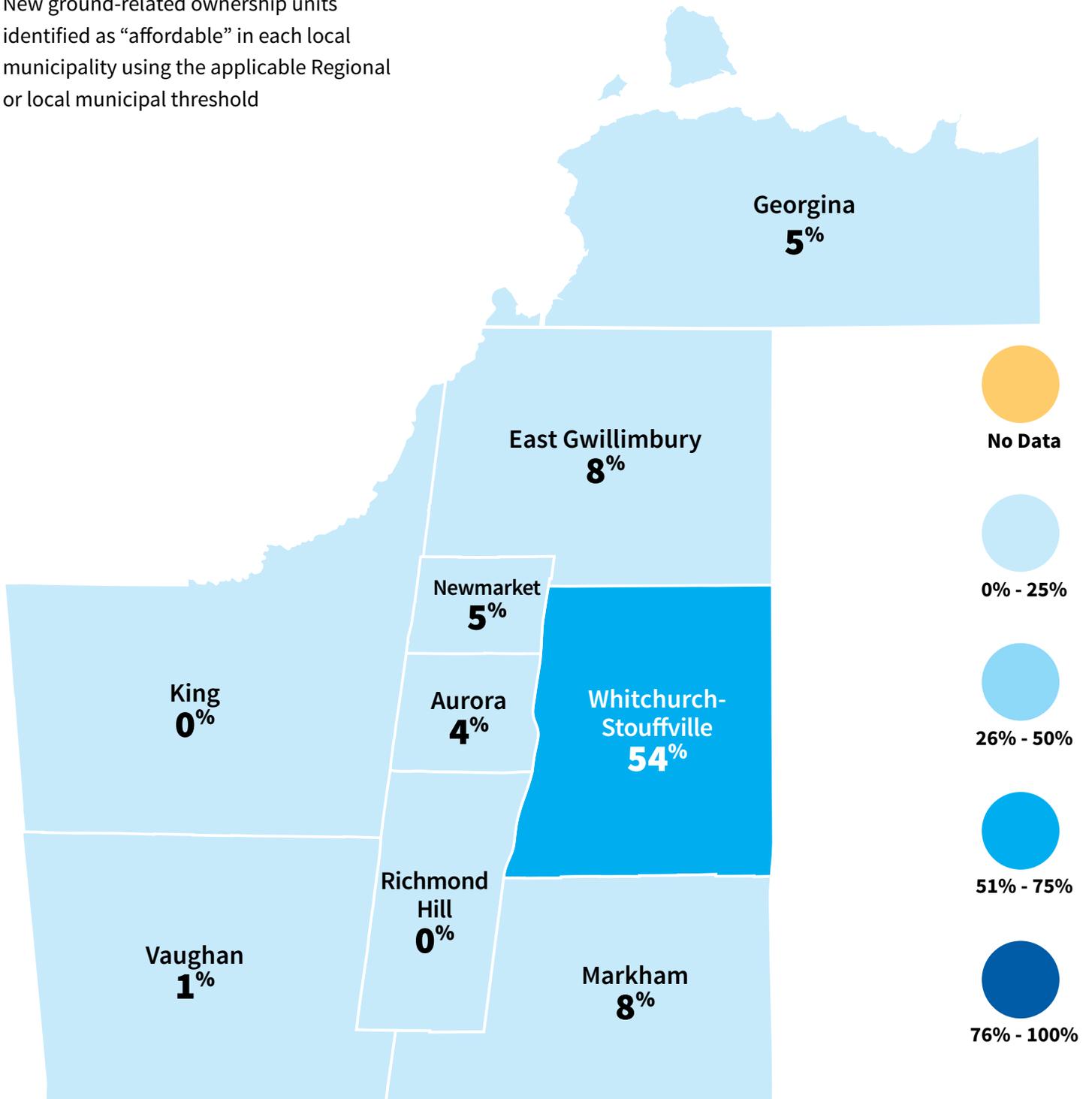


Appendix A

Local municipal 2016 ownership affordability rates

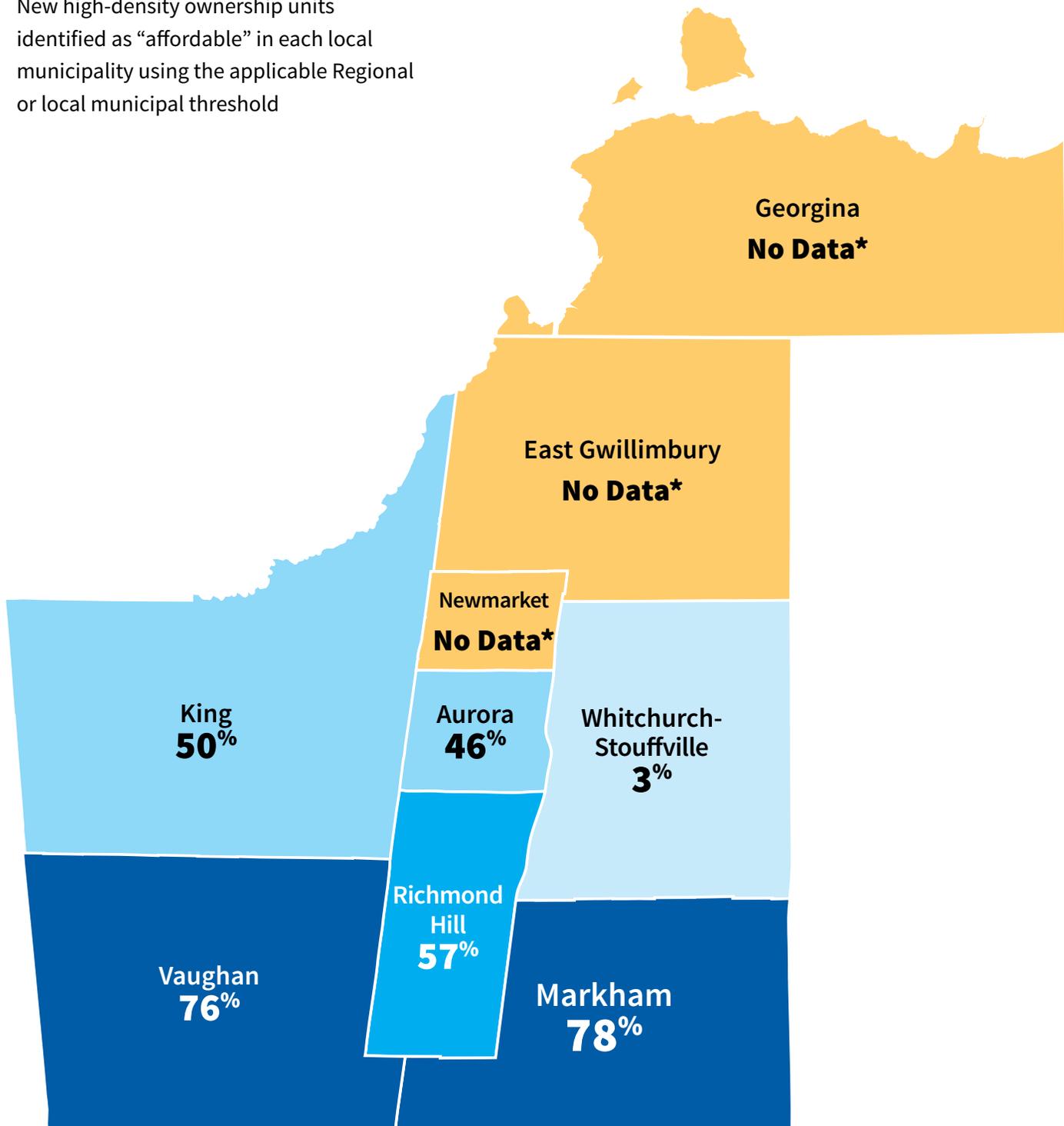
Affordable ground-related units

New ground-related ownership units identified as “affordable” in each local municipality using the applicable Regional or local municipal threshold



Affordable high-density units

New high-density ownership units identified as “affordable” in each local municipality using the applicable Regional or local municipal threshold



*No new high-density ownership units are identified as “affordable”

Appendix B

Measuring and monitoring housing affordability - 2016

60th Percentile (“Affordable” to 60 per cent of Households)

Focus on households with incomes of \$116,370 or less, the wealthiest of which are able to afford a house that costs \$467,739.

Table 1: Ownership Units

New ground-related and high-density ownership units identified as “affordable” in each local municipality using the applicable Regional or local municipal threshold at the 60th Percentile

	Ground Related			High Density								
	Sub Total			Studio			1 Bdrm*			2 Bdrm*		
	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
Aurora	764	27	4	-	-	-	72	67	93	88	26	30
East Gwillimbury	128	10	8	-	-	-	-	-	-	-	-	-
Georgina	334	16	5	-	-	-	-	-	-	-	-	-
King	309	1	0	-	-	-	-	-	-	4	2	50
Markham	631	51	8	2	2	100	505	480	95	659	399	61
Newmarket	378	19	5	-	-	-	-	-	-	-	-	-
Richmond Hill	272	0	0	1	1	100	287	237	83	212	54	25
Vaughan	982	5	1	-	-	-	1,273	1,257	99	1,396	814	58
Whitchurch-Stouffville	208	113	54	-	-	-	16	5	31	158	0	0
York Region	4,006	242	6	3	3	100	2,153	2,046	95	2,517	1,295	51

*May or may not include a den

** Includes 460 life lease units in Markham

Source: York Region Planning and Economic Development, 2017

Table 2: Rental Units

New rental units identified as “affordable” in each local municipalities based upon the assumption that all rental for the monitoring exercise is considered “affordable” at the 60th Percentile

	Private Market			Government Assisted/Non-Profit			Second Suites			Total Rental		
	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
Aurora	-	-	-	-	-	-	7	7	100	7	7	100
East Gwillimbury	-	-	-	-	-	-	2	2	100	2	2	100
Georgina	-	-	-	-	-	-	33	33	100	33	33	100
King	-	-	-	-	-	-	-	-	100	-	-	-
Markham	-	-	-	-	-	-	1	1	100	1	1	100
Newmarket	16	16	100	-	-	-	85	85	100	101	101	100
Richmond Hill	-	-	-	202	202	100	-	-	100	202	202	100
Vaughan	24	24	100	-	-	-	0	0	100	24	24	100
Whitchurch-Stouffville	-	-	-	-	-	-	2	2	100	2	2	100
York Region	40	40	100	202	202	100	130	130	100	372	372	100

Source: York Region Planning and Economic Development, 2017

High Density												Total Ownership		
3 Bdrm +			Penthouse			Other			Sub Total			Total	Aff (#)	Aff (%)
Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)			
42	0	0	-	-	-	-	-	-	202	93	46	966	120	12
-	-	-	-	-	-	-	-	-	-	-	-	128	10	8
-	-	-	-	-	-	-	-	-	-	-	-	334	16	5
-	-	-	-	-	-	-	-	-	4	2	50	313	3	1
47	34	72	54	14	26	508	460**	91	1,775	1,389	78	2,406	1,440	60
-	-	-	-	-	-	-	-	-	-	-	-	378	19	5
7	0	0	7	2	29	5	0	0	519	294	57	791	294	37
12	0	0	42	0	0	15	0	0	2,738	2,071	76	3,720	2,076	56
-	-	-	5	0	0	-	-	-	179	5	3	387	118	30
108	34	31	108	16	15	528	460	87	5,417	3,854	71	9,423	4,096	43

Table 3: All Units (60th Percentile)

Summary of new affordable ownership and rental units at the 60th Percentile

	Ownership Units			Rental Units			All Units		
	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
Aurora	966	120	12	7	7	100	973	127	13
East Gwillimbury	128	10	8	2	2	100	130	12	9
Georgina	334	16	5	33	33	100	367	49	13
King	313	3	1	-	-	-	313	3	1
Markham	2,406	1,440	60	1	1	100	2,407	1,441	60
Newmarket	378	19	5	101	101	100	479	120	25
Richmond Hill	791	294	37	202	202	100	993	496	50
Vaughan	3,720	2,076	56	24	24	100	3,744	2,100	56
Whitchurch-Stouffville	387	118	30	2	2	100	389	120	31
York Region	9,423	4,096	43	372	372	100	9,795	4,468	46

Source: York Region Planning and Economic Development, 2017

Appendix C

Measuring and monitoring housing affordability - 2016

50th Percentile (“Affordable” to 50 per cent of Households)

Focus on households with incomes of \$97,538 or less (lowest 50 per cent of income levels), the wealthiest of which are able to afford a house that costs \$392,047.

Table 1: Ownership Units affordable at the fifth decile

New ground-related and high-density ownership units identified as “affordable” in each local municipality using the applicable Regional or local municipal threshold at the 50th Percentile

	Ownership											
	Ground Related			High Density								
	Sub Total			Studio			1 Bdrm*			2 Bdrm*		
	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
Aurora	764	12	2%	-	-	-	72	38	53%	88	0	0%
East Gwillimbury	128	0	0%	-	-	-	-	-	-	-	-	-
Georgina	334	0	0%	-	-	-	-	-	-	-	-	-
King	309	0	0%	-	-	-	-	-	-	4	2	50%
Markham	631	1	0%	2	2	100%	505	478	95%	659	19	3%
Newmarket	378	0	0%	-	-	-	-	-	-	-	-	-
Richmond Hill	272	0	0%	1	1	100%	287	174	61%	212	0	0%
Vaughan	982	1	0%	-	-	-	1,273	1,236	97%	1,396	15	1%
Whitchurch-Stouffville	208	26	13%	-	-	-	16	3	19%	158	0	0%
York Region	4,006	40	1%	3	3	100%	2,153	1,929	90%	2,517	36	1%

*May or may not include a den

** Includes 460 life lease units in Markham

Source: York Region Planning and Economic Development, 2017

Table 2: Rental Units

New rental units identified as “affordable” in each local municipalities based upon the assumption that all rental for the monitoring exercise is considered “affordable” at the 50th Percentile

	Private Market			Government Assisted/Non-Profit			Second Suites			Total Rental		
	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
Aurora	-	-	-	-	-	-	7	7	100%	7	7	100%
East Gwillimbury	-	-	-	-	-	-	2	2	100%	2	-	-
Georgina	-	-	-	-	-	-	33	33	100%	33	33	100%
King	-	-	-	-	-	-	N/A	N/A	N/A	-	-	-
Markham	-	-	-	-	-	-	1	1	100%	1	1	100%
Newmarket	16	16	100%	-	-	-	85	85	100%	101	101	100%
Richmond Hill	-	-	-	202	202	100%	N/A	N/A	N/A	202	28	14%
Vaughan	24	24	100%	-	-	-	0	0	0%	-	-	-
Whitchurch-Stouffville	-	-	-	-	-	-	2	2	100%	2	2	100%
York Region	40	40	100%	202	202	100%	130	130	100%	348	172	49%

Source: York Region Planning and Economic Development, 2017

Ownership														
High Density												Ownership		
3 Bdrm +			Penthouse			Other			Sub Total			Total		
Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
42	0	0	-	-	-	-	-	-	202	38	19%	966	50	5%
-	-	-	-	-	-	-	-	-	-	-	-	128	0	0%
-	-	-	-	-	-	-	-	-	-	-	-	334	0	0%
-	-	-	-	-	-	-	-	-	4	2	50%	313	2	1%
47	0	0%	54	1	2%	508	460 **	91%	1,775	960	54%	2,406	961	40%
-	-	-	-	-	-	-	-	-	-	-	-	378	0	0%
7	0	0%	7	0	0%	5	0	0%	519	175	34%	791	175	22%
12	0	0%	42	0	0%	15	0	0%	2,738	1,251	46%	3,720	1,252	34%
-	-	-	5	0	0%	-	-	-	179	3	2%	387	29	7%
108	0	0%	108	1	1%	528	460	87%	5,417	2,429	45%	9,423	2,469	26%

Table 3: All Units (50th Percentile)

Summary of new affordable ownership and rental units at the 50th Percentile

	Ownership Units			Rental Units			All Units		
	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
Aurora	966	50	5%	7	7	100%	973	57	6%
East Gwillimbury	128	0	0%	2	-	-	130	0	0%
Georgina	334	0	0%	33	33	100%	367	33	9%
King	313	2	1%	-	-	-	313	2	1%
Markham	2,406	961	40%	1	1	100%	2,407	962	40%
Newmarket	378	0	0%	101	101	100%	479	101	21%
Richmond Hill	791	175	22%	202	28	14%	993	203	20%
Vaughan	3,720	1,252	34%	-	-	-	3,720	1,252	34%
Whitchurch-Stouffville	387	29	7%	2	2	100%	389	31	8%
York Region	9,423	2,469	26%	348	172	49%	9,771	2,641	27%

Source: York Region Planning and Economic Development, 2017

Measuring and Monitoring Housing Affordability - 2016

40th Percentile (“Affordable” to 40 per cent of Households)

Focus on households with incomes of \$79,697 or less (lowest 40 per cent of incomes), the wealthiest of which are able to afford a house that costs \$320,334.

Table 4: Ownership Units affordable at the fourth decile

New ground-related and high-density ownership units identified as “affordable” in each local municipality using the applicable Regional or local municipal threshold at the 40th Percentile

	Ownership											
	Ground Related			High Density								
	Sub Total			Studio			1 Bdrm*			2 Bdrm*		
	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
Aurora	764	0	0%	-	-	-	72	0	0%	88	0	0%
East Gwillimbury	128	0	0%	-	-	-	-	-	-	-	-	-
Georgina	334	0	0%	-	-	-	-	-	-	-	-	-
King	309	0	0%	-	-	-	-	-	-	4	0	0%
Markham	631	0	0%	2	2	100%	505	234	46%	659	0	0%
Newmarket	378	0	0%	-	-	-	-	-	-	-	-	-
Richmond Hill	272	0	0%	1	1	100%	287	38	13%	212	0	0%
Vaughan	982	1	0%	-	-	-	1,273	628	49%	1,396	0	0%
Whitchurch-Stouffville	208	0	0%	-	-	-	16	0	0%	158	0	0%
York Region	4,006	1	0%	3	3	100%	2,153	900	42%	2,517	0	0%

*May or may not include a den

** Includes 460 life lease units in Markham

Source: York Region Planning and Economic Development, 2017

Table 5: Rental Units

New rental units identified as “affordable” in each local municipalities based upon the assumption that all rental for the monitoring exercise is considered “affordable” at the 40th Percentile

	Private Market			Government Assisted/Non-Profit			Second Suites			Total Rental		
	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
Aurora	-	-	-	-	-	-	7	7	100%	7	7	100%
East Gwillimbury	-	-	-	-	-	-	2	2	100%	2	-	-
Georgina	-	-	-	-	-	-	33	33	100%	33	33	100%
King	-	-	-	-	-	-	N/A	N/A	N/A	-	-	-
Markham	-	-	-	-	-	-	1	1	100%	1	1	100%
Newmarket	16	16	100%	-	-	-	85	85	100%	101	101	100%
Richmond Hill	-	-	-	202	202	100%	N/A	N/A	N/A	202	28	14%
Vaughan	24	24	100%	-	-	-	0	0	0%	-	-	-
Whitchurch-Stouffville	-	-	-	-	-	-	2	2	100%	2	2	100%
York Region	40	40	100%	202	202	100%	130	130	100%	348	172	49%

Source: York Region Planning and Economic Development, 2017

Ownership														
High Density												Ownership		
3 Bdrm +			Penthouse			Other			Sub Total			Total		
Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
42	0	0%	-	-	-	-	-	-	202	0	0%	966	0	0%
-	-	-	-	-	-	-	-	-	-	-	-	128	0	0%
-	-	-	-	-	-	-	-	-	-	-	-	334	0	0%
-	-	-	-	-	-	-	-	-	4	0	0%	313	0	0%
47	0	0%	54	0	0%	508	460**	91%	1,775	696	39%	2,406	696	29%
-	-	-	-	-	-	-	-	-	-	-	-	378	0	0%
7	0	0%	7	0	0%	5	0	0%	519	39	8%	791	39	5%
12	0	0%	42	0	0%	15	0	0%	2,738	628	23%	3,720	629	17%
-	-	-	5	0	0%	-	-	-	179	0	0%	387	0	0%
108	0	0%	108	0	0%	528	460	87%	5,417	1,363	25%	9,423	1,364	14%

Table 6: All Units (40th Percentile)

Summary of new affordable ownership and rental units at the 40th Percentile

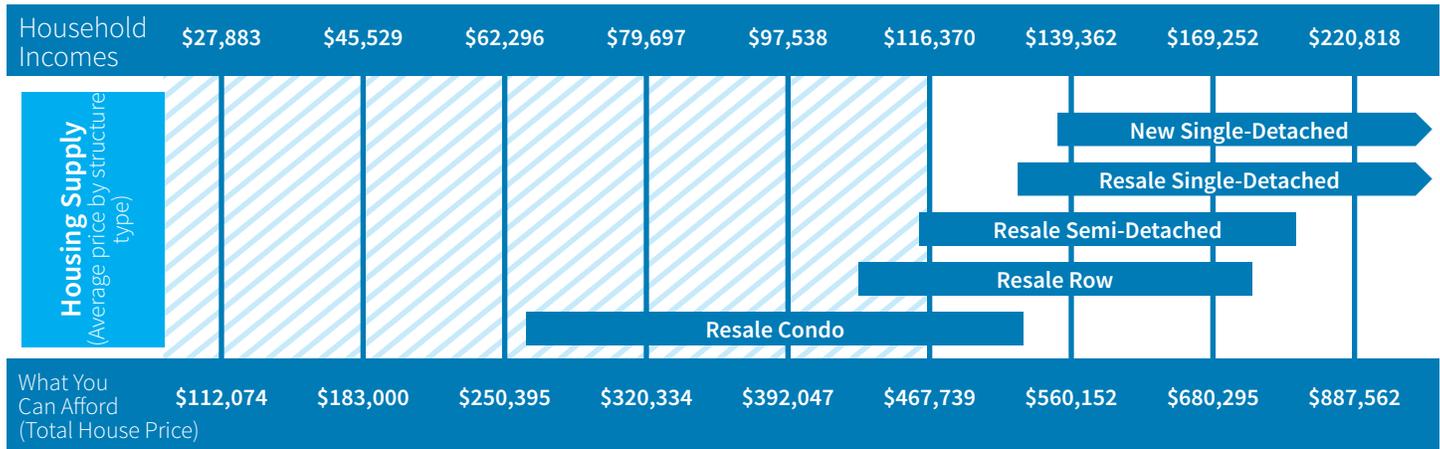
	Ownership Units			Rental Units			All Units		
	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
Aurora	966	0	0%	7	7	100%	973	7	1%
East Gwillimbury	128	0	0%	2	-	-	130	0	0%
Georgina	334	0	0%	33	33	100%	367	33	9%
King	313	0	0%	-	-	-	313	0	0%
Markham	2,406	696	29%	1	1	100%	2,407	697	29%
Newmarket	378	0	0%	101	101	100%	479	101	21%
Richmond Hill	791	39	5%	202	28	14%	993	67	7%
Vaughan	3,720	629	17%	-	-	-	3,720	629	17%
Whitchurch-Stouffville	387	0	0%	2	2	100%	389	2	1%
York Region	9,423	1,364	14%	348	172	49%	9,771	1,536	16%

Source: York Region Planning and Economic Development, 2017

Appendix D

York Region ownership housing snapshot, 2016

 Supply under maximum affordable threshold (\$116,370)



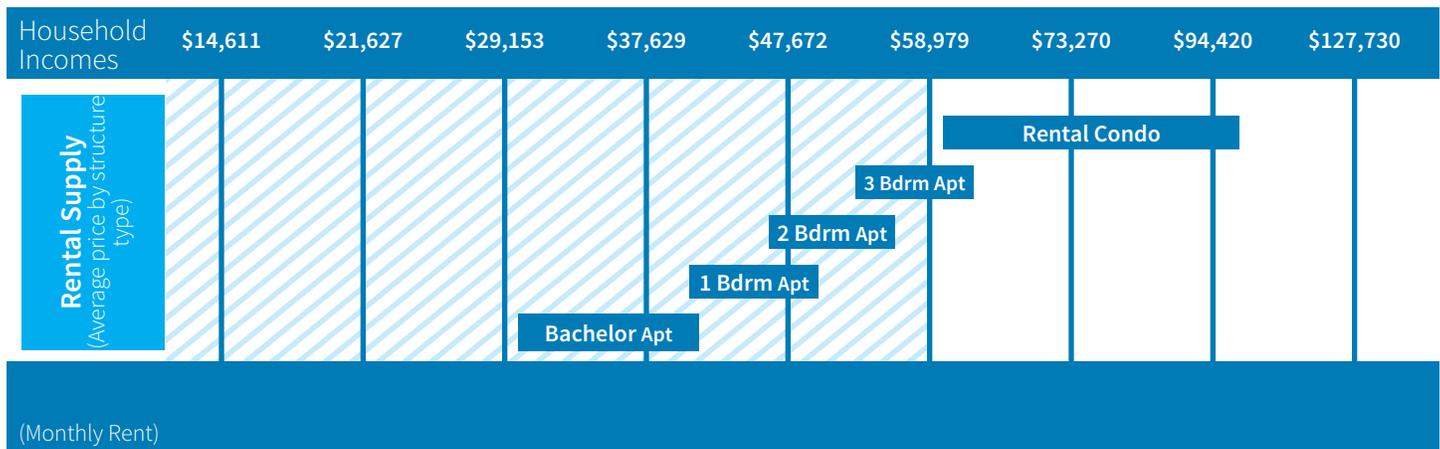
Source: York Region Planning and Economic Development, 2017

Notes:

1. "Household Incomes" and "What You Can Afford" are region-wide analyses
2. Source for Household Income Deciles: Statistics Canada, 2011 Census, Custom Tabulations, adjusted for inflation to December 2016
3. Source for New Single-Detached Prices: Canada Mortgage Housing Corporation, Housing Now - Greater Toronto Area, January 2017 (only single-detached data is available through this data source)
4. Source for Resale Ownership Prices: Toronto Real Estate Board, Market Watch, December 2016
5. Bars show lowest local municipal average price to highest local municipal average price

York Region rental housing snapshot, 2016

 Supply under maximum affordable threshold (\$58,979)



Source: York Region Planning and Economic Development, 2017

Notes:

1. "Household Incomes" and "What You Can Afford" are region-wide analyses
2. Source for Household Income Deciles: Statistics Canada, 2011 Census, Custom Tabulations, adjusted for inflation to December 2016
3. Source for Average Market Rent: Canada Mortgage and Housing Corporation, Rental Market Report, Greater Toronto Area, Fall 2016
4. Bars show lowest CMHC Rental Market Survey Zone average rent to highest CMHC Rental Market Survey Zone average rent. CMHC RMS Zones as follows: (1) King, Richmond Hill and Vaughan, (2) Aurora, East Gwillimbury, Georgina, Newmarket, Whitchurch-Stouffville, (3) Markham
5. Condo analysis is region-wide and only 1 and 2 bedroom units are included (data for other units suppressed)



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