

# COMMUNITY HOUSING DEVELOPMENT

In The Town of **Whitchurch-Stouffville**



## 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 federal and provincial partners to invest in affordable housing.

### LOCATED AT 5676 MAIN STREET

- Close to public transportation, including GO Transit, shops, restaurants, services and park space
- Construction began in spring 2022; substantial completion expected in spring 2024
- Total budget of **\$44 million**
- **Six-storey building** with a mix of affordable and market rent units for seniors, families, individuals and couples
- **97 total units**
  - 65 one-bedroom units
  - 26 two-bedroom units
  - 6 three-bedroom units
  - 70% affordable rental units and 30% market rental units
- Features **indoor amenity space, rooftop patio area**, surface parking and ground floor commercial space
- **Environmentally sustainable** and designed for improved energy and resource efficiency
- Mechanical system specifications updated to ensure air ventilation systems conform to best practices identified during the COVID-19 pandemic
- Owned and operated by Housing York Inc. (HYI), York Region's affordable housing company

## HOUSING CHALLENGES AND OPPORTUNITIES

In early 2021, York Regional 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
- In 2021, **275 new rental units** were identified as part of the Region's annual affordable housing measuring and monitoring
- **York Region has the lowest proportion** of rental housing in the Greater Toronto Hamilton Area with low vacancy rates
- Between 2007 and 2020 the average price for a resale home in York Region increased by **155%** whereas family income rose by just under 20%
- **52% of renters** face affordability challenges when it comes to housing

# INCREASING THE SUPPLY OF COMMUNITY HOUSING

York Region 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.



## FAST FACTS

- As the largest community housing provider in York Region, HYI manages and maintains **37 housing properties** with more than **4,500 residents** in approximately **2,800 units** located in all nine local cities, townships and towns
- **Over 15,679 households** on York Region's subsidized housing wait list at the end of 2021
- Over **40%** of all wait list applicants are seniors
- York Region's **wait list grew** from 7,626 applicant households in 2010 to 15,679 in 2021
- In 2021, **329** households accepted units that became available at existing non-profit, co-operative, and HYI communities
- In 2021, general wait list **family applicants waited an average of 9.9 years**, while **seniors waited an average of 9 years** for housing
- 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 2024
- A strategic priority within HYI's 2021 to 2024 Strategic Plan, Building Better Together, is to expand the housing portfolio with a target to **double the rate of growth**
- The Region is developing its first Community Housing Development Master Plan that will aim to explore new and innovative ways to accelerate and increase the number of subsidized and affordable rental housing beyond the normal rate of growth