

Affordable Private Market Housing Implementation Plan

Public Information Session

Wednesday, May 1, 2024, 5 to 7 p.m.

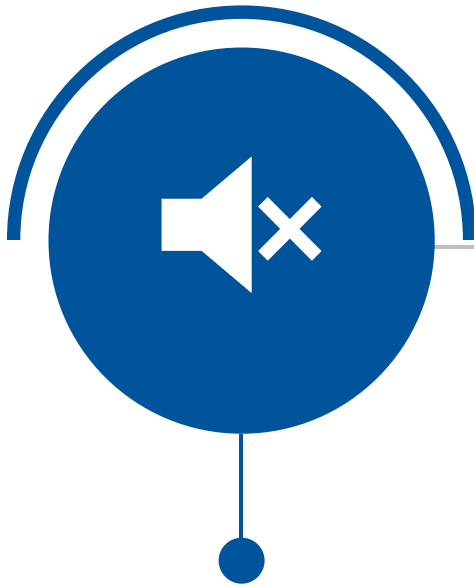




LAND ACKNOWLEDGEMENT

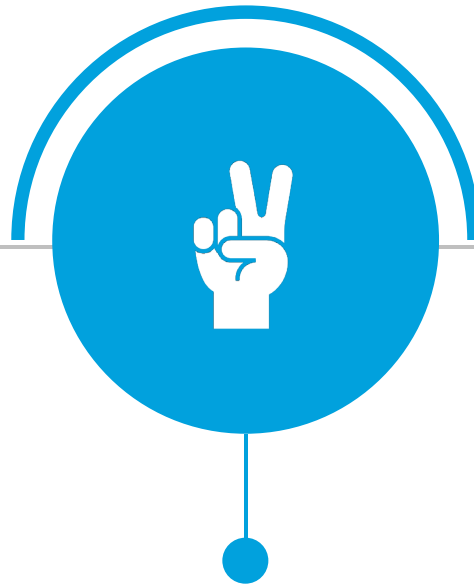
"We acknowledge that York Region is located on the traditional territory of many Indigenous peoples including the Anishinaabeg, Haudenosaunee, Huron-Wendat and Métis peoples and the treaty territories of the Haudenosaunee, Mississaugas of the Credit First Nation and Williams Treaties First Nations. Today 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."

Housekeeping



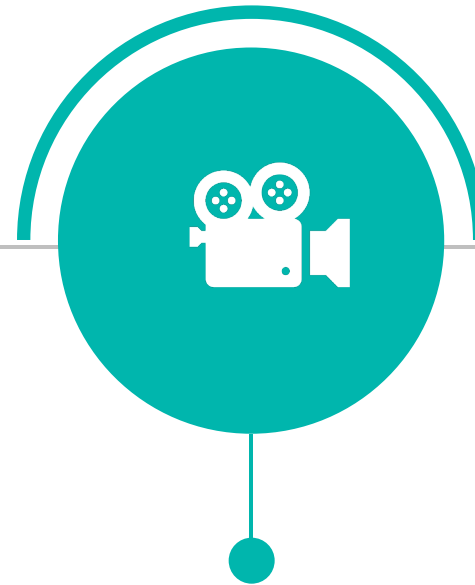
PLEASE MUTE

Chat and Raise Hand features are enabled



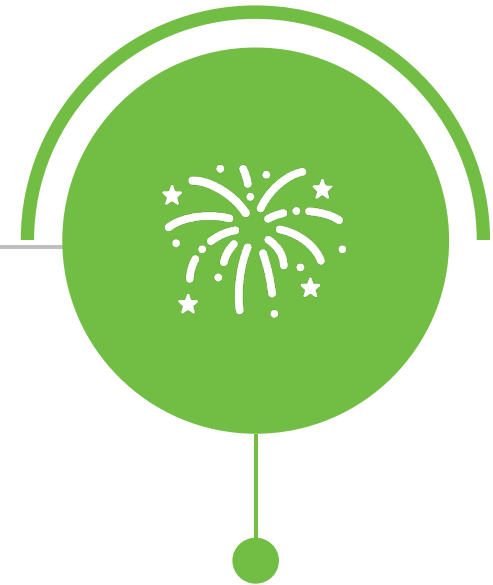
ASL INTERPRETER

... and Closed Caption Options



SESSION RECORDED

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SHARE!

Let's work towards solutions together!

Agenda for Today's Meeting

- Supporting Housing Affordability in York Region
- Private Market Housing Challenges in York Region
- Options to Address Housing Challenges in York Region
- Discussion and Next Steps
- Closing Comments



A little about you

1. Where are you joining us from?
2. Who are you?
3. How would you rank your understanding of York Region's role in supporting private market housing affordability?

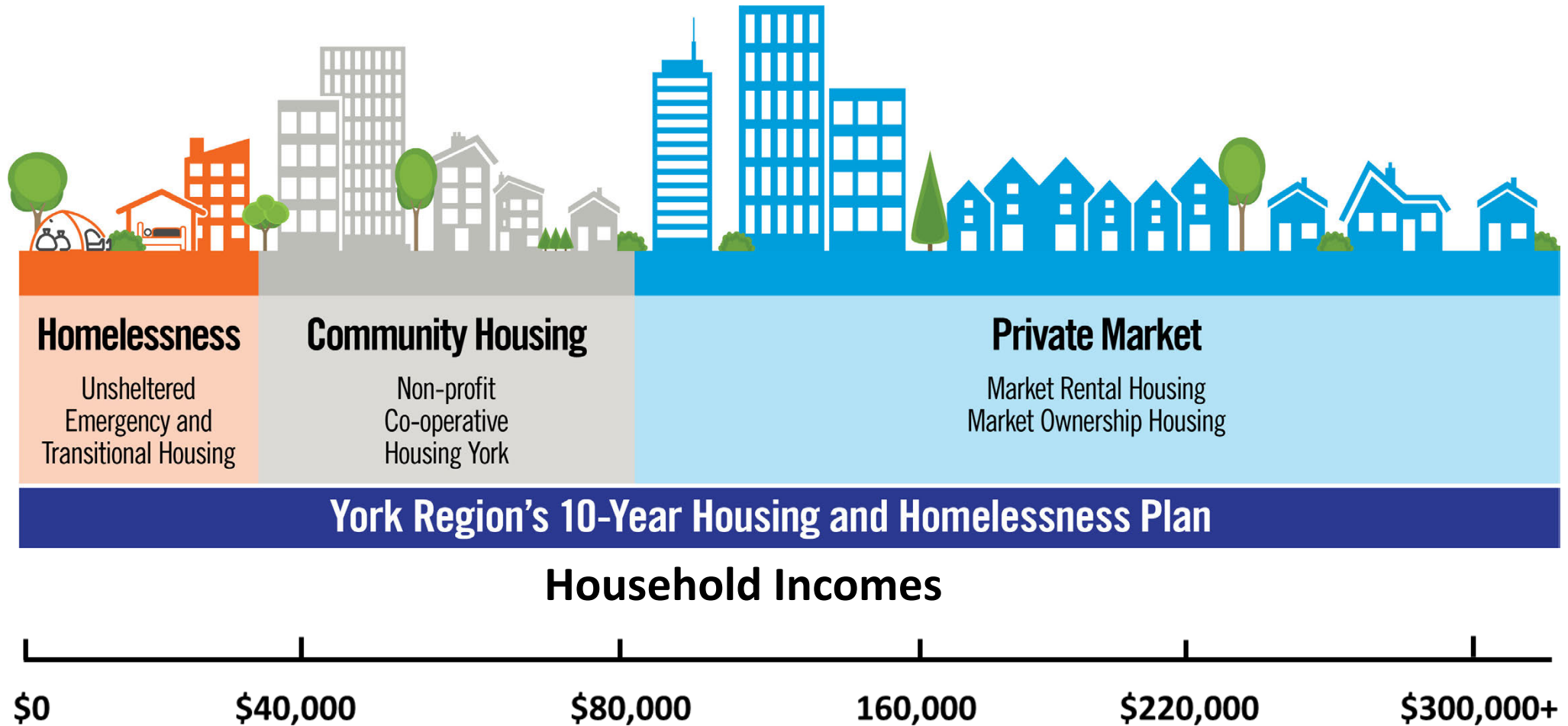


SUPPORTING HOUSING AFFORDABILITY IN YORK REGION

Housing Continuum



Housing Continuum and Households Served



York Region has Programs in Place to Support Private Market Affordability

- Development Charge Deferrals for Purpose Built Rental Developments (between 3 and 20 years dependent on size, location, affordability, etc.)
- Servicing Allocation for Purpose Built Rental Developments
- Strong Land Use and Policy Framework (affordability and rental targets, stable land supply, intensification framework)
- Development Approvals Continuous Improvement and Streamlining

Affordable Private Market Housing Implementation Plan (AHIP)

Objective

Identify actions, advocacy and partnerships York Region should be pursuing to address private market housing gaps in the short, medium and long term



AHIP Three Step Process



PRIVATE MARKET HOUSING CHALLENGES IN YORK REGION

AHIP Step 1

How is Housing Affordability Impacting You?

1. Do you feel that housing in your community is too expensive or unaffordable?
2. Are you or someone you know facing housing affordability challenges?

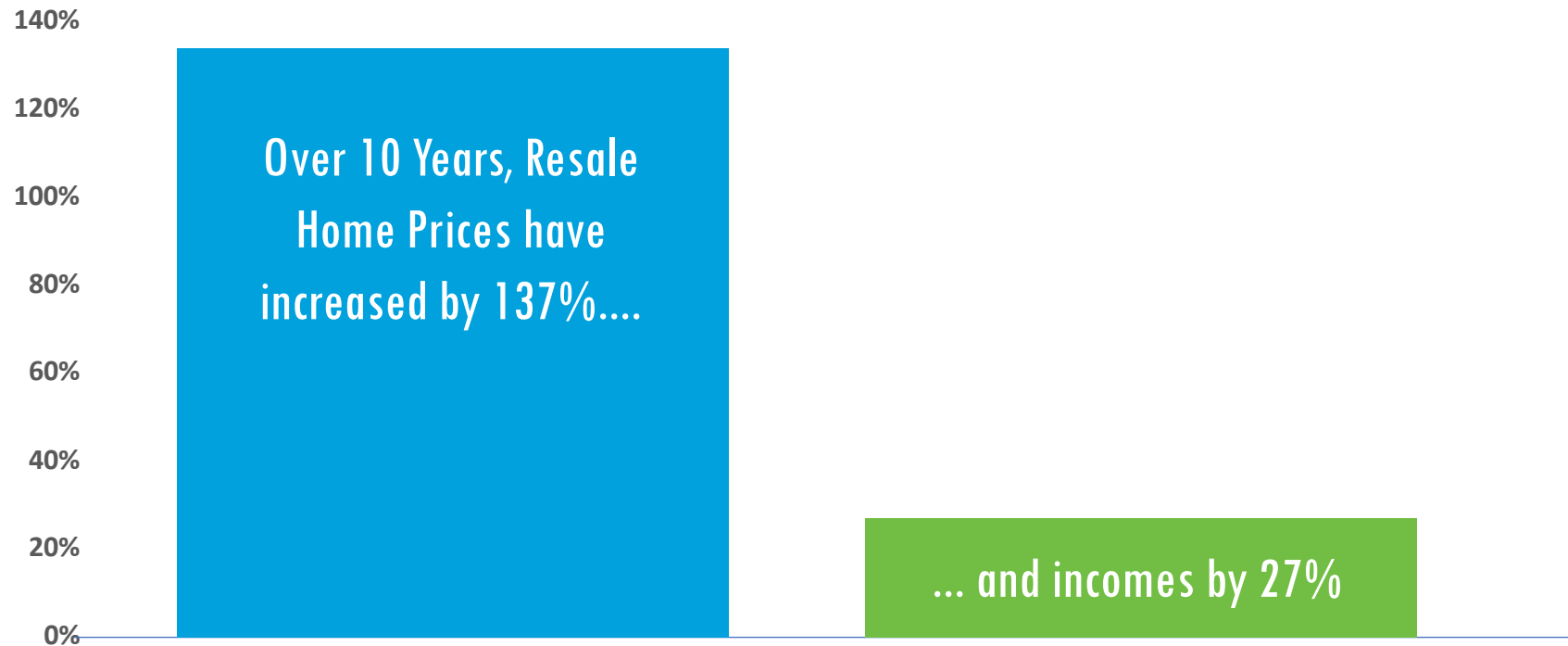


Housing Needs Analysis Key Findings

- Lack of affordable ownership homes
- Lack of Rental
- Greater and diverse housing supply is needed
- Growth and economic competitiveness impacted



Ownership Housing is Not Meeting the Needs of Residents



Lack of affordability in the ownership market is driving 'would-be' purchasers to the rental market

There Are Not Enough Rental Options in York Region

- York Region has a low supply of purpose-built rental options and until recently, construction has been stagnated
- Demand for rental housing has been met in the secondary rental market, which is more expensive and has less security of tenure

There is clearly a pressing need to address the renter households across a variety of incomes and characteristics

Construction Activity Across All Housing Types Needs to Increase



The growth rate has been trending downwards in York Region, in part due to affordability challenges

Complete Communities Require a Full Mix and Range of Housing

Diverse Housing Options are Needed to Support:

- Economic competitiveness (employer and employee attraction and retention)
- Meeting growth targets, attracting first time residents and supporting newcomers
- Aging in the Right Place



Are There Enough Housing Options in Your Community?

1. What housing options are missing from your community? Please select your top 3:

- purpose built rental housing
- affordable ownership
- missing middle
- smaller sized units
- family-friendly developments



OPTIONS TO ADDRESS HOUSING CHALLENGES IN YORK REGION

AHIP Step 2

Preliminary Options for Discussion Today



ADVOCACY

Requests for funding and support from senior levels of government



COORDINATION/ PARTNERSHIP

Harmonize policies and processes among municipalities



FINANCIAL

Direct financial support to developers building the housing we need

Preliminary options to address private market housing affordability challenges are categorized as enhanced financial, coordination and partnership, and advocacy approaches

Every Level of Government has a Role in Addressing Housing Challenges



ADVOCACY APPROACHES

INCREASED AND STREAMLINED FUNDING AND FINANCING

Predictable and aligned programs for municipalities and development proponents to access and build priority housing types

PURPOSE-BUILT RENTAL

Policies and processes that encourage, streamline and support the development and retention of purpose-built rental supply, and protect the tenants that occupy it

INCREASED SUPPLY

Support increased supply through streamlined approvals, alignment of funding with growth targets and increases labour supply

Coordinated Approaches Help Streamline Policies and Processes



Concierge Service

Provide a concierge service to priority housing developments – providing advise, and connections to policy and program opportunities



Policy and Process Reform

planning reform to increase housing supply, simplify the development process and provide clarity and predictability



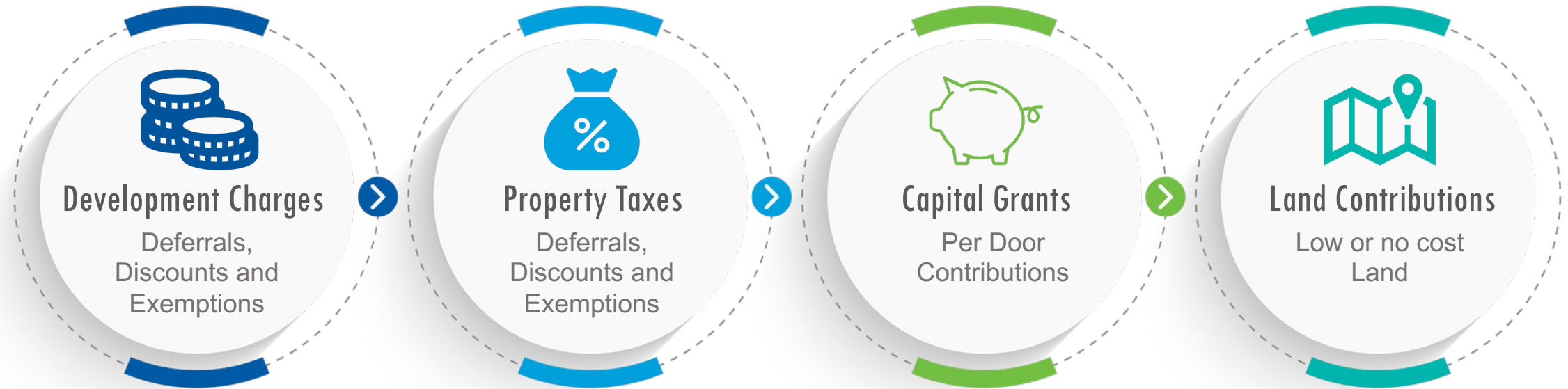
Inclusionary Zoning Background

Support local municipal implementation of inclusionary zoning



Benefits of coordination include improved efficiency, reduced administrative burden and reduced cost

Financial Approaches Reduce the Cost of Priority Housing Development



Financial approaches require enhanced and predictable funding streams

NEXT STEPS AND DISCUSSION

AHIP Step 3

Next Steps for the Affordable Private Market Housing Implementation Plan

May 2024
Housing Affordability
Task Force

- Scenarios
- Recommendations

September 2024
Regional Council

- Proposed AHIP

Ongoing

- Implementation
- Monitoring

Ongoing implementation will include alignment with other housing plans through the updated 2025 Housing and Homelessness Plan

Discussion

1. Are there other categories of approaches that the Region should be considering to support private market housing affordability?
(Current Approaches: Financial, Partnership/Coordination, Advocacy)
2. Do you think there is anything missing from the list of what the Region is considering?
3. Do any of the proposed approaches resonate with you?
4. Other questions?

CLOSING COMMENTS

Closing Remarks

THANK YOU

To receive updates on planning research and related projects, including those related to the AHIP please sign-up to receive updates at:

york.ca/housing-affordability

For information on community and private market housing please visit: york.ca/housing

For any additional questions, please reach out to us at futureyork@york.ca



