

Draft Rental Housing Incentives Guideline and Community Improvement Plan

PRESENTATION TO HUMAN SERVICES PLANNING BOARD OF YORK REGION

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Sarah Cameron, Senior Planner

sarah.cameron@york.ca

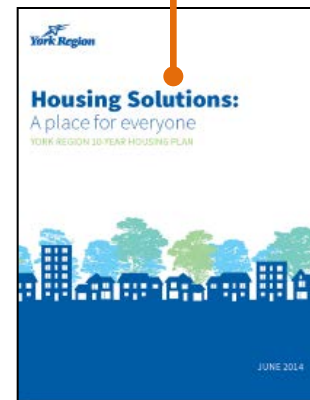
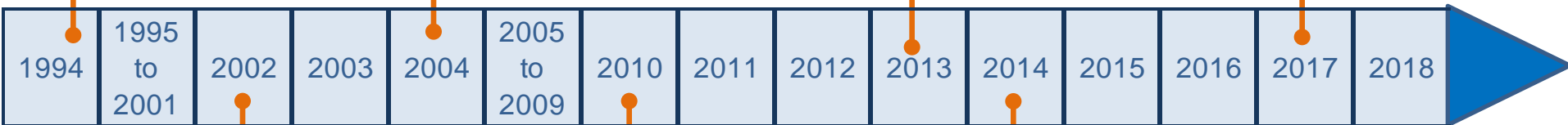
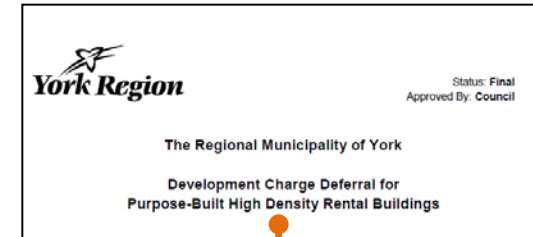
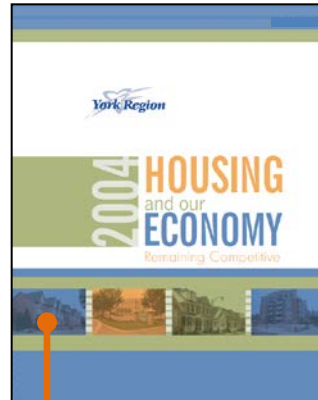
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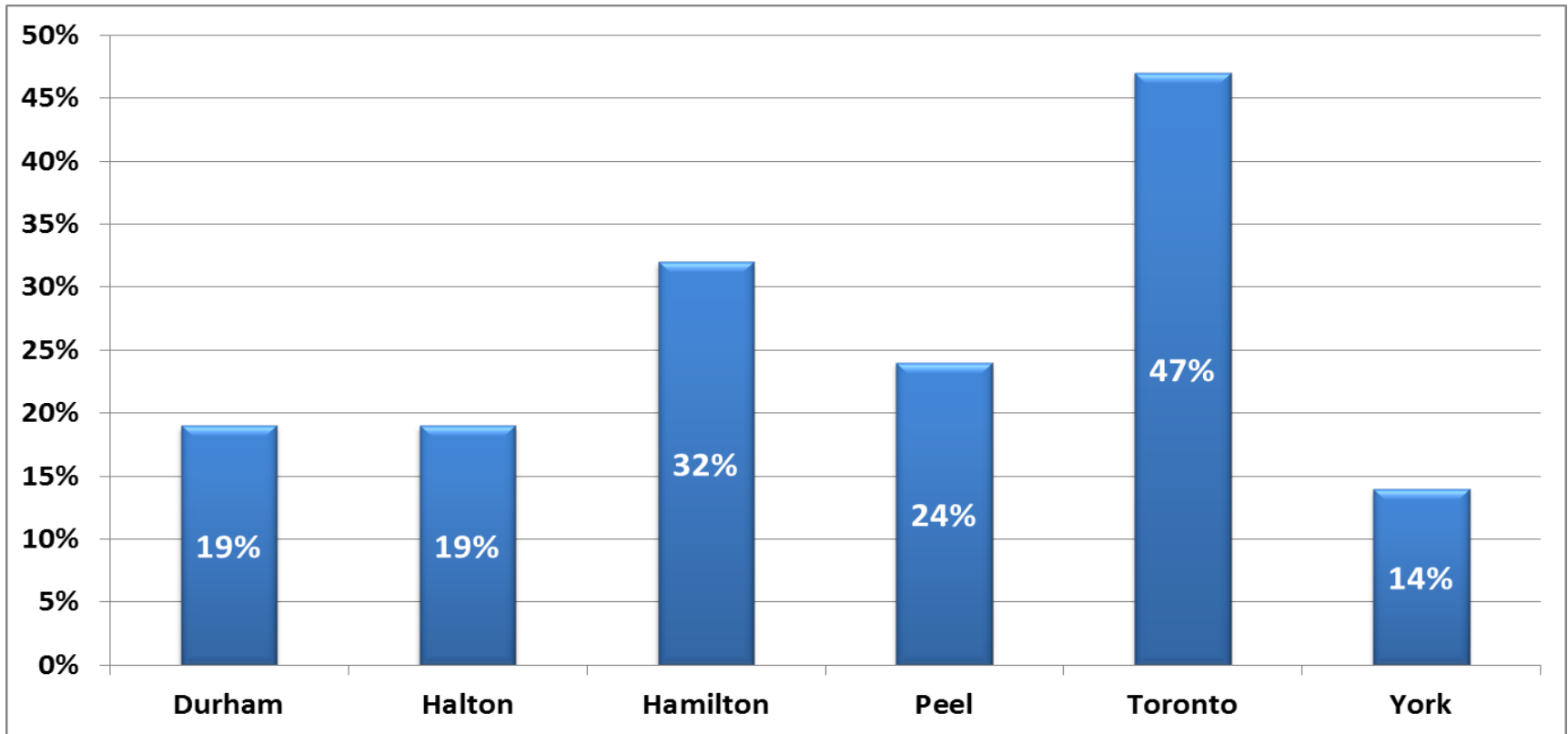
OUTLINE

1. Background – Housing Policies and Rental Situation in York Region
2. Draft Rental Housing Incentives Guideline
3. Community Improvement Plan
4. Next Steps

BACKGROUND - HOUSING POLICIES AND PROGRAMS



Percentage of Housing Stock that is Rental



Source: Statistics Canada 2016 Census of Population

York Region has lowest proportion of rental housing stock in GTHA

HSPB: Housing Journey Highlights

- 2011:** Making Ends Meet in York Region (Affordable Housing and Economic Self-Sufficiency)
- 2012:** 1st Housing Affordability Symposium, Davis Drive pilot
- 2013:** Make Rental Happen Collaborative Advocacy Plan
- 2014:** Make Rental Happen Student Challenge and Housing Symposium
- 2014-2017:** Various Research (Housing Incentives and Barry Lyons)
- 2016:** York Region/Local Municipal Housing Working Group, Presentations to nine local municipal Councils
- 2017:** 212 Davis Drive occupancy
- 2018:** Draft Rental Housing Incentives Guideline

Council Support for Housing Incentives

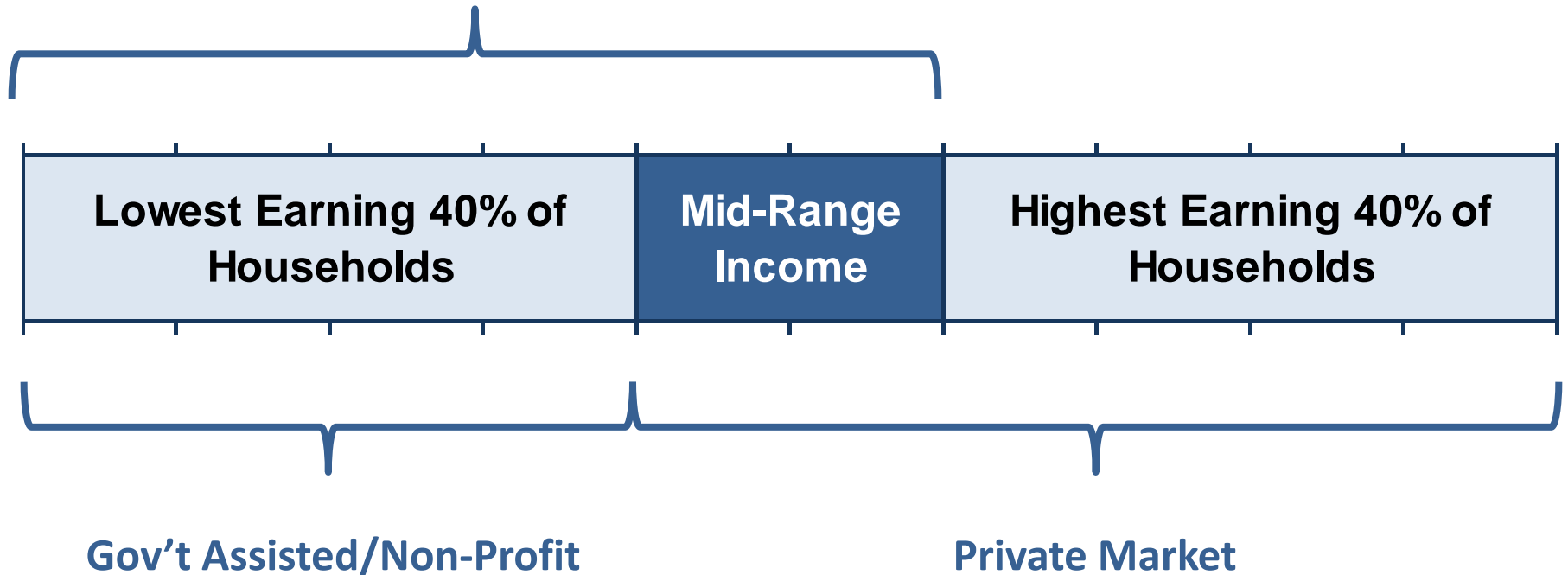
- Working Group Formation: Nov. 2016
- Seven meetings held in 2017-2018 so far
- Endorsement of Guideline Principles: Feb. 2018
- Draft Rental Housing Incentives Guideline: Jun. 2018



DRAFT RENTAL HOUSING INCENTIVES GUIDELINE

TARGET HOUSEHOLDS

Provincial Definition of Affordable



Mid-Range Income Households are included in Provincial definition of “affordable” but do not qualify to apply for housing supports. They are meant to be housed by the private market.

RENTAL HOUSING INCENTIVES: PRINCIPLES

In order to qualify for the incentives, a development must:

- Be rental tenure (minimum 20 years)
- Have local municipal support
- Be willing to share pro forma work

Additionally, a development will be prioritized if:

- It is in a regional or local centre or corridor
- It is 4-storeys or higher
- It has received support from senior levels of government
- It achieves additional housing related goals (greater duration of rental tenure, duration and/or depth of affordability)

RENTAL HOUSING INCENTIVES

Regional Incentives Recommended

- Development Charge deferral
(Existing Policy – 36 month)
- Planning Fee deferral (48 month)
- Tax Increment Equivalent Grant



COMMUNITY IMPROVEMENT PLAN AND FUNDING

COMMUNITY IMPROVEMENT PLAN (CIP)

Staff received authorization to initiate the process to develop a Regional CIP which will include subsequent reports to Council that:

1. Recommend a CIP project area and approach
2. Seek final adoption of the CIP including funding requirements



NON-RESIDENT SPECULATION TAX

	NRST Collected April 2017 to Feb. 2018 (\$ millions)	Percent of Total NRST Collected
Other GGH Regions	13.6	7.8%
Durham	1.8	1.0%
Halton	9.2	5.3%
Peel	12.9	7.4%
Toronto	82.8	47.8%
York	53.0	30.6%
GGH Total	173.3	100%

Staff recommend that the Regional Chair request the Province provide a share of the NRST to support rental housing initiatives

NEXT STEPS

1. Circulate and consult on Draft Guideline
2. Initiate preparation of Community Improvement Plan
3. Finalize Guideline and Community Improvement Plan parameters for Council consideration in 2019
4. Continue to work in partnership on implementation with local municipal staff

Discussion

- Do you have any comments on the Draft Rental Incentives Guideline?
- What should we consider when we evaluate rental incentives requests?
- Do you have experiences or insights in developing private purpose built rental housing that you would like to share?

THANK YOU

For more information:

Sarah Cameron, Senior Planner

sarah.cameron@york.ca

ext. 71593

