

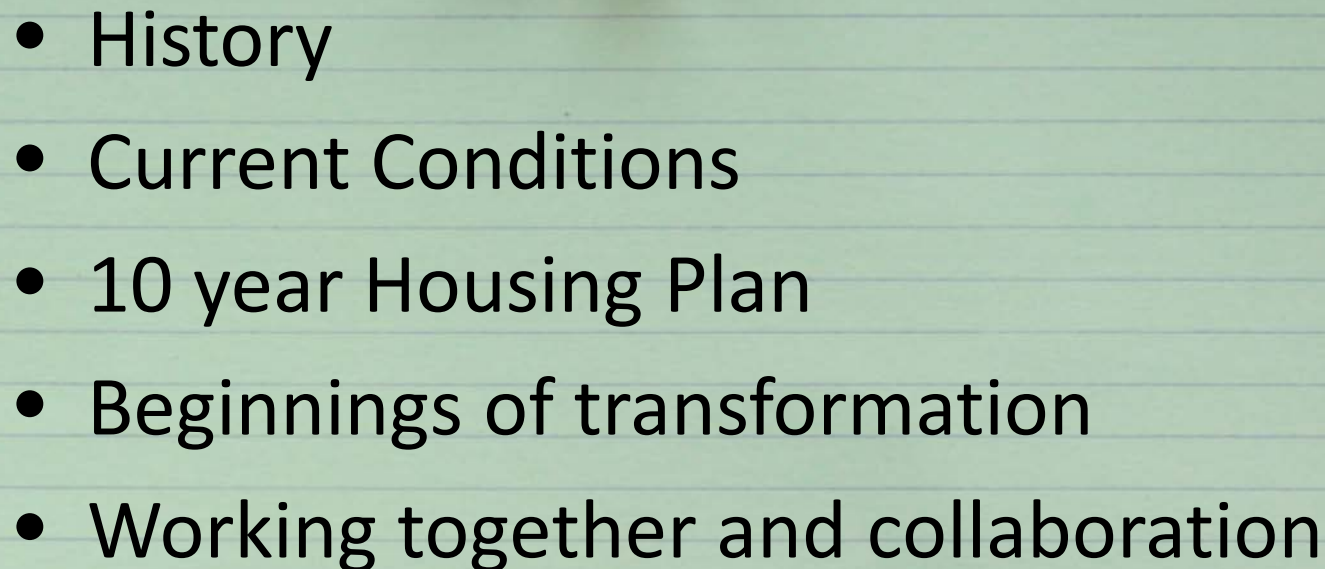
# York Region's Housing Story

Presented to the Human Services Planning  
Board of York Region  
December 16, 2015

Rick Farrell, General Manager, Housing Services



# Agenda

- 
- History
  - Current Conditions
  - 10 year Housing Plan
  - Beginnings of transformation
  - Working together and collaboration

# History

**Public Housing late 1940's to 1970's**



**Non-Profit Housing 1970's to mid 1990's**



**Affordable Housing 2004 to 2019**

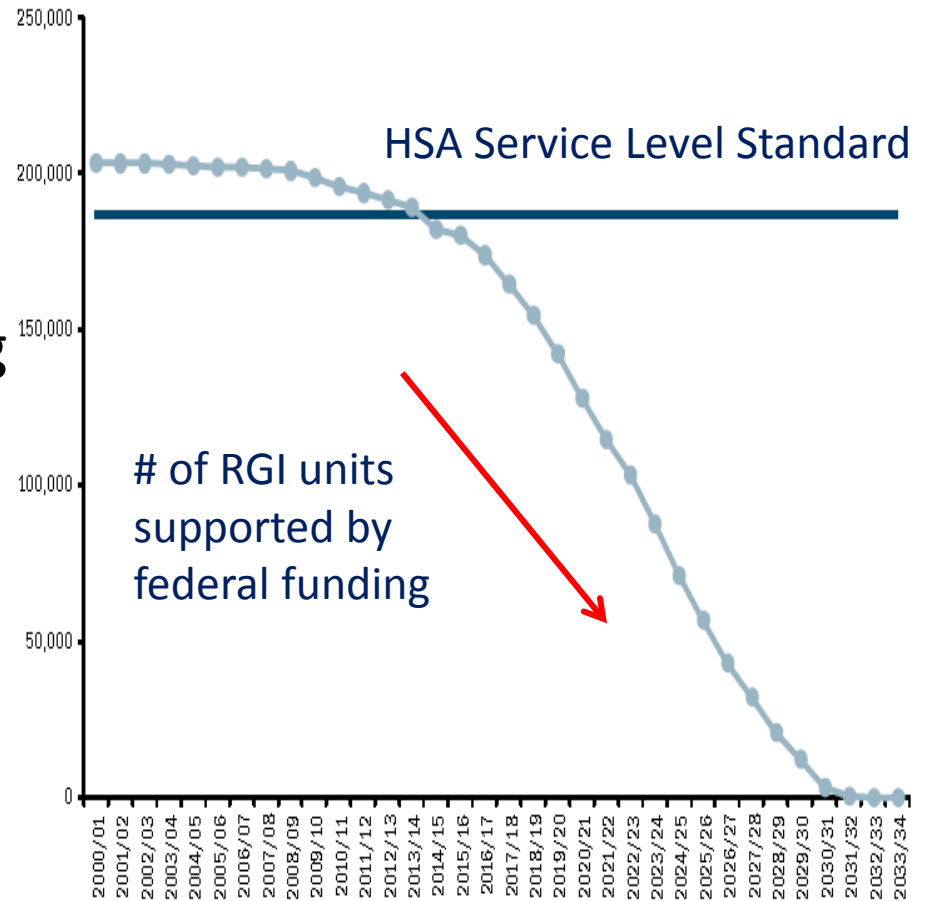


**The Next Generation**



# Current Conditions

- Operating agreements beginning to expire
- Reduced government funding for housing
- Severe lack of affordable housing



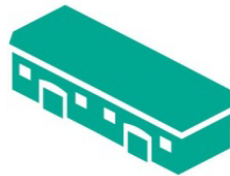
# York Region's Housing Plan



**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
- Supports provided for low and moderate income homeowners



**GOAL 4**  
**Strengthen the homelessness and housing stability system**

*Expected outcomes:*

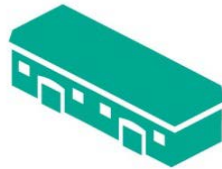
- An integrated service delivery system developed
- Low and moderate income and at-risk households will find and keep appropriate housing



# Beginnings of Transformation



**GOAL 1**  
**Increase the rental housing supply**



**GOAL 2**  
**Sustain the existing rental housing supply**



**GOAL 3**  
**Support home ownership affordability**



**GOAL 4**  
**Strengthen the homelessness and housing stability system**

Strategically manage and leverage assets

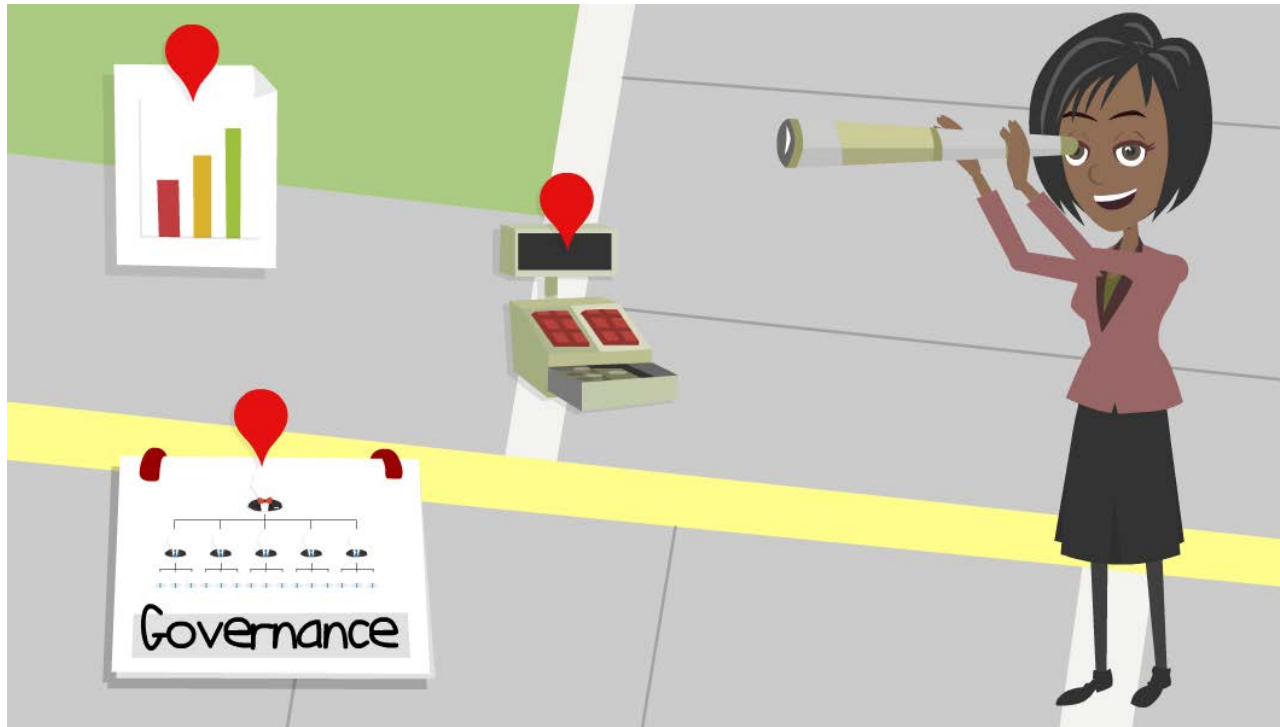
Scale up operations

Expand activities into new business areas

Improve efficiencies

Change public and government attitudes

# Expand activities into new business areas



# What do you see?...



**Community and Health Services**  
Housing Services





# What do you see?...

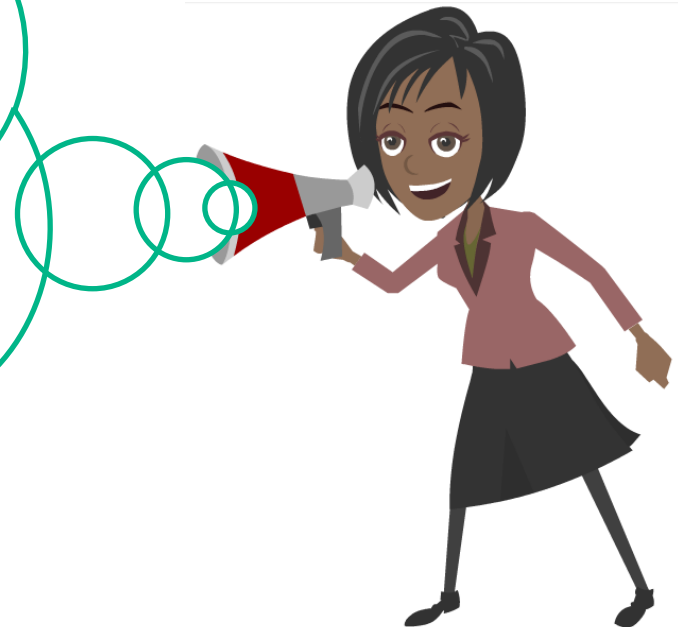


**Community and Health Services**  
Housing Services



# Change public and government attitudes

- NIMBY
- Address operating agreement restrictions
- Allow consolidated or umbrella agreements
- Reduce reporting. Focus on outcomes
- Enhance sector relationships



**Community and Health Services**  
Housing Services



# Improve Efficiencies

- Improve administrative efficiencies
  - Mixed income model rent structure rather than annual rent geared to income
- Streamline financial and operational reporting
  - Focus on outcomes reporting
  - Move to block funding
  - Revise operational review processes



# Housing Innovations in York Region



## Private Sector Partnerships

**GOAL 1**  
**Increase the rental housing supply**



212 Davis Drive, Newmarket



## Innovative rent subsidy models

**GOAL 2**  
**Sustain the existing rental housing supply**



Richmond Hill Hub



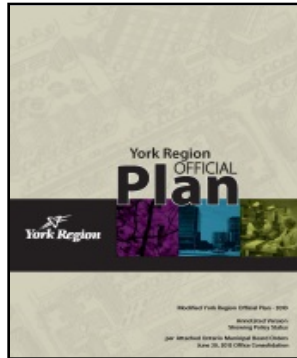
Tony Wong Place



# Housing Innovations in York Region



**GOAL 3**  
**Support home ownership affordability**



**GOAL 4**  
**Strengthen the homelessness and housing stability system**



**Belinda's Place**



## Home Repair Program

The Home Repair Program offers grants to eligible low and moderate income homeowners who need modifications to make their homes accessible or critical repairs to improve home safety.



**Community and Health Services**  
Housing Services



# Innovative Ideas

Aspire to Buy

Staircasing

Graduated fixed  
term tenancies

Waitlist

- Choice based lettings

Mutual  
exchanges of  
units

% discounts  
instead of  
established rents

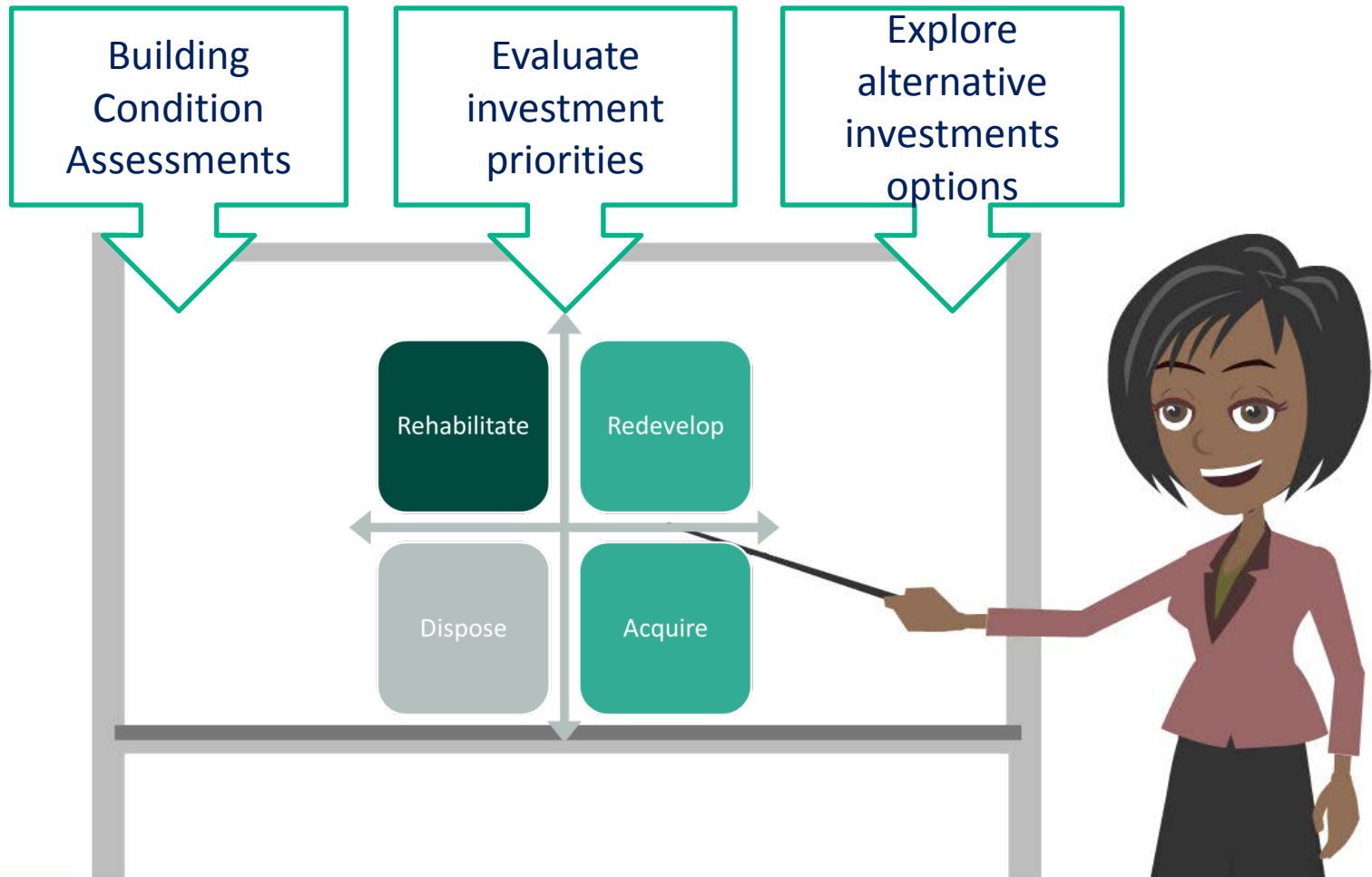


# Scale up Operations

- Transfer assets from government to non-profit sector
- Promote, facilitate shared services and mergers
- Build up varied portfolios, with the ability to cross subsidize
- Enhance existing partnerships, develop new partnerships



# Strategically manage and leverage assets





# Working Collaboratively

## Housing Services needs to:

- Strive to improve efficiencies
- Building capacity in the nonprofit sector
- Tactically manage and leverage assets

## HSPB can:

- Building and strengthening partnerships (public and private)
- Telling the story to change government and public attitudes

