

Clause 16 in Report No. 7 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on April 23, 2015.

16

Human Services Planning Board of York Region  
Milestones and Accomplishments for 2010-2014

Committee of the Whole recommends adoption of the following recommendation contained in the report dated March 26, 2015 from the Commissioner of Community and Health Services:

1. Recommendation

It is recommended that:

1. The Regional Clerk circulate this report to the Clerks of the local municipalities, the Human Services Planning Board of York Region, GTA Housing Action Lab, York Region MPPs and the Community Partnership Council under the Local Immigration Partnership for information.

2. Purpose

This report provides a review of the Human Services Planning Board's milestones and accomplishments from 2010-2014. The report also provides an overview of the evaluation of the Board.

3. Background

York Region champions collaborative human services planning

The Human Services Planning Board of York Region (the Board) is comprised of leaders from education, hospitals, the police as well as a cross-section of community leaders, government advisors, resource members and individuals from a range of human service and private sector organizations.

Its primary purpose is to enhance the effectiveness and efficiency of human services in York Region through capacity building and collaborative advocacy. During the 2010-2014 term, the Board was co-chaired by Regional Councillor, John Taylor, Town of Newmarket and Susan LaRosa former Director of Education, York Catholic District School Board.

#### Making Ends Meet in York Region Call to Action

In May 2011, Council endorsed the Board's Making Ends Meet in York Region discussion paper to address economic vulnerability. The Board identified two community results where focused effort is required to help low and moderate income residents (those earning \$70,000 or less annually) make ends meet:

- Affordable housing: a good mixture of safe and affordable housing options and programs throughout York Region
- Economic self-sufficiency: a strong combination of employment and human services supports

The Board defines tangible results for Making Ends Meet

The Board selected a Results-Based Accountability framework to outline actions and monitor progress. Using this disciplined approach, the Board identified both individual actions (those undertaken by a single member organization) and collective actions (collaborations involving multiple organizations). The Board selected 26 indicators and developed baseline measures for each one to measure community progress. In total, the plans contained 60 individual actions and eight collective actions.

To date, five of the eight collective actions have been completed. In the 2015-2018 Board term, members will examine the remaining three actions using new information and data to determine opportunities for moving forward.

All 60 individual actions are either completed or in-progress. The variety of programs initiated by these organizations encompass a range of supports, including programs that focus on financial literacy, affordable housing development, employment training supports, student retention and food security. Together, they contribute to the board's collective success in addressing issues related to affordable housing and economic self-sufficiency.

#### 4. Analysis and Options

The Board gets focused on two collective actions

With a clear vision of the results the Board is trying to achieve, the Board laid out detailed strategies and began implementation on two collective actions:

- The Make Rental Happen collaborative advocacy plan
- The Fair Access Partnership

Council endorses the Board's collaborative advocacy plan, Make Rental Happen: Creating the Conditions to Build Private Market Rental Housing

In November 2013, Council endorsed the Board's collaborative advocacy plan. The plan aims to create the conditions necessary for the private sector to reengage in building private market rental housing in York Region and aligns with York Region's 10 Year Housing Plan goal of increasing York Region's rental housing supply.

The collaborative advocacy plan is the starting point for the Board's work to encourage more rental housing options. The Board is using its influence to bring key stakeholders to the table, facilitate discussions, and identify a common vision for effecting change. For example, the Board's success in creating awareness has helped encourage discussions between the Region, Town of Newmarket and a local developer for a multi-unit rental development pilot project. These discussions resulted in a set of principles developed by the Region and the Town of Newmarket which were approved by Council in November 2013, including a conditional deferral of development charges for 36 months. When completed, the project will support the creation of 225 private purpose build rental units with up to 25 per cent of units subsidized for low income families. This is a significant increase in purpose built rental units compared to the 16 units built in 2013 and 39 units built in 2014.

Because of the Board's work and the passing of the 10 Year Housing Plan, an internal Housing Strategy Steering Committee has been struck with representation from our Community and Health Services, Corporate Services, Transportation and Finance Departments to better coordinate our internal efforts to implement new policies and capitalize on opportunities that support the objectives of the 10 Year Housing Plan.

Full details of the collaborative advocacy plan are available at [www.york.ca/makerentalhappen](http://www.york.ca/makerentalhappen)

Social media campaign launched resulting in greater awareness

To further support the Board's advocacy efforts, members used National Housing Day as a platform to launch a social media campaign (#MakeRentalHappen) to raise awareness about the need to provide housing options for all income levels. To maximize the campaign's reach the Board used a variety of communication tools such as Facebook, Twitter, YouTube, email and movie theatre advertisements. All of these tools drove traffic to the Make Rental Happen webpage.

In November 2014, York Region received a Silver Leaf Award of Merit from the International Association of Business Communicators of Canada for the Make Rental Happen social media campaign. The award recognizes communications excellence across Canada.

Building community capacity through the Fair Access Partnership

The Fair Access Partnership is a collaboration between York Region's public and catholic school boards, the nine local municipalities, and York Region. The purpose of the project is to secure more space for low and moderate income residents to access recreational and cultural programs by:

- Piloting an affordable after-school program (The Drop Zone) delivered by local municipalities at neighbourhood schools
- Serving as a model for future collaborative planning

The Drop Zone is currently running as a pilot (September 2014 – June 2015) in four municipalities. A full report will be available at the end of the pilot including recommendations for expansion to more schools and communities.

See Attachment 1 for more information on the Fair Access Partnership.

The Board plays an important role in advising the Region on creating healthy communities

Through the work of the Board, the Region has been able to identify additional opportunities to support low and moderate income residents. Key elements employed by the Board include:

- **Using relevant and timely information to inform priorities:** York Region is experiencing a more diverse mix of income groups that will have an impact on community needs. Based on the National Household Survey 2011 (NHS), the number of residents in York Region living in low and moderate income households was 364,695 or 36 per cent of the

population. The high cost of home ownership in York Region is pushing low and moderate income residents out of the ownership market. According to the Canada Mortgage and Housing Corporation (CMHC) Housing Now, Greater Toronto Area Report January 2015, the average price of a new single detached home was \$890,804 in 2014. Based on CMHC's Rental Market Report Fall 2013, York Region had an overall vacancy rate of 1.6 per cent in 2013, well below the 3 per cent target that is considered healthy.

The lack of rental housing options contributes to the size of York Region's social housing wait list. The wait list rose by 81 per cent from 2008 to 2013 leaving more than 10,500 households waiting for social housing.

- **Building cross-sectoral partnerships to address complex human services issues:** The Board aims to consult with partners who can leverage change. For example, the Board partnered with Ryerson University's School of Urban and Regional Planning to investigate incentive packages to encourage rental housing construction in York Region and the organizational structure needed to implement these incentives. A report will be brought forward in early 2015 for Council to consider.

In addition, the Board is embarking on discussions with the Greater Toronto Apartment Association and the GTA Housing Action Lab to raise awareness of the benefits of a sustainable housing system and to examine programs and policies that support housing affordability. The GTA Housing Action Lab is a multi-sector collaboration coordinated by Evergreen CityWorks that involves participants from all orders of government, development, private, academic and not-for-profit sectors working together to build a better housing system throughout the Greater Toronto Area.

GTA Housing Action Lab work includes new research on the incentives available to municipalities to encourage a greater supply of affordable housing and new ways of talking about the benefits of intensification. The work has been shared with GTA Mayor's and Chair's through the Greater Toronto Civic Action Alliance (See Attachment 2). Regional staff Jason Hastings, Manager of Human Services Strategies & Partnerships will continue to represent the Region on GTA Housing Action Lab initiatives.

- **Developing innovative solutions to respond to local needs:** The Board provides a mechanism for the human services sector to look strategically and systemically at current practices and identify where action is required.

The Fair Access Partnership is an example of how we can plan together to be more responsive to our communities and help families make ends meet.

**Speaking with a united voice around the Region's critical human service issues:** The Board strives to create awareness and a deeper understanding of human services issues using straightforward, clear and concise communication strategies. For example, the Make Rental Happen social media campaign uses consistent and clear messaging to address the housing challenge in York Region. Through the campaign, the Board has been able to speak with 'one' voice to advocate for more purpose built private market rental housing.

- **Advocating to the Provincial government:** The Board has played a key role in advocating for provincial support to assist York Region in developing more affordable private market rental housing options. Key government decision-makers have been made aware of the unique challenges faced in York Region and are engaged in an ongoing dialogue to help address our housing issues. The Make Rental Happen plan was also presented at a Roundtable Consultation hosted by the Minister of Municipal Affairs and Housing to develop innovative solutions to Ontario's housing issues. The province continues to work with the Board to find solutions.

New inaugural term of the Board begins in 2015

In September 2014, an on-line survey and a series of face-to-face interviews were completed to evaluate the Board's first term (2010-2014), and to identify what is working well and where the Board can do better.

Board members indicated they valued the focused direction and discussion, opportunities for networking and learning, concrete action plans, strong leadership and a high level of commitment from members. The Board will implement recommendations from the evaluation in the 2015-2018 term of the Board.

In accordance with the Terms of Reference, Board members will be appointed by Council to a new term (2015 -2018) in March 2015.

Link to key Council-approved plans

The Making Ends Meet strategy is consistent with York Region's strategic direction and priorities included in *Vision 2051*, the 10-Year Housing Plan and the *2011-2015 Strategic Plan*. The Strategy specifically addresses the 2011 – 2015 Strategic Plan's goals to 'support healthy communities through a broad range of

housing choices and supports to meet the diverse needs of residents' and the Multi-Year Plan's goals to improve 'social and health supports'.

## 5. Financial Implications

Support to the Board is provided within the Community and Health Services Department's existing operating budget.

## 6. Local Municipal Impact

The Region and local municipalities are partners in developing housing options. A critical component of the Make Rental Happen collaborative advocacy plan's success will be the support of local municipalities and their participation in changing the conditions to encourage rental housing development. The collaborative advocacy work the Board is undertaking supports the efforts of local municipalities in encouraging the development of more private market rental in York Region's communities.

Local municipalities play a key role in the Fair Access Partnership. By working in partnership with the Region and school boards, municipalities are showing leadership in helping children access new recreation opportunities. In June 2015 the Fair Access Partnership will complete an evaluation of the pilot, and come back to municipalities with recommendations for expanding the program throughout York Region.

In 2014, Board Co-Chair John Taylor (Regional Councillor) and Board Member Adelina Urbanski (Commissioner, Community and Health Services Department) provided updates on the Fair Access Partnership and the Make Rental Happen campaign to local municipal councils. To date, over half of the local councils have endorsed the two initiatives.

## 7. Conclusion

Moving forward, the Board will continue to provide a leadership role to support the implementation of the Fair Access Partnership and the Make Rental Happen campaign. It is the Board's hope that by continuing to work together it will find new and innovative ways to help York Region residents make ends meet and create more complete and vibrant communities.

## HSPB-YR Milestones & Accomplishments for 2010-2014

For more information on this report, please contact Lisa Gonsalves, Director, Strategies and Partnerships, at ext. 72090.

The Senior Management Group has reviewed this report.

March 26, 2015

Attachments (2)

#6052566

Accessible formats or communication supports are available upon request



HUMAN SERVICES PLANNING BOARD OF YORK REGION (HSPB-YR)

# STRONG COMMUNITIES

Building Partnerships, Nurturing Innovation and Leading Change

The most effective way to deal with complex human services challenges is through a collaborative approach that focuses on common goals.

The HSPB-YR brings together the private sector, social services agencies, funders, government, education and health care to enhance community health and well-being for all residents.

This report highlights the work of the Board during the 2010-2014 term.



**"It makes me feel happy because it's better than going home and doing nothing when here I can cook, have fun, be outside, be active."**

*The Drop Zone participant*

# Draft

# SETTING THE COMMUNITY VISION

## Making Ends Meet in York Region

In June 2011, the Human Services Planning Board of York Region released *Making Ends Meet* in York Region, a call for community action to address economic vulnerability. The strategy outlines the challenges faced by low and moderate income residents (households earning \$70,000 or less annually).

Two action plans were developed. They contained 60 actions that individual agencies committed to and eight collective actions that the Board members would collaborate on together.

Many of these actions are outlined in this report, as measured against the two Community Results of the *Making Ends Meet* strategy:

- **Affordable Housing**
- **Economic Self-sufficiency**

# COMMUNITY RESULT HIGHLIGHTS

Individual member organizations have taken action to support the *Making Ends Meet* strategic goals. While some of these actions were already in progress before HSPB-YR, many are new. Together, they contribute to the Board's collective success in addressing issues related to affordable housing. At the end of 2014, all 60 individual actions are complete or in progress.

## Community Result: Affordable Housing

*A good mixture of safe and affordable housing options and programs throughout York Region for low and moderate income families and individuals to make ends meet.*

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York Region's 10-Year Housing Plan, *Housing Solutions: A place for everyone* aims to increase the supply of rental housing, sustain the existing rental housing supply and strengthens the homelessness and housing stability system.

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York Regional Police launched an interactive Crime Prevention Map on their website at [yrp.ca](http://yrp.ca) to help residents view incidents involving police in real-time and take an active role in crime prevention.

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York Region Emergency Medical Services Community Paramedicine program has helped more than 900 shelter residents connect with health care providers and services in the community to improve health and well-being.

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42 emergency housing beds, 20 transitional beds and drop-in services will be available for homeless single women and youth through Belinda's Place and the Richmond Hill Housing and Community Hub. Belinda's Place will be operated by The Salvation Army and the multi-service centre for youth in the Hub by 360°kids.

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Regional Council approved funding for a Rent Assistance Program that provides rent subsidies in new affordable housing buildings. In 2014, 266 households received rent subsidies.

## Housing in York Region



The average price of a new single detached home in York Region is

**\$890,804.**

(CMHC, Housing Now, GTA, January 2015).

York Region's vacancy rate is **1.6%** (experts say a healthy rental market should be 3%).

(CMHC, Rental Market Report, Fall 2013).

**Rental housing traditionally helps those who cannot afford to buy a home such as new graduates, young families, newcomers and seniors.**

**"Public-private partnerships can work and are needed to create a full mix of housing and rental options for everyone while supporting the Region's economic and social well-being."**

Town of Newmarket Regional Councillor and HSPB-YR Co-Chair John Taylor

# COMMUNITY RESULT HIGHLIGHTS

While some of these actions were already in progress before HSPB-YR, many are new. Together, they contribute to the Board's collective success in addressing issues related to economic self-sufficiency.

## Community Result: Economic Self-Sufficiency

*A strong combination of employment and human services supports for low and moderate income families and individuals to make ends meet.*

Women's Centre of York Region provided over 165 low income women with financial literacy skills, helping them make informed financial decisions.

York Region Social Services provided supports and referred 876 Ontario Works clients to Employment Ontario Service Centres for pre-employment assistance and job placement. 11 Ontario Works internationally educated professionals received a volunteer placement to enhance employment opportunities from October 2013 to September 2014.

The York Regional Police Youth Opportunities Camp provided a no-cost summer program for Grade 6 and 7 students that instilled good character and encouraged team building, leadership and skills development.

Seneca College King Campus implemented *Starfish*, a student retention pilot program that connected students to key resources to support academic success. All 3,500 students were included in the program, which was expanded to other campuses in 2014.

The Welcome Centre Immigrant Services, together with York Region Public Health, Yorkworks Employment Services and other employment support programs, helped over 490 low and moderate income residents obtain the YorkSafe Food Handler Certification in 2014.

Since January 2012, Vaughan Community Health Centre has helped more than 450 York Region residents increase their financial literacy skills.

The Welcome Centre Immigrant Services provided employment support through Job Search Workshops and Enhanced Language Training, with more than half of the participants finding employment.

The York Region Community Investment Strategy was directly aligned with the *Making Ends Meet* priorities, ensuring that programs and services that improve economic self-sufficiency received funding. In 2014, over \$1.5 million was allocated to projects aimed to move low and moderate income residents to economic independence and support food security.

## Economic self-sufficiency in York Region

**69%** of the clients currently serviced through Employment Ontario Centres find employment after participating in the program.



(Employment Ontario Local Board Report 2013-2014 Workforce Planning Board of York Region and Bradford West Gwillimbury).

**Low and moderate income residents make up 36%**

**of York Region's total population.**

(Statistics Canada, 2011 National Household Survey).

**52,879** people were supported by eight local food banks in 2012.

(York Region Food Network).



**"The Drop Zone program is an opportunity for young people to try something new, develop new skills and create something special in their community."**

Jason Malone,  
Recreation Programmer,  
Town of Newmarket

# MOVING FROM TALK TO ACTION

The Board focused on two collective actions in 2013:

Affordable Housing Community Result:

## Make Rental Happen

Collaborative Advocacy to Make Rental Happen in York Region

A complete community in York Region begins with building a healthy housing market with a full mix of housing options for all levels of income and stages of life.

In 2013, the Board developed a collaborative advocacy plan entitled *Make Rental Happen: Creating the Conditions to Build Private Market Rental Housing*. The Board has found the significant shortage of rental housing in York Region to be one of the most important issues affecting the ability of many individuals and families to make ends meet.

Through the plan the Board is engaging all levels of government, the building industry and corporate leaders to help create the conditions needed to develop more private rental housing.

The Board has taken the lead to engage the broader community to bring the plan to life and identify actions to address the housing challenge.

**Check out [York.ca/MakeRentalHappen](http://York.ca/MakeRentalHappen) to view the Board's collaborative advocacy plan and YouTube videos.**



Economic Self-Sufficiency Result:

## Fair Access

Building Community Capacity through *The Drop Zone* Pilot Project

A safe, caring and healthy community in York Region starts with access to a full range of programs and human services supports that promote a high quality of life.

The Fair Access Partnership is a collaboration between York Region, the public and catholic school boards and all nine local municipalities. The goal of the partnership is to provide better access to recreational and cultural programs for low and moderate income residents in York Region to promote:

- Healthy and active living
- Leadership skills
- Contribute to safer, stronger communities

The partnership has resulted in the creation of a program called *The Drop Zone*. *The Drop Zone* connects kids, encouraging them to be active, try new things, develop leadership skills, do homework with help and have healthy snacks. The program fills a real gap in after-school programming for students in Grades 6 to 8.

Starting in 2014, *The Drop Zone* program is being offered in four neighbourhoods: Newmarket, Georgina, Richmond Hill and Markham.

A full evaluation will be completed in June 2015, including recommendations for expanding the program throughout York Region.



FOR MORE INFORMATION ON THE HUMAN SERVICES PLANNING BOARD OF YORK REGION, PLEASE CONTACT:

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Community and Health Services Department  
Strategies and Partnerships Branch  
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[York.ca/MakeRentalHappen](http://York.ca/MakeRentalHappen)



Accessible formats or communication supports are available upon request.

...collaboration...collective leadership...partnerships...



HUMAN SERVICES PLANNING BOARD OF YORK REGION (HSPB) **Achievements and Milestones 2010-2014**

The potential for change is real... the possibilities are endless.





Chair Wayne Emmerson  
 York Region  
 Administrative Centre 17250 Yonge Street  
 Newmarket, ON, L3Y 6Z1



**Dear Chair Emmerson,**

Re: Request to collaborate with GTA Housing Action Lab to provide more affordable and better housing choices to our region's residents

We are writing to invite you, and your fellow Mayors and Chairs of the GTA, to join us in building a more sustainable and affordable housing system in the GTA.

We are at a critical moment in our region's evolution. The GTA is projected to grow by up to 3 million people by 2036 placing immense pressure on our built infrastructure, natural resources and social fabric.

To keep pace with new housing needs alone we will need to double the present rate of housing starts. At the same time, one in five GTA residents is living in housing that is too small, substandard or unaffordable. These are just a few of the statistics in the fact sheet attached to this letter that indicate that we are facing a hidden housing iceberg, that if not addressed, may threaten the future economic and social prosperity of our region.

Addressing these problems requires well planned strategies that include creating opportunities for affordable housing and market rental, ownership, low-, mid- and high-rise housing in the right places across the region, and that build public support for smart intensification. In many cases, these areas suffer from a misalignment between municipalities and between different levels of government that exacerbates the challenges we face.

The time and opportunity to take action is now. In 2015 the province will undertake reviews of the Growth Plan for Greater Golden Horseshoe, Greenbelt Act and the Long-term Affordable Housing Strategy with Metrolinx's Big Move to follow shortly thereafter. These reviews provide the opportunity to prepare an integrated, regional response that recognizes local needs and promotes co-operation to expand housing opportunities, creates a more integrated transit system, and leads to a more competitive regional economy.

Business leaders such as Ed Clark and TD Economics have stepped up to lend their voice to this issue, recognizing the vital importance of housing to the region's economic and social well-being. We invite you to join us in seizing this moment to advance a regional agenda that locates housing as an integral part of smart intensification. Better coordination on housing policy and a new regulatory framework can build the foundation for a strong housing system to ensure the future economic and social prosperity of our region.

### About the GTA Housing Action Lab

The GTA Housing Action Lab is a multi-sector collaboration coordinated by Evergreen CityWorks that involves participants from all orders of government, development, private, academic and not-for-profit sectors working together to build:



- Programs and policies that support the *affordability of housing* to ensure residents of all incomes and family types have the best chance to live in a suitable home and have a choice in their housing
- A more *sustainable housing system* in the region by increasing public support for intensification, awareness of the benefits of complete communities, and policies that support creative infill in our urban centres
- A policy and regulatory framework that encourages *diversity in form and tenure*, intensification and affordability, and creates incentives aligned with the needs of the residents of the region while creating an economically viable housing sector

Our work includes new research on the incentives available to municipalities to encourage a greater supply of affordable housing, and new ways of talking about the benefits of intensification, which we will be happy to share and speak to in the coming months.

### What you can do

As members of the GTA Housing Action Lab, we ask that you, as the Mayors and Chairs of this region, work with us to tackle this important issue by:

- Designating a liaison from your office to serve as a point of contact for the GTA Housing Action Lab as we refine and launch our action plan
- Adding regional co-ordination of housing as a standing item for the meetings of the Regional Planning Commissioners
- Co-ordinating your submissions in the upcoming provincial review processes noted above

We hope you'll join us in working to improve the GTA housing system. We will contact your offices in the coming weeks on these opportunities for action.

*Sincerely,*

David Amborski, Director, Centre for Urban Research and Land Development, Ryerson University

Derek Ballantyne, Principal, DKGI Inc.

Pedro Barata, VP Communications and Public Affairs, United Way Toronto

Paul Bedford, Urban Mentor

Alan Broadbent, CEO, Avana Capital and Chair, Maytree

John Brodhead, Executive Director, Evergreen CityWorks

Cherise Burda, Regional Director, Ontario, Pembina Institute

Derek Burleton, Vice President and Deputy Chief Economist, TD Bank Group

Daryl Chong, President & CEO, Greater Toronto Apartment Association

Harvey Cooper, Managing Director, Ontario Region, Co-operative Housing Federation of Canada

Joe Deschênes Smith, Founder and Principal, Trillium Housing

Sean Gadon, Director, Affordable Housing Office, City of Toronto

Richard Joy, Executive Director, Urban Land Institute (ULI) Toronto

Sharad Kerur, Executive Director, Ontario Non-profit Housing Assoc. (ONPHA)

Sevaun Palvetzian, Chief Executive Officer, CivicAction

Graeme Stewart, ERA Architects, Co-Founder The Centre for Urban Growth and Renewal

Ene Underwood, Chief Executive Officer, Habitat for Humanity GTA

Howie Wong, Chief Executive Officer, Housing Services Corporation

All organizations listed above are participants in the GTA Housing Action Lab, a multi sector collaboration driving towards coordinated and transformative action to tackle the issues of affordability and sustainability of the housing system in the Greater Toronto Area.





## GTA Housing System Fact Sheet

### Keeping up with population growth

- ▶ Provincial projections estimate that **by 2041 the population of the GTHA will be over 10 million and the Greater Golden Horseshoe will be 13.5 million.** This means we will need to add housing for 3-5 million more people over the next 25 years, which translates to approximately 60,000+ units per year or **double the current production rate.**

### Meeting existing needs and rising unaffordability

- ▶ **1 in 5 households live in housing that is too small, in need of repairs, or that costs more than 30% of their income.**
- ▶ **43% of tenant households and 27% of homeowners are living in unaffordable housing,** paying more than 30% of their income towards housing.
- ▶ In 2012 there were **103,191 households on social housing waiting lists.** The average wait time for receiving a subsidized housing unit is 5.5 years for seniors, 7 years for non-senior singles and 5.8 years for families.
- ▶ Many young people are priced out of the ownership market with the **average purchase price of a home at \$577,963** in November 2014 in the GTA.

### The future economic health of our region

- ▶ **The housing sector is a critical part of our economy representing 20% of Canada's GDP.**
- ▶ From 2001 to 2011, the average **individual yearly income increased by only 2.11%.** This is less than the 2.3% annual rate of inflation. Over the same 10 year period **rents in the GTA grew by 13% and home prices by 54%.**

### Building what we need where we need it

- ▶ On average 38,961 housing units a year are started throughout the GTA. Over the last 10 years, on average only **4% of these starts were purpose-built rental housing.**
- ▶ **Condos in high-rise buildings have accounted for over 60% of supply of overall new homes** in the region since 2011, compared to just 28% in 2000.
- ▶ Affordability is a primary consideration for GTA residents in choosing their housing; **over 80% of respondents choose a neighbourhood because that is where they can afford a home.**
- ▶ **81% of homebuyers prefer walkable, transit-friendly neighbourhoods** to car-dependant locations, even it means trading a large house and yard for a modest house, townhouse or condo. However, over 80% of homebuyers are priced out of living in walkable, transit accessible neighbourhoods, and the lack of housing supply in these locations is driving up lack of affordability.
- ▶ The average size of a condo peaked in 2005 at **925 square feet.** The average size of a condo under construction in January 2014 was **798 square feet.**