

Housing Solutions: A place for everyone

YORK REGION'S 10-YEAR HOUSING PLAN



2017 Progress Report




York Region



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City of Markham



Regional Councillor
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City of Markham



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City of Markham



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Town of Richmond Hill



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City of Vaughan



Chairman & CEO
Wayne Emmerson



Regional Councillor
Vito Spatafora
Town of Richmond Hill



Regional Councillor
Mario Ferri
City of Vaughan

A Message from York Regional Council

With 1.2 million residents, York Region is one of the fastest-growing communities in Canada. A vibrant community, diverse in culture and bursting with opportunities, it is no wonder so many people proudly call this place home.



Regional Councillor
Brenda Hogg
Town of Richmond Hill



Regional Councillor
Gino Rosati
City of Vaughan

Creating a safe, accessible and inclusive community is a priority for York Regional Council and in 2014 Council approved *Housing Solutions*, the Region's 10-year housing plan. The plan focuses on four goals: to increase the supply of rental housing, sustain the existing rental supply, support home ownership and strengthen the homelessness and housing stability system.



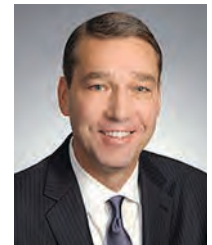
Mayor
Tony Van Bynen
Town of Newmarket

The 2017 progress report highlights a number of actions completed or underway to advance the goals of the plan and an overview of projects to be implemented in 2018.



Regional Councillor
Sunder Singh
City of Vaughan

Housing is an essential need that connects residents to transportation systems, the economy, environment and health and social services. Regional Council is committed to creating a diverse and sustainable housing market and a community that helps people feel at home and proud of where they live.



Regional Councillor
John Taylor
Town of Newmarket



Mayor
Margaret Quirk
Town of Georgina



Regional Councillor
Naomi Davison
Town of Georgina



Mayor
Geoffrey Dawe
Town of Aurora



Mayor
Virginia Hackson
Town of East Gwillimbury



Mayor
Steve Pellegrini
Township of King



Mayor
Justin Altmann
Town of Whitchurch-Stouffville

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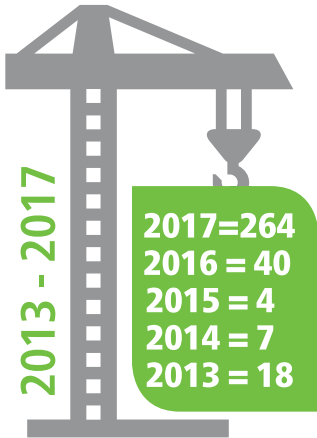
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The reality of the rental and ownership market in 2017



Unit size	Vacancy rate ¹	Average rent ¹
Bachelor	-	\$892
1 bedroom	1.4%	\$1,170
2 bedroom	1.2%	\$1,346
3+ bedroom	1.8%	\$1,526



Private sector **rental construction**
333 new private sector rental units built in the last five years.²



Permissive secondary suite official plan policies have been adopted by eight out of the nine local municipalities.



There are **2,136** suites registered in York Region, **80** of those were registered in 2017.³

Emergency housing



continues to be an important part of York Region's housing continuum for those who are experiencing homelessness. The Region funded the operations of six emergency housing facilities.

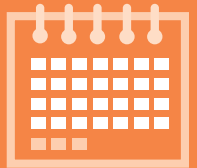
15 units for families

28 beds for women

30 beds for single males

42 beds for youth

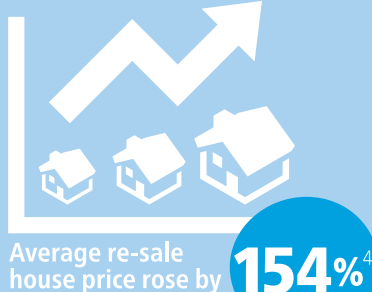
74% of users accessed emergency housing only once and the average length of stay was **28** days



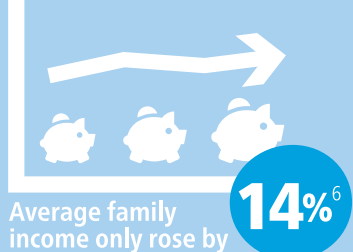
1,181 unique individuals found themselves homeless and stayed in York Region emergency housing

Ownership market

2007 → 2017



however



Average home prices in York Region

Re-sale condominium **\$481,744⁴**

Re-sale townhome **\$795,150⁴**

Re-sale single detached **\$1,326,113⁴**

New single detached **\$1,255,448⁵**



Based on provincial definitions, the **maximum affordable ownership** price in 2017 was **\$478,400** region-wide.

33% of all new ownership units were affordable.³ One bedroom condominiums account for more than 80% of these new affordable units.

Our goals

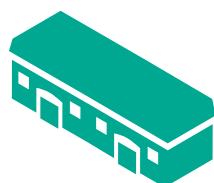
York Region's *Housing Solutions: A Place for Everyone 10-Year Housing Plan* was approved by York Regional Council in June 2014 and includes four goals and 49 actions.



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
- Provide supports 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

All 49 actions in the Housing Plan were scheduled to be advanced in either Phase 1 or Phase 2 of the 10-year implementation term. In this term of Council all actions scheduled for Phase 1 have been completed or are currently underway. This *Progress Report* highlights 2017 goal advancements and key activities planned in 2018.

York Region is initiating a review of the **10-YEAR HOUSING PLAN**

Five years after York Regional Council approved *Housing Solutions* and with most actions completed or in progress, staff is undertaking a review of the plan. The review includes an updated assessment of current and future housing needs within the Region as well as consultations with the public and community partners in the housing and homelessness system. An updated Housing Plan will be brought forward to York Regional Council in 2019 to ensure it continues to reflect Council priorities, aligns with provincial legislation and meets the needs of York Region residents.





Woodbridge Lane

2017 highlights



The Woodbridge Lane redevelopment will increase the number of subsidized rental units while intensifying a Regionally-owned housing site

Housing York Inc. (Housing York), the Region's housing corporation, is redeveloping two social housing buildings on Woodbridge Avenue in the City of Vaughan. With a total of 46 units, the buildings were approaching the end of their useful life and would have required substantial upgrades and investments to meet health and safety standards and the long-term needs of the community. The buildings will be replaced by Woodbridge Lane, a 162-unit mixed-use building with unit sizes ranging from one- to four-bedrooms and rents affordable to households with a range of incomes. Construction began in 2017 and completion is expected in 2019.

York Region/Local Municipal Housing Working Group Rental Housing Incentives are proposed to stimulate purpose-built rental for mid-range income households

Tasked with exploring options to stimulate mid-range income housing developments as part of an incentives framework, the Working Group's preliminary findings were presented to Council in February 2018. Based on research and analysis undertaken and Working Group input, staff recommend to Council that housing incentives for mid-range income households focus on high- and mid-rise rental developments located in Regional and local centres and corridors. Council endorsed guiding principles to inform development of housing incentives exploring: development charge deferrals, development application fee deferrals, provision of surplus public land, density bonuses and tax related grants.

In order to successfully implement housing incentives, collaboration and partnerships are required. Local municipalities have been strong advocates in the development of the proposed housing incentives; their ongoing participation is crucial in addressing mid-range income affordable housing needs through the private market.

Housing York's Fiscal Plan strengthens its long-term financial sustainability, ensuring the corporation can grow its portfolio while maintaining existing assets as they age



In November 2017, Housing York's Board of Directors approved a new fiscal plan to ensure the housing corporation remains fiscally responsible, safeguards its assets and is accountable for effectively managing its resources. The fiscal plan includes a reserve fund strategy to sustain Housing York's portfolio of affordable units while stabilizing the annual Regional tax levy impact. Implementing the fiscal plan ensures Housing York can continue to provide quality and affordable homes for residents across York Region. Strengthening Housing York's long-term financial sustainability is an important goal as the corporation seeks new ways to deliver its services and add new buildings to its portfolio.



York Region's approach to monitoring affordable ownership housing updated to better reflect on-the-ground affordability

Staff has monitored new housing for affordability based on the provincial definition of *affordable* for the past five years. Housing monitoring data for 2017 is included in [Appendix 1](#). Beginning in 2017, the ownership monitoring exercise includes a sensitivity analysis using the incomes of households in the built form being monitored to set the affordability thresholds. There is a disparity between the structure types of the existing households used to establish the threshold and the structure types of the households being monitored. As a result, a disproportionate number of condominium units are identified as affordable in the Region. In order to address the disparity, this sensitivity analysis evaluates the affordability of ground related units based on the incomes of ground related households and the affordability of high density units based on the incomes of high density households (see [table 5 in Appendix 1](#)). Based on this approach, four per cent of new ownership housing units in 2017 are considered to be *affordable*. The standard provincial definition methodology results in 33 per cent of ownership units being affordable in 2017.

As York Region is shifting to a more urban structure with a change in housing mix, separating ground related and high density units provides a more realistic representation of the distribution of affordable ownership housing. While this modified approach deviates from the provincial definition of *affordable*, York Region staff feels that including the sensitivity analysis provides a better reflection of true on-the-ground affordability.



York Regional Council approved the Home Now Program, which will house people struggling with chronic homelessness

In November 2017, Regional Council approved the [Home Now Program](#) that will help support residents experiencing chronic homelessness locate and retain long-term housing. Home Now is founded on a Housing First approach that moves people experiencing chronic homelessness directly into permanent housing and provides them with individualized supports to remain stably housed. Evidence shows that people are more successful in moving forward with their lives and addressing the issues that may have led to their homelessness, such as mental and physical health issues, substance use and unemployment, if they are housed first.

The Home Now Program is expected to help a minimum 100 participants find and keep housing, and will provide supports including intensive case management, rent assistance and help navigating specialized services such as mental health and addiction services as needed. Home Now will build capacity to meet the needs of some of the Region's most vulnerable residents and help meet the provincial target of ending chronic homelessness across Ontario by 2025.

Progress report: *Actions for current term of Council*

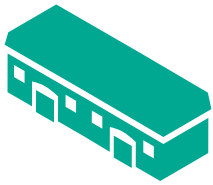


GOAL 1

Increase the rental housing supply

Action	Our progress and planned activities
<p>Partner with local municipalities to explore incentive, strategy and best practice options for local municipalities to encourage development of new rental housing</p>	<ul style="list-style-type: none"> • 212 Davis Drive, a private-purpose built rental building in Newmarket with 225 units, was completed; as a site-specific pilot to encourage rental housing construction, the developer of 212 Davis Drive received a 36-month development charge deferral • York Regional Council approved a <u>Region-wide policy</u> enabling 36-month development charge deferrals for high density purpose-built rental buildings • In 2017, the York Region Local Municipal Housing Working Group made significant progress towards the development of draft Housing Incentives to be considered by York Regional Council in 2018 <ul style="list-style-type: none"> ▷ The Working Group met six times in 2017 ▷ Evaluation of feasibility and effectiveness of potential incentives is ongoing • Consulted the Building Industry and Land Development Association (BILD) on potential incentives • Responded to provincial consultation on draft Inclusionary Zoning regulations
<p>Partner with local municipalities to establish an internal working team and process to facilitate implementation through the planning and development process and to respond to specific development proposals</p>	<ul style="list-style-type: none"> • The Regional Housing Strategy Steering Committee continues to coordinate strategic housing initiatives and reviews and responds to development initiatives
<p>Partner with the Human Services Planning Board (HSPB) to develop the Make Rental Happen Challenge, which asks post-secondary students to create innovative private-market rental housing solutions that are replicable and applicable to the York Region context</p>	<ul style="list-style-type: none"> • Completed in 2014
<p>Partner with HSPB to collaborate with stakeholders to advocate for more private-market rental housing and develop a communication strategy that raises awareness of the economic realities of and need for rental housing</p>	<ul style="list-style-type: none"> • Completed in 2014
<p>Partner with HSPB to create a dialogue with key stakeholders (e.g. local municipalities and building industry) to determine how to create the environment for the development of more private-market rental housing. This will include an exploration of tools and models that support the development of private-market rental housing</p>	<ul style="list-style-type: none"> • Council endorsed the <u>HSPB 2016-2018 Action Plan</u> to advance the <i>Making Ends Meet in York Region Strategy</i>. The Strategy included housing affordability actions such as partnering with ventureLAB's Blueprint: Affordable Housing design lab to focus on solutions to affordable housing challenges; and 212 Davis Drive, a project incubated under the Make Rental Happen Campaign that created 225 private purpose-built rental units with 30 units subsidized for low-income households • Housing presentations to all nine local municipal councils in partnership with the Region's Housing Services and Long Range Planning Branches helped raise awareness of the need for more affordable housing options and encourage solutions • Through the Make Rental Happen Tools and Incentives initiative, supported the work to develop an incentives framework <ul style="list-style-type: none"> ▷ Worked with Long Range Planning to develop a report to York Regional Council on Housing Incentives

Action	Our progress and planned activities
Ensure that local municipalities adopt official plan policies and zoning bylaw provisions that authorize secondary suites	<ul style="list-style-type: none"> • The Township of King is currently updating its Official Plan to include secondary suite policies • All other local municipal official plans contain provisions that authorize second suites
Work with the local municipalities through the secondary plan process to encourage developers to design and market new homes that accommodate second suites in new community areas in the City of Markham, the City of Vaughan and the Town of East Gwillimbury	<ul style="list-style-type: none"> • Regional staff continue to work with local municipal staff to encourage construction of secondary suites or rough-ins in new housing
Assist and coordinate with the local municipalities in tracking second suites and monitor the number of second suites constructed and licensed	<ul style="list-style-type: none"> • Completed the 2016 data gathering exercise and reported outcomes to York Regional Council in June 2017 through the <i>10-Year Housing Plan 2016 Progress Report</i> (Appendix 1), including tracking of new secondary suites where available
Consider opportunities to partner with Metrolinx and York Region Rapid Transit Corporation to incorporate new rental housing development in the planning for subway stations/ major transit facilities	<ul style="list-style-type: none"> • Met with York Region Rapid Transit Corporation to identify potential properties; work will continue to identify sites for future affordable housing
Develop guidelines for accepting social housing units through the use of Section 37 provisions of the <i>Planning Act</i>	<ul style="list-style-type: none"> • Housing York received two Section 37 (<i>Planning Act</i>) one-bedroom units; the units are located in Richmond Hill condominium buildings
<p>Develop a strategy to intensify/optimize Regionally owned housing sites</p> <p>Including new social housing units as part of the long-term growth planning for Regionally owned infrastructure</p>	<ul style="list-style-type: none"> • Began preliminary work on a portfolio management strategy for Regionally owned housing sites that will optimize the number of quality affordable homes within the projected financial resources; the portfolio management strategy will be completed in 2018 • Construction began on Woodbridge Lane, a 162-unit mixed-income building replacing two social housing buildings owned by Housing York that were nearing the end of their useful life • Continued work with the Unionville Home Society and Minto Communities to redevelop the Unionville Home Society campus, including an affordable rental building for seniors owned and operated by Housing York; in 2017, planning applications were submitted to the City of Markham as part of the municipal approval process
<p>Leverage the current Federal-Provincial Investment in Affordable Housing Program to develop 457 new affordable units</p> <p>Investigate future opportunities to develop additional affordable housing as Federal-Provincial funds become available</p>	<ul style="list-style-type: none"> • Secured additional Federal and Provincial capital funding for the construction of affordable housing: <ul style="list-style-type: none"> ▷ \$4.4 million in new funding to support a new affordable housing development ▷ \$943,200 in additional funding to support the Woodbridge Lane redevelopment • Submitted a <u>funding proposal</u> to Canada Mortgage and Housing Corporation's <i>Rental Housing Innovation Fund</i> for a mixed tenure development concept that would incorporate ownership and rental units
Continue to increase the number of subsidized rental units	<ul style="list-style-type: none"> • Obtained <u>approval</u> by Housing York's Board of Directors for refinements to the tiered rent program implemented at the Richmond Hill Hub in 2016 to support its portability to new affordable housing developments • Provided 30 new rent subsidies for households at 212 Davis Drive in the Town of Newmarket
Partner with local municipalities to investigate the use of community improvement plans in Regional centres and key development areas in Regional corridors to increase the rental housing supply	<ul style="list-style-type: none"> • The York Region Local Municipal Housing Working Group will consider Community Improvement Plans as an option when developing housing incentives



GOAL 2

Sustain the existing rental housing supply

Action	Our progress and planned activities
<p>Partner with local municipalities to implement <i>Regional Official Plan</i> policies that protect the existing supply of rental housing from demolition (including demolition by neglect) or conversion to condominium</p>	<ul style="list-style-type: none"> • Eight of the nine local municipalities have incorporated polices to protect rental housing from demolition and conversion to condominiums in their approved official plans; the Region will continue to monitor for compliance with the <i>York Region Official Plan 2010</i>
<p>Advocate for sustained federal and provincial investments in social housing repair and renewal and for the inclusion of housing in federal and provincial infrastructure funding programs</p>	<ul style="list-style-type: none"> • In November 2017, the Federal Government released <i>Canada's National Housing Strategy (NHS): A Place to Call Home</i>, a 10-year \$42 billion plan to be cost-shared with provinces and territories; staff is monitoring initiatives under the NHS as further details are released to determine its potential for funding repairs to social housing buildings and intensifying social housing sites in York Region
<p>Collaborate with the province and the Housing Services Corporation to find ways to use the equity from social housing buildings to fund major repairs</p>	<ul style="list-style-type: none"> • Completed in 2014
<p>Sustain the social housing supply as former federal and provincial funding and financing arrangements come to an end</p>	<ul style="list-style-type: none"> • Initiated a Housing Provider portfolio analysis, to be continued in 2018, to prepare for the province's social housing modernization initiative and to address the end of operating agreements and financing arrangements
<p>Plan for the sustainability of the social housing portfolio by developing a long-term asset management and financial strategy for the social housing portfolio</p>	<ul style="list-style-type: none"> • Completed energy retrofits for five housing providers valued at approximately \$768,000 which were funded through the <u>Social Housing Electricity Efficiency Program</u> • The Housing York Board of Directors adopted a <u>Long-Term Fiscal Plan</u> to strengthen Housing York's long-term financial sustainability, ensuring the corporation can grow its portfolio while maintaining existing assets as they age • Directed \$5.9 million in Federal and provincial capital repair funding towards supporting 34 housing providers with capital repair projects (such as window and roof replacement, kitchen and bathroom replacement, and heating system energy efficient upgrades)
<p>Plan for the sustainability of the social housing portfolio by providing supports to the volunteer boards of directors of non-profit and co-operative housing providers to strengthen their capacity to effectively manage their housing communities</p>	<ul style="list-style-type: none"> • Regional staff participated in a number of provincial working groups focused on modernizing the social housing sector • Provided training opportunities for housing providers, including emergency planning, plain language communication and mental health training • Connected housing providers with departmental programs and services to make referrals to tenants and members • Through consultation with housing providers, enhanced the <i>Social Housing Innovation Fund</i> by increasing its focus on capacity building and partnership
<p>Enhance supports for social housing applicants, tenants and co-operative members by developing a community health framework to better connect social housing residents with services</p>	<ul style="list-style-type: none"> • Created Mental Health Compass, an online Mental Health Resource for housing providers to better connect tenants to supports

Action

Our progress and planned activities

Enhance supports for social housing applicants, tenants and co-operative members by reviewing waitlist policies and practices to better connect people with supports while they wait for housing

- Provided more than 185 households on the subsidized housing waitlist with a housing allowance while they wait for housing
- Working with Access York, enhanced the subsidized housing waitlist intake process to take subsidized housing applications over the phone and ensure applicants are connected to additional supports while they wait for housing

Work with funders and partners to support the changing needs of Housing York tenants

- Provided 25 seniors with safety workshops (crime prevention, fraud, elder abuse) in partnership with York Regional Police and the Township of King
- Connected more than 50 seniors to English as a Second Language classes hosted at three Housing York sites in partnership with York Catholic District School Board
- Hosted four Cyber Senior sessions at Housing York sites to provide seniors with one-on-one computer help
- Implemented a Food Access Program at Mulock Village to provide tenants with fresh food in partnership with LifeCorps
- Supported a Flexible Supports Program at Mulock Village in partnership with Canadian Mental Health Association
- Supported a one-week summer camp for children ages six to 12 at Trinity Square in partnership with 360°kids
- Continued to partner with York Region Public Health to deliver a Clean Air at Home campaign to a fifth Housing York site, Heritage East apartments; the campaign includes a five-step challenge aimed at motivating tenants to take five simple, low-cost steps to improve their indoor air quality





GOAL 3

Support home ownership affordability

Action	Our progress and planned activities
<p>Update the <i>Housing and Our Economy</i> report</p>	<ul style="list-style-type: none"> • A 2016 custom order has been requested from Statistics Canada on live-work data, to be received in 2018; within the work plan to update Housing Matters, consideration will be given to a more fulsome analysis of live-work ratios in York Region
<p>Identify incentive options for developments that incorporate affordable housing units within centres and corridors</p>	<ul style="list-style-type: none"> • The York Region Local Municipal Housing Working Group determined that ownership of affordable housing does not require fiscal incentives • Policy based approaches will be explored as part of a broader housing strategy
<p>Work with local municipalities and the development industry to establish implementation guidelines for the <i>Regional Official Plan</i> policies that require 25 per cent of new housing units across the Region to be affordable and 35 per cent of new housing units in Regional centres and key development areas be targeted as affordable</p>	<ul style="list-style-type: none"> • In June 2017, Council received the 2016 Affordable Housing Measuring and Monitoring exercise as part of the <i>10-Year Housing Plan 2016 Progress Report</i> (Appendix 1) • Policy based approaches will be explored as part of a broader housing strategy
<p>Deliver and evaluate a Home Repair and Renovation Pilot Program providing grants to low-income households who need assistance with accessibility modifications or critical repairs</p>	<ul style="list-style-type: none"> • The Region provided funding to 42 homeowners to complete accessibility and critical home repairs
<p>Work with local partners and the private sector to consider innovative building techniques and financial arrangements to support development of affordable housing programs. Programs to be explored may include: height and density incentives; community improvement plans; grants in lieu of development charges; and reduced permit fees</p>	<ul style="list-style-type: none"> • The York Region Local Municipal Housing Working Group determined that ownership of affordable housing does not require fiscal incentives • Policy based approaches will be explored as part of a broader housing strategy



GOAL 4

Strengthen the homelessness and housing stability system

Action	Our progress and planned activities
<p>Implement a new service delivery model with wraparound services in emergency and transitional housing and incorporate the requirement into service agreements</p>	<ul style="list-style-type: none"> Continued to work with Emergency Housing providers to finalize implementation of enhanced programming to strengthen wraparound service delivery. Key enhancements introduced in 2017 include dedicating more staff to client support; increased training; and increased partnership development and collaboration focused on housing and retention Aftercare programs were expanded at two facilities, increasing access to follow-up case management supports for emergency and transitional housing clients to support their housing stability after they are housed
<p>Support community partners in advocating for investment in mental health and addictions supports in York Region</p>	<ul style="list-style-type: none"> Continued to support Mental Health Matters priority areas by primarily focusing 2017 efforts on the following actions: <ul style="list-style-type: none"> Completing training for Community and Health Services managers and staff Coordinating services for early intervention and identification of gaps Developing effective crisis intervention strategies to reduce preventable reoccurrences Developing a “Common Client Consent” pilot to improve communication between programs and allowing coordination of care for clients Establishing a multi-disciplinary approach to examine coordinated care for clients experiencing mental health issues In 2018, Mental Health Matters will continue to build on the work already started to improve the way we provide services, focusing on early intervention, prevention and effective responses to crises
<p>Open Belinda’s Place, the Region’s first shelter and transitional home for homeless women (28 emergency beds and nine transitional units). Belinda’s Place will provide services to help clients to obtain and maintain housing</p>	<ul style="list-style-type: none"> <u>Completed in 2015</u> Belinda’s Place, operated by The Salvation Army, provides emergency and transitional housing, wraparound supports, drop-in programs, outreach and aftercare services to homeless and at risk women to enable them to find and keep housing; in 2017, 125 women accessed emergency housing and 97 were housed
<p>Develop a Richmond Hill Youth Hub with a drop-in centre (14 emergency beds, 11 transitional units) with support services for youth</p>	<ul style="list-style-type: none"> <u>Completed in 2016</u> Operated by 360°kids, the Youth Hub is a key resource for homeless and at risk youth and provides emergency and transitional housing, wraparound supports, drop-in programs, outreach and aftercare services. In 2017, 144 youth accessed emergency housing and 31 were supported to find long-term housing. More than 1,300 youth used the drop-in program
<p>Share homelessness data with community partners to jointly work on new service priorities</p>	<ul style="list-style-type: none"> Prepared for the provincially-mandated homeless enumeration that took place in April 2018 to meet both Provincial and Federal Homelessness Partnering Strategy requirements Continued to work with community partners and homeless service providers to implement a new web-based version of the Homeless Individuals and Families Information System (HIFIS) that will enable service providers to have better access to homelessness data; implementation will take place in 2018
<p>Supplement the Community Paramedicine program for emergency shelter residents with additional health-support partnerships (e.g. nurse practitioner, family physician)</p>	<ul style="list-style-type: none"> The Community Paramedicine program continues to provide primary health care assessments to clients in all Emergency and Transitional Housing facilities; additional partnerships in 2017 included mobile dental services and diabetes clinics at Belinda’s Place and regular visits from a sexual health nurse at Sutton Youth Services

Action

Our progress and planned activities

<p>Implement a service model that enables people to access all of the homelessness services with one point of entry</p>	<ul style="list-style-type: none"> Completed community consultations with more than 100 stakeholders, including 50 individuals with lived experience, to gather information on the barriers and gaps for residents who need homelessness and housing stability services in York Region Drafted a Coordinated Access System Model informed by community feedback and grounded in best practices. Implementation activities will begin in 2018
<p>Link employment supports to move homeless clients and clients at risk of homelessness towards independence (e.g. social enterprise, sector-specific skills development, Internationally Educated Professionals program)</p>	<ul style="list-style-type: none"> Through the Community Investment Strategy, invested \$1.7 million in 14 initiatives to support economic independence of low- and moderate-income residents, to help them have and keep jobs that match their skills and have financial stability; of the 1,390 residents who participated in funded initiatives, 139 obtained part-time employment, 213 obtained full-time employment, and 198 continued with training or moved on to post-secondary education
<p>Pilot a rental benefit program to help eligible residents secure and/or maintain affordable housing by providing transitional rent assistance with wraparound case management supports</p>	<ul style="list-style-type: none"> The Short Term Assistance for Renters (STAR) program continues to deliver services that combine a 24-month financial rent benefit provided by Housing Services with 30 months of wraparound support provided by Social Services In 2017, a total of 21 renters were served through this intensive case management program
<p>Evaluate the pilot program and implement an ongoing Housing Stability Program for Ontario Works and Ontario Disability Support Program recipients to wraparound homelessness supports and prevention services</p>	<ul style="list-style-type: none"> Completed in 2015 The Housing Stability Program (HSP) continues to provide financial assistance and wraparound follow up support to enable recipients of Ontario Works and the Ontario Disability Support Program who are homeless or at risk of homelessness to find and/or keep housing In 2017, 1,585 unique households were assisted by HSP. On average, 90 per cent of HSP clients remained housed after a six months follow-up
<p>Evaluate the possibility of increasing the Region's capacity to deliver service by using new integrated social workers to support residents with multiple barriers to maintain housing</p>	<ul style="list-style-type: none"> In 2017, increased the number of clients served by the Integrated Support Program by more than 50 per cent Planned for a "walk-in" service model to further increase service capacity to the Integrated Support Program (ISP), to be implemented in 2018. The walk-in model will improve access to social work supports for clients experiencing multiple barriers
<p>Implement a client-centric case management model for individuals and families with complex needs that focuses on preventing homelessness and increasing housing stability</p>	<ul style="list-style-type: none"> York Regional Council authorized the Home Now Program's implementation in <u>November 2017</u>. The Program will provide a minimum of 100 chronically homeless York Region individuals with support to help locate and retain long-term housing. Home Now is founded on a Housing First approach and includes provision of intensive case management, rent assistance and housing supports. The Program will launch in 2018 The Region was successful in receiving funding from the Provincial Home for Good Program that provided additional funding over three years to increase capacity for the Home Now Program
<p>Work with community partners to increase knowledge and awareness regarding rights and responsibilities to promote safe and successful tenancies</p>	<ul style="list-style-type: none"> Worked with York Region Public Health to address non-profit and co-operative housing tenant concerns relating to indoor air quality and other housing-related environmental health issues Through York Region Public Health, supported the RentSafe Initiative to build collaboration across multiple sectors to ensure healthy housing conditions for tenants living on low income
<p>Continue to implement the Community Investment Strategy to fund community agencies for prevention focused projects as well as programs that support low and moderate income residents</p>	<ul style="list-style-type: none"> Invested approximately \$2.2 million for more than 9,000 residents who were homeless or at risk of becoming homeless. Residents received supports designed to move them towards stable housing. Services funded included: <ul style="list-style-type: none"> Emergency winter shelters A mobile outreach service Immediate legal supports to tenants with mental health challenges who are threatened with eviction, that help to retain housing or obtain alternative housing Drop-in programs for homeless and at risk youth Homelessness prevention services for people with disabilities, and/or who are coping with mental health and/or substance use challenges Housing needs for victims of domestic violence Capacity building projects that strengthen an agency's ability to plan, develop and deliver its resources to continue to make a positive impact on homelessness and housing stability projects

Action	Our progress and planned activities
Work with community partners to strengthen and better connect homelessness and housing stability programs and services	<ul style="list-style-type: none"> Continued participation in the Rapid Response Table and Steering Committee with other community partners to assist residents, including those who are homeless or at risk of homelessness York Region is the Community Coordinator for the Homeless Individuals and Families Information System (HIFIS), and is in the process of implementing HIFIS 4, a shared data system for homelessness service providers in 2018. Stakeholder engagement for a coordinated access system model for homelessness and housing stability services in York Region was completed in 2017. Working with community partners and people with lived experience identified how coordination of services could be strengthened A Community Engagement plan was developed for the 2018 Homeless Count that connected with community groups to raise awareness of the homeless enumeration and develop partnerships to help count people experiencing homelessness
Investigate models and options to implement or partner to support appropriate service hubs	<ul style="list-style-type: none"> In September 2017, the York Region Community Hub Framework (created in partnership with United Way) was endorsed by the Community and Health Services Departmental Leadership Team; the Framework will guide the implementation of community hubs across York Region Building on work completed in 2017, the Community Hub Engagement Plan was developed in January 2018; and outlines internal and external communication strategies. Tools to support implementation of the Plan will be developed in 2018
Work with local partners towards zoning provisions that are inclusive of transitional and supportive housing	<ul style="list-style-type: none"> Action identified for Phase 2 of Housing Plan implementation
Identify and address specific service gaps such as prevention of youth homelessness	<ul style="list-style-type: none"> Action identified for Phase 2 of Housing Plan implementation, to be informed by homeless enumeration completed in 2018
Develop a community engagement strategy to involve diverse sectors in supporting homelessness solutions	<ul style="list-style-type: none"> Action identified for Phase 2 of Housing Plan implementation

Organizations wishing to cite any portion of the *Housing Solutions Progress Report* are requested to use the following citation when referencing this document: The Regional Municipality of York (2018). *Housing Solutions: A place for everyone – 2017 Progress Report*. Newmarket, Ontario.

The Reality of the Rental and Ownership Market in 2017 – Infographic Sources:

- Canada Mortgage and Housing Corporation (CMHC), Rental Market Report, Fall 2017
- CMHC, Housing Market Tables (completions) adjusted to deduct non-profit/government assisted units substantially completed. 2017 (total units added based on 2013-2017 data)
- York Region Planning and Economic Development Services, 2017/18
- Toronto Real Estate Board, Market Watch, 2017
- CMHC, Housing Now, GTA, January 2018
- Statistics Canada, Income Statistics Division, 2015, Annual Income Estimates for Census Families and Individuals, 13C0016. Note: 2016-2017 income increases based on CPI increases.

Appendix 1: Measuring and monitoring affordability in York Region - 2017

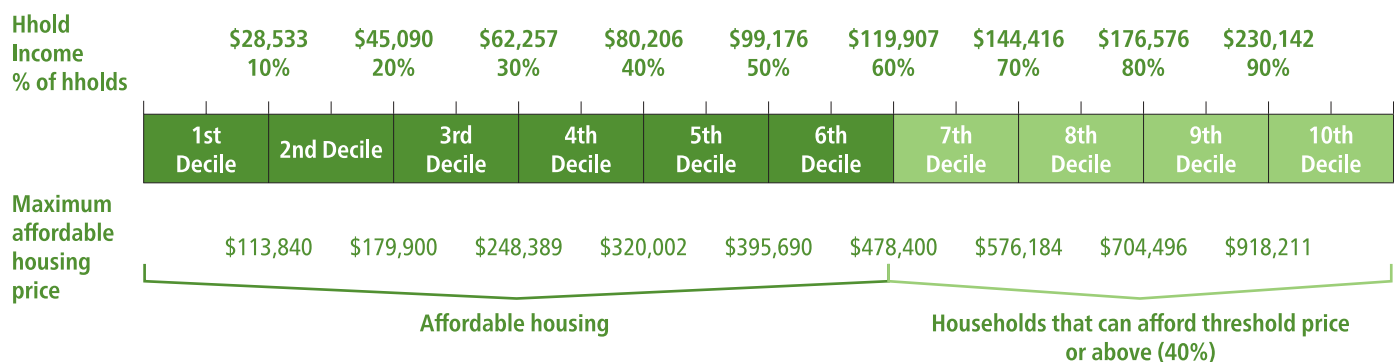
York Region monitors and measures the affordability of new housing units each year to determine if the York Region Official Plan affordability targets are being met

Provincial policy requires the Region to establish and implement affordable housing targets. The York Region Official Plan (YROP) requires that 35 per cent of new housing in Regional Centres and Key Development Areas and 25 per cent of new housing outside of those areas, be affordable.

York Regional Council endorsed the Affordable Housing Measuring and Monitoring Guidelines in June 2015. An update to the Guidelines is proposed in 2018 to better reflect on the ground reality in terms of how the amount, type and location of new affordable housing units are analyzed. The Guidelines establish a standardized approach to identify and measure the supply of new affordable units in order to monitor progress each year in meeting the YROP affordable housing targets and to help inform decision making around housing need.

Figure 1

York Region Household Income Distribution and Affordable Ownership Thresholds, 2017



Source: York Region Planning and Economic Development, 2018.
Based on Statistics Canada, Bank of Canada and Canada Mortgage and Housing Corporation data.

Maximum affordable housing thresholds are calculated annually by tenure

The affordable housing thresholds are calculated annually for both ownership and rental units based on provincial legislation and definitions in a York Region context. The thresholds provide the upper limits of what is considered “affordable” from a land use planning perspective.

The affordable threshold for ownership is the maximum price that households in the sixth decile of income distribution can afford to pay. As displayed in Figure 1, the maximum ownership threshold for York Region in 2017 focuses on households with incomes of \$119,907 or less and the highest earning of this group are able to afford a house that costs \$478,400.

2017 Local municipal maximum ownership thresholds range from \$386,466 to \$478,400

Table 1 provides the maximum local municipal affordable ownership thresholds for 2017. These thresholds are used to measure the Region’s progress in meeting its affordable housing targets, as well as benchmarks for securing

affordable housing commitments. As average household incomes vary between local municipalities, ownership thresholds are calculated both on a region-wide basis and by local municipality. Where the local municipal threshold exceeds the Regional threshold, the Regional threshold is used for affordable housing commitment and monitoring purposes.

The Regional rental thresholds in 2017 range from \$1,115 to \$1,908

The maximum 2017 rental thresholds range from \$1,115 for a bachelor to \$1,908 for a three bedroom apartment. Staff is unable to consistently use the thresholds to measure the Region's progress towards meeting its affordable housing targets due to data limitations regarding rents charged for new units. As such, all new rental units are currently coded as "affordable". However, the rental thresholds are used as benchmarks for securing affordable housing commitments.

The Region achieved its affordability targets in 2017 with 35 per cent of new housing units sold falling below the maximum affordable threshold

Table 2 displays the number and percentage of new affordable units in 2017 by local municipality and tenure based on the thresholds in Table 1.

Appendix A provides a spatial representation of the ownership data provided in Table 2.

Appendix B provides a more detailed analysis of affordability of new units at the 6th decile in 2017 by tenure, type (ground related/high density ownership, and private market/government assisted/second suites for rental), and bedroom type for high density ownership units.

Table 1
2017 Affordable Ownership Thresholds

Local municipality	Local municipal threshold	Threshold used for commitments and monitoring
Aurora	\$528,514	\$478,400
East Gwillimbury	\$510,299	\$478,400
Georgina	\$386,466	\$386,466
King	\$588,806	\$478,400
Markham	\$457,694	\$457,694
Newmarket	\$471,539	\$471,539
Richmond Hill	\$459,195	\$459,195
Vaughan	\$529,833	\$478,400
Whitchurch-Stouffville	\$503,161	\$478,400

*Source: York Region Planning and Economic Development, 2018
Based on Statistics Canada, Bank of Canada and Canada Mortgage and Housing Corporation data*

Table 2
New Affordable Housing Monitoring Analysis, 2017

Local municipality	Ownership Units		Rental Units ¹		All Units	
	Total units	Affordable units	Total units	Affordable units	Total units	Affordable units
Aurora	750	9 (1%)	6	6	756	15 (2%)
East Gwillimbury	1,339	190 (14%)	4	4	1,343	194 (14%)
Georgina	163	15 (9%)	24	24	187	39 (21%)
King	323	3 (1%)	-	-	323	3 (1%)
Markham	2,009	884 (44%)	3	3	2,012	887 (44%)
Newmarket	188	11 (6%)	259	259	447	270 (60%)
Richmond Hill	1,579	721 (46%)	-	-	1,579	721 (46%)
Vaughan	5,698	2,195 (39%)	41	41	5,739	2,236 (39%)
Whitchurch-Stouffville	293	39 (13%)	7	7	300	46 (15%)
York Region	12,342	4,067 (33%)	344	344	12,686	4,411 (35%)

*Source: York Region Planning and Economic Development, 2018.
Based on Teranet, RealNet and Canada Mortgage and Housing Corporation data.
1 – all rental is coded as affordable due to data limitations*

The proportion of affordable units in 2017 is lower when compared to 2016

Similar to previous years, affordable options were not consistently represented in all local municipalities across all unit types and tenures in 2017. Figure 2 provides an overview of the percentage of new units below the affordable thresholds from 2013 – when the Region began tracking affordability – to 2017.

In 2017, there was a proportional increase in the number of ownership one- and two-bedroom condominiums monitored (57%, up from 48% in 2016). However, overall affordability declined. Although the affordability of one-

bedroom units remained consistent (94% in 2017, down from 95% in 2016), the affordability of two-bedroom units declined substantially (11% in 2017, down from 51% in 2016). This would suggest that the affordability of even smaller sized family sized units is under threat and staff will continue to monitor.

The high-density ownership stock had greater affordability compared to ground-related units, with 50 per cent of new high density units falling below the affordability threshold, compared to just 5 per cent of the ground related supply. The ownership market accounted for 97 per cent of the affordable units region-wide. Rental units accounted for only 3 per cent of affordable units even though all rental units are coded as “affordable” for monitoring purposes.

Local municipal rates of affordability, ranged from as low as 1 per cent in the Township of King to as high as 60 per cent in the Town of Newmarket. While affordable housing options are available, they may not be in suitable locations, be the desired tenure, or be large enough to accommodate families.

There are fewer affordable housing options when lower household incomes are considered

The affordable ownership threshold provides a maximum affordable price. Homes at the threshold are affordable to the highest income earners representing 40 per cent of all households. As the ownership housing thresholds provide an upper limit, they do not address the need for an appropriate range of housing for households with incomes below this limit.

To understand this need, the Region reviewed affordability using thresholds that are affordable to 50 per cent and 60 per cent of households (units that are measured to the 5th and 4th deciles on Figure 1). The number of affordable units sold at the 5th and 4th deciles declined substantially compared to 2016 (14% and 1% in 2017, down from 26% and 14% in 2016). Table 3 summarizes the findings from this analysis.

Table 3
New Affordable Ownership Housing Supplemental Monitoring Analysis, 2017

Monitoring Exercise	Maximum Income	Maximum House Price	Per Cent of Units Sold Under Threshold
Provincial Definition: 6 th Decile	\$119,907	\$478,400	33%
5th Decile	\$99,176	\$395,690	14%
4th Decile	\$80,206	\$320,002	1%

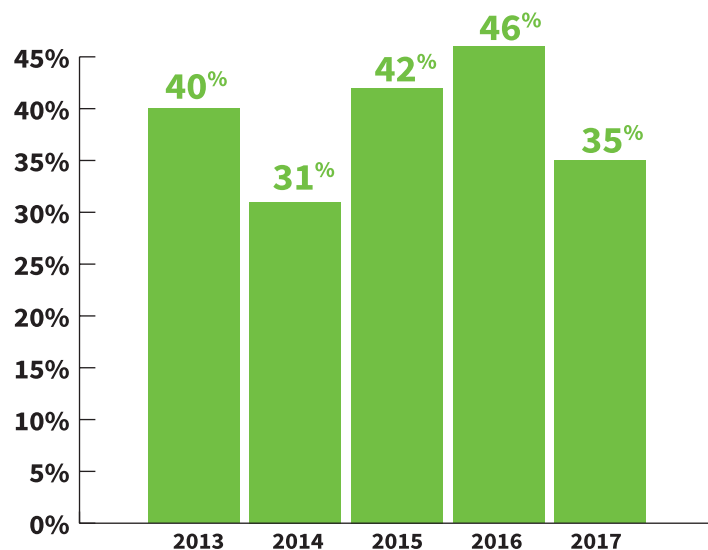
Source: York Region Planning and Economic Development, 2018
Based on Teranet, RealNet and Canada Mortgage and Housing Corporation data

Based on this analysis, the 2017 maximum affordable price for the lowest earning 50 per cent of households was \$395,690, and 17 per cent of all new units of ownership and rental tenure fell below this price. The 2017 maximum affordable price for the lowest earning 40 per cent of households was \$320,002 and 3 per cent of all new units fell below this price. A more detailed analysis of 2017 affordability to the 5th and 4th deciles is included in Appendix C.

The existing housing stock continues to provide limited affordable high density options

A 2017 snapshot of average housing costs by tenure and type is provided in Appendix D. The snapshot depicts the range from the lowest local municipal average price to the highest local municipal average price for the 2017 calendar

Figure 2
New Units below the Affordable Threshold, 2013-2017



Source: York Region Planning and Economic Development, 2018

year. While the snapshot provides an accurate range of home prices and rents, the number of housing units available throughout the range varies.

While the affordable housing policies of the YROP focus on the affordability of new housing, there are limited affordable ownership options in the resale market for condominiums in some municipalities, but location of larger affordable stock is very limited. The average price of resale

condominiums fell below the Regional affordable threshold in four local municipalities; no municipalities had resale single detached, semi-detached and row homes under the Regional affordable threshold. While affordable resale options are available region-wide, there are limitations by local municipality, structure and bedroom type. Table 4 provides a detailed breakdown of affordable resale options available in each local municipality by structure type.

On the rental side, average rents are below the updated rental threshold of \$1,599 in 2017 (includes all bedroom types). Rental condominiums also contribute to the rental stock with approximately 27 per cent of units that permit renting were rented; however the average rents for one- and two-bedroom condominiums exceeded the affordable threshold.

Access to services and transit options continue to impact home prices and rents. Unfortunately the result is that affordability generally decreases as access to services and transit options increase.

Analysis carried out on split ownership thresholds for ground related and high density units

Staff in 2017 conducted a sensitivity analysis to evaluate the affordability of ground related units based on the incomes of ground related households and the affordability of high density units based on the incomes of high density households. Based on this analysis, 10 per cent of ground related units are considered to be affordable when the sensitivity analysis is performed whereby none of the high density units would be classified as affordable. Overall, the Region would have four per cent of the units by built form classified as affordable when compared to the standardized Regional approach of 33 per cent of ownership units being affordable.

Staff continue to investigate the use of various incentives for new affordable units to better address the needs of the Region's residents and workers

Monitoring affordability of new housing units each year allows staff to monitor the Region's progress in meeting affordability targets identified in the YROP. The monitoring exercise also allows staff to identify areas where affordability challenges persist, and formulate policies, and potentially programs, to respond to these challenges. Staff continues to investigate the use of various incentives to encourage affordable units through the York Region Local Municipal Housing Working Group.

Increasing the supply of rental and affordable ownership housing are key goals under the Region's 10-year Housing Plan. Monitoring new affordable ownership units each year allows staff to track progress in meeting these goals.

Table 4
Affordable Ownership Resale Options by Local Municipality, 2017

	Resale single detached	Resale semi-detached	Resale row	Resale condo
Aurora	☒	☒	☒	☒
East Gwillimbury	☒	☒	☒	✓
Georgina	☒	☒	☒	✓
King	☒	☒	☒	☒
Markham	☒	☒	☒	☒
Newmarket	☒	☒	☒	✓
Richmond Hill	☒	☒	☒	✓
Vaughan	☒	☒	☒	☒
Whitchurch-Stouffville	☒	☒	☒	☒

*Source: York Region Planning and Economic Development, 2018
Based on Toronto Real Estate Board data.*

**Table 5
Proportion of Affordable Units, 2017**

Local municipality	2017 Monitoring*			Sensitivity Analysis by Housing Unit Type*		
	Ground Related	High Density	Total	Ground Related	High Density	Total
Aurora	0% (0/686)	14% (9/64)	1% (9/750)	2% (11/686)	0% (0/64)	1% (11/750)
East Gwillimbury	14% (190/1,339)	0% (0/0)	14% (190/1,339)	24% (322/1,339)	0% (0/0)	24% (322/1,339)
Georgina	12% (15/130)	0% (0/33)	9% (15/163)	13% (17/130)	0% (0/33)	10% (17/163)
King	1% (3/322)	0% (0/1)	1% (3/323)	1% (4/322)	0% (0/1)	1% (4/323)
Markham	5% (24/500)	57% (860/1,509)	44% (884/2,009)	14% (70/500)	0% (0/1,509)	3% (70/2,009)
Newmarket	6% (11/184)	0% (0/4)	6% (11/188)	9% (16/184)	0% (0/4)	9% (16/188)
Richmond Hill	1% (4/356)	59% (717/1,223)	46% (721/1,579)	1% (5/356)	0% (0/1,223)	0% (5/1,579)
Vaughan	0% (2/1,075)	47% (2,193/4,623)	39% (2,195/5,698)	1% (10/1,075)	0% (1/4,623)	0% (11/5,698)
Whitchurch-Stouffville	2% (3/160)	27% (36/133)	13% (39/293)	13% (20/160)	0% (0/133)	7% (20/293)
York Region	5% (252/4,752)	50% (3,815/7,590)	33% (4,067/12,342)	10% (475/4,752)	0% (1/4,752)	4% (476/12,342)

* **Format: percentage of affordable units (number of affordable units/total number of units)**

Source: York Region Planning and Economic Development, 2018.

Based on Teranet, RealNet and Canada Mortgage and Housing Corporation data.

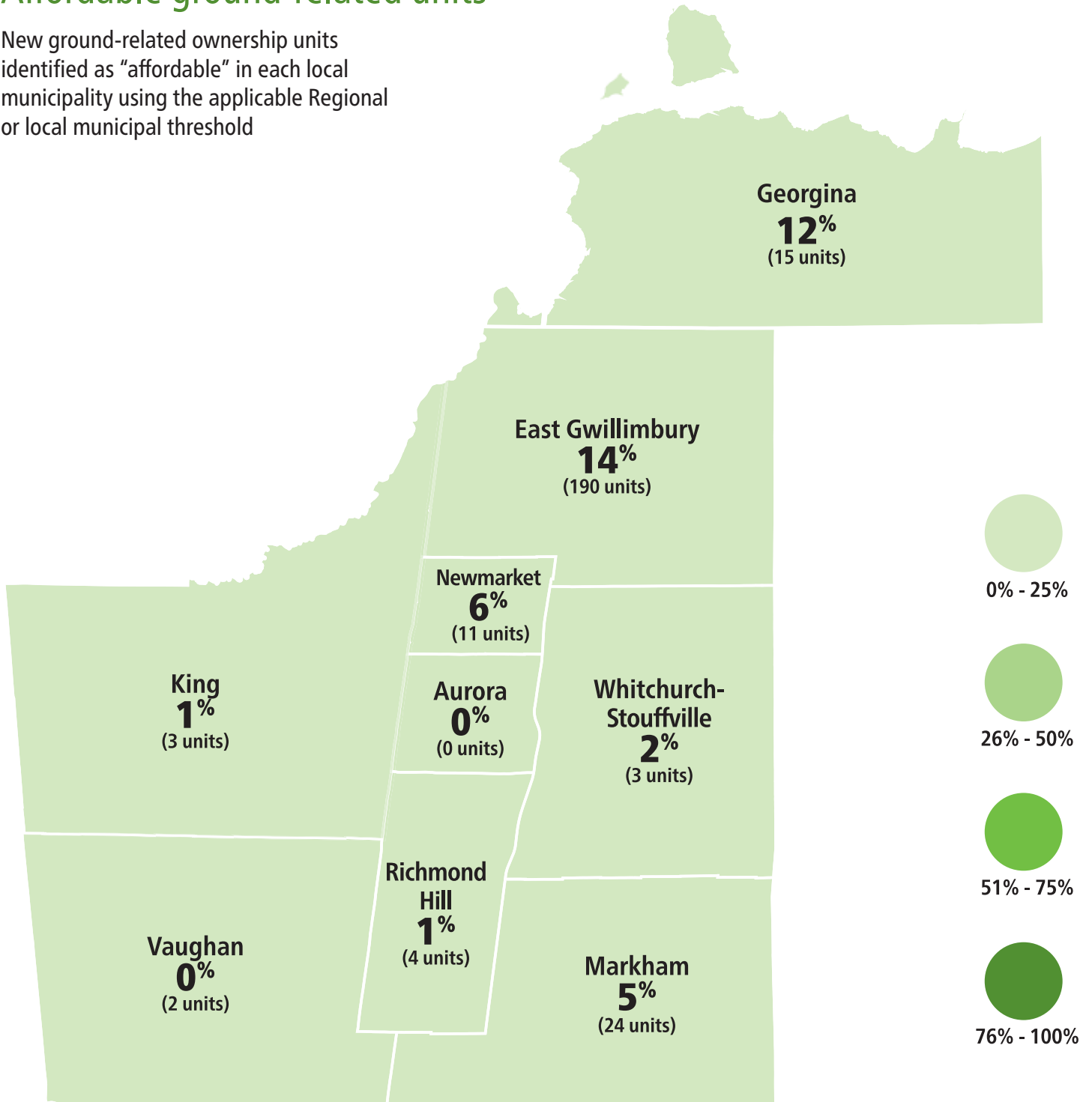


Appendix A

Local municipal 2017 ownership affordability rates

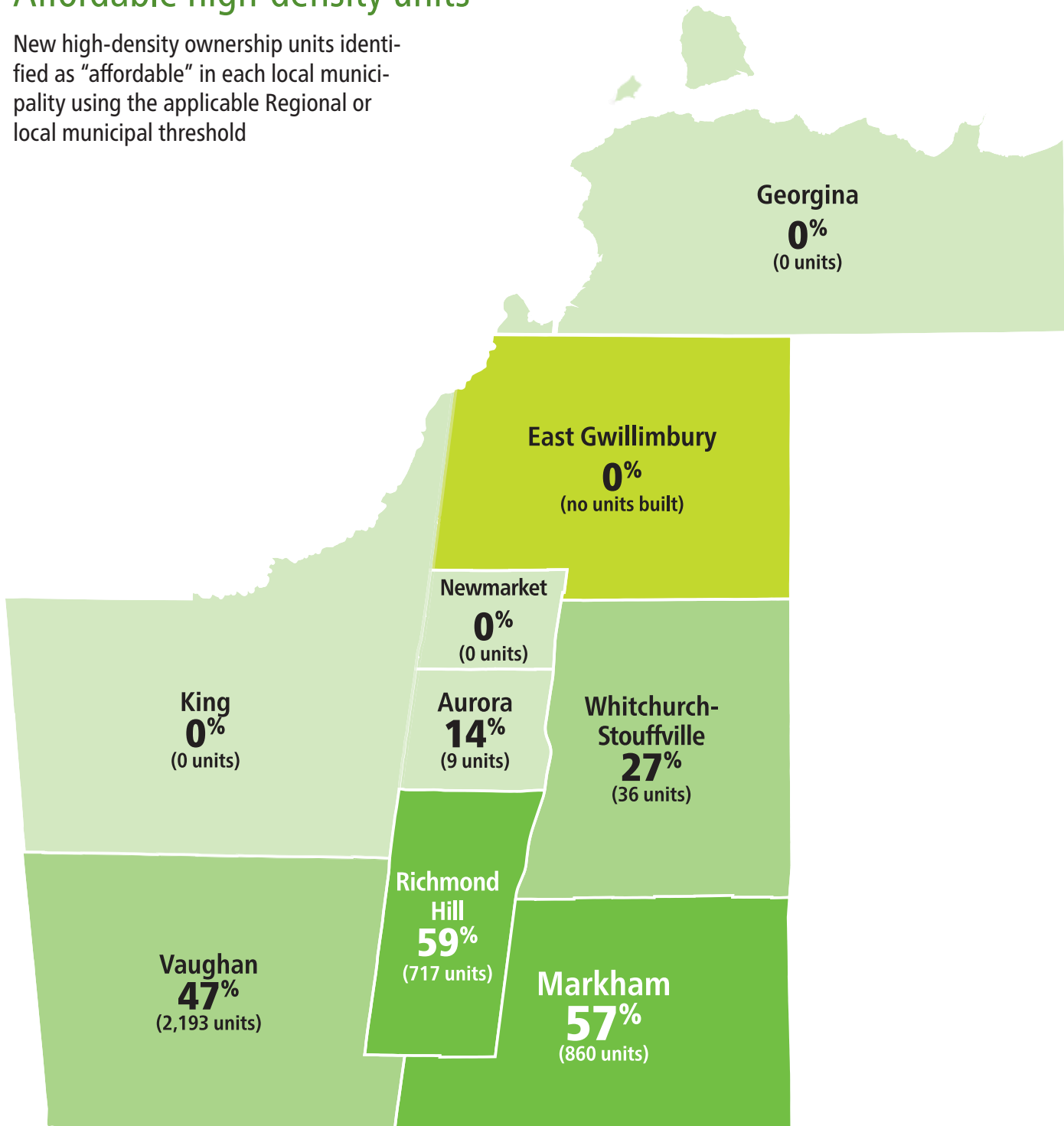
Affordable ground-related units

New ground-related ownership units identified as "affordable" in each local municipality using the applicable Regional or local municipal threshold



Affordable high-density units

New high-density ownership units identified as “affordable” in each local municipality using the applicable Regional or local municipal threshold



Appendix B

Measuring and monitoring housing affordability - 2017

60th Percentile ("Affordable" to 60 per cent of households)

Table 1: Ownership Units

Focus on households with incomes of \$119,907 or less, the wealthiest of which are able to afford a house that costs \$478,400.

	Ground Related			High Density								
	Sub Total			Studio			1 Bdrm*			2 Bdrm*		
	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
Aurora	686	0	0%	0	-	-	11	8	73%	51	1	2%
East Gwillimbury	1,339	190	14%	0	-	-	0	0	-	0	0	-
Georgina	130	15	12%	0	-	-	19	0	0%	11	0	0%
King	322	3	1%	0	-	-	0	0	-	1	0	0%
Markham	500	24	5%	1	1	100%	881	830	94%	541	0	0%
Newmarket	184	11	6%	0	-	-	2	0	0%	2	0	0%
Richmond Hill	356	4	1%	0	-	-	604	602	100%	529	107	20%
Vaughan	1,075	2	0%	0	-	-	2,005	1,890	94%	2,394	303	13%
Whitchurch-Stouffville	160	3	2%	0	-	-	38	34	89%	90	2	2%
York Region	4,752	252	5%	1	1	100%	3,560	3,364	94%	3,619	413	11%

*May or may not include a den

Source: York Region Planning and Economic Development, 2018

Table 2: Rental Units

	Private Market			Government Assisted/Non-Profit			Second Suites			Total Rental		
	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
Aurora	-	-	-	-	-	-	6	6	100%	6	6	100%
East Gwillimbury	-	-	-	-	-	-	4	4	100%	4	4	100%
Georgina	-	-	-	-	-	-	24	24	100%	24	24	100%
King	-	-	-	-	-	-	-	-	-	-	-	-
Markham	-	-	-	-	-	-	3	3	100%	3	3	100%
Newmarket	231	231	100%	-	-	-	28	28	100%	259	259	100%
Richmond Hill	-	-	-	-	-	-	-	-	-	-	-	-
Vaughan	33	33	100%	-	-	-	8	8	0%	41	41	100%
Whitchurch-Stouffville	-	-	-	-	-	-	7	7	100%	7	7	100%
York Region	264	264	100%	0	0	-	80	80	100%	344	344	100%

Source: York Region Planning and Economic Development, 2018

High Density												Total Ownership		
3 Bdrm*			Penthouse			Other			Sub Total			Total	Aff (#)	Aff (%)
Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)			
2	0	0%	-	-	-	-	-	-	64	9	14%	750	9	1%
0	0	-	-	-	-	-	-	-	0	0	0%	1,339	190	14%
3	0	0%	-	-	-	-	-	-	33	0	0%	163	15	9%
0	0	-	-	-	-	-	-	-	1	0	0%	323	3	1%
33	0	0%	48	29	60%	5	-	0%	1,509	860	57%	2,009	884	44%
0	0	-	-	-	-	-	-	-	4	0	0%	188	11	6%
57	0	0%	10	6	60%	23	2	9%	1,223	717	59%	1,579	721	46%
182	0	0%	25	-	0%	17	-	0%	4,623	2,193	47%	5,698	2,195	39%
0	0	-	5	-	0%	-	-	-	133	36	27%	293	39	13%
277	0	0%	88	35	40%	45	2	4%	7,590	3,815	50%	12,342	4,067	33%

Table 3: All Units (60th percentile)

	Ownership Units			Rental Units			All Units		
	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
Aurora	750	9	1%	6	6	100%	756	15	2%
East Gwillimbury	1,339	190	14%	4	4	100%	1,343	194	14%
Georgina	163	15	9%	24	24	100%	187	39	21%
King	323	3	1%	-	-	-	323	3	1%
Markham	2,009	884	44%	3	3	100%	2,012	887	44%
Newmarket	188	11	6%	259	259	100%	447	270	60%
Richmond Hill	1,579	721	46%	-	-	-	1,579	721	46%
Vaughan	5,698	2,195	39%	41	41	100%	5,739	2,236	39%
Whitchurch-Stouffville	293	39	13%	7	7	100%	300	46	15%
York Region	12,342	4,067	33%	344	344	100%	12,686	4,411	35%

Source: York Region Planning and Economic Development, 2018

Appendix C

Measuring and monitoring housing affordability - 2017

50th Percentile ("Affordable" to 50 per cent of households)

Table 1: Ownership Units affordable at the fifth decile

Focus on households with incomes of \$99,176 or less (lowest 50% of income levels), the wealthiest of which are able to afford a house that costs \$395,690.

	Ownership											
	Ground Related			High Density								
	Sub Total			Studio			1 Bdrm*			2 Bdrm*		
	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
Aurora	686	0	0%	-	-	-	11	7	64%	51	0	0%
East Gwillimbury	1,339	41	3%	-	-	-	0	0	-	0	0	-
Georgina	130	0	0%	-	-	-	19	0	0%	11	0	0%
King	322	2	1%	-	-	-	0	0	-	1	0	0%
Markham	500	1	0%	1	1	100%	881	159	18%	541	0	0%
Newmarket	184	0	0%	-	-	-	2	0	0%	2	0	0%
Richmond Hill	356	4	1%	-	-	-	604	156	26%	529	0	0%
Vaughan	1,075	2	0%	-	-	-	2,005	1,364	68%	2,394	3	0%
Whitchurch-Stouffville	160	0	0%	-	-	-	38	1	3%	90	0	0%
York Region	4,752	50	1%	1	1	100%	3,560	1,687	47%	3,619	3	0%

*May or may not include a den

Source: York Region Planning and Economic Development, 2018

Table 2: Rental Units

	Private Market			Government Assisted/Non-Profit			Second Suites			Total Rental		
	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
Aurora	-	-	-	-	-	-	6	6	100%	6	6	100%
East Gwillimbury	-	-	-	-	-	-	4	4	100%	4	4	-
Georgina	-	-	-	-	-	-	24	24	100%	24	24	100%
King	-	-	-	-	-	-	0	0	0	0	0	-
Markham	-	-	-	-	-	-	3	3	100%	3	3	100%
Newmarket	231	231	100%	-	-	-	28	28	100%	259	259	100%
Richmond Hill	-	-	-	0	0	0%	0	0	0	0	0	0%
Vaughan	33	33	100%	-	-	-	8	8	100%	41	41	-
Whitchurch-Stouffville	-	-	-	-	-	-	7	7	100%	7	7	100%
York Region	264	264	100%	0	0	0%	80	80	100%	344	344	100%

Source: York Region Planning and Economic Development, 2018

Ownership														
High Density												Ownership		
3 Bdrm*			Penthouse			Other			Sub Total			Total		
Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
2	0	0%	-	-	-	-	-	-	64	7	11%	750	7	1%
0	0	-	-	-	-	-	-	-	0	0	-	1,339	41	3%
3	0	0%	-	-	-	-	-	-	33	0	-	163	0	0%
0	0	-	-	-	-	-	-	-	1	0	0%	323	2	1%
33	0	0%	48	29	60%	5	-	0%	1,509	189	13%	2,009	190	9%
0	0	-	-	-	-	-	-	-	4	0	-	188	0	0%
57	0	0%	10	-	0%	23	-	0%	1,223	156	13%	1,579	160	10%
182	0	0%	25	-	0%	17	-	0%	4,623	1,367	30%	5,698	1,369	24%
0	0	-	5	-	0%	-	-	-	133	1	1%	293	1	0%
277	0	0%	88	29	33%	45	0	0%	7,590	1,720	23%	12,342	1,770	14%

Table 3: All Units (50th percentile)

	Ownership Units			Rental Units			All Units		
	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
Aurora	750	7	1%	6	6	100%	756	13	2%
East Gwillimbury	1,339	41	3%	4	4	-	1,343	45	3%
Georgina	163	0	0%	24	24	100%	187	24	13%
King	323	2	1%	0	0	-	323	2	1%
Markham	2,009	190	9%	3	3	100%	2,012	193	10%
Newmarket	188	0	0%	259	259	100%	447	259	58%
Richmond Hill	1,579	160	10%	0	0	0%	1,579	160	10%
Vaughan	5,698	1,369	24%	41	41	-	5,739	1,410	25%
Whitchurch-Stouffville	293	1	0%	7	7	100%	300	8	3%
York Region	12,342	1,770	14%	344	344	100%	12,686	2,114	17%

Source: York Region Planning and Economic Development, 2018

Measuring and Monitoring Housing Affordability - 2017

40th Percentile ("Affordable" to 40 per cent of households)

Table 4: Ownership Units affordable at the fourth decile

Focus on households with incomes of \$80,206 or less (lowest 40% of incomes), the wealthiest of which are able to afford a house that costs \$320,002.

	Ownership											
	Ground Related			High Density								
	Sub Total			Studio			1 Bdrm*			2 Bdrm*		
	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
Aurora	686	0	0%	-	-	-	11	0	0%	51	0	0%
East Gwillimbury	1,339	0	0%	-	-	-	0	0	0%	0	0	-
Georgina	130	0	0%	-	-	-	19	0	0%	11	0	0%
King	322	2	1%	-	-	-	0	0	0%	1	0	0%
Markham	500	0	0%	1	1	100%	881	12	1%	541	0	0%
Newmarket	184	0	0%	-	-	-	2	0	0%	2	0	0%
Richmond Hill	356	4	1%	-	-	-	604	0	0%	529	0	0%
Vaughan	1,075	2	0%	-	-	-	2,005	72	4%	2,394	0	0%
Whitchurch-Stouffville	160	0	0%	-	-	-	38	0	0%	90	0	0%
York Region	4,752	8	0%	1	1	100%	3,560	84	2%	3,619	0	0%

*May or may not include a den

Source: York Region Planning and Economic Development, 2018

Table 5: Rental Units

	Private Market			Government Assisted/Non-Profit			Second Suites			Total Rental		
	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
Aurora	-	-	-	-	-	-	6	6	100%	6	6	100%
East Gwillimbury	-	-	-	-	-	-	4	4	100%	4	4	100%
Georgina	-	-	-	-	-	-	24	24	100%	24	24	100%
King	-	-	-	-	-	-	0	0	N/A	0	0	-
Markham	-	-	-	-	-	-	3	3	100%	3	3	100%
Newmarket	231	231	100%	-	-	-	28	28	100%	259	259	100%
Richmond Hill	-	-	-	0	0	0%	0	N/A	N/A	0	0	-
Vaughan	33	33	100%	-	-	-	8	8	0%	41	41	100%
Whitchurch-Stouffville	-	-	-	-	-	-	7	7	100%	7	7	100%
York Region	264	264	100%	0	0	0%	80	80	100%	344	344	100%

Source: York Region Planning and Economic Development, 2018

Ownership														
High Density												Ownership		
3 Bdrm*			Penthouse			Other			Sub Total			Total		
Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
2	0	0%	-	-	-	-	-	-	64	0	0%	750	0	0%
0	0	0%	-	-	-	-	-	-	0	0	0%	1,339	0	0%
3	0	0%	-	-	-	-	-	-	33	0	0%	163	0	0%
0	0	0%	-	-	-	-	-	-	1	0	0%	323	2	1%
33	0	0%	48	-	0%	5	-	0%	1,509	13	1%	2,009	13	1%
0	0	0%	-	-	-	-	-	-	4	0	0%	188	0	0%
57	0	0%	10	-	0%	23	-	0%	1,223	0	0%	1,579	4	0%
182	0	0%	25	-	0%	17	-	0%	4,623	72	2%	5,698	74	1%
0	0	0%	5	-	0%	-	-	-	133	0	0%	293	0	0%
277	0	0%	88	0	0%	45	0	0%	7,590	85	1%	12,342	93	1%

Table 6: All Units (40th percentile)

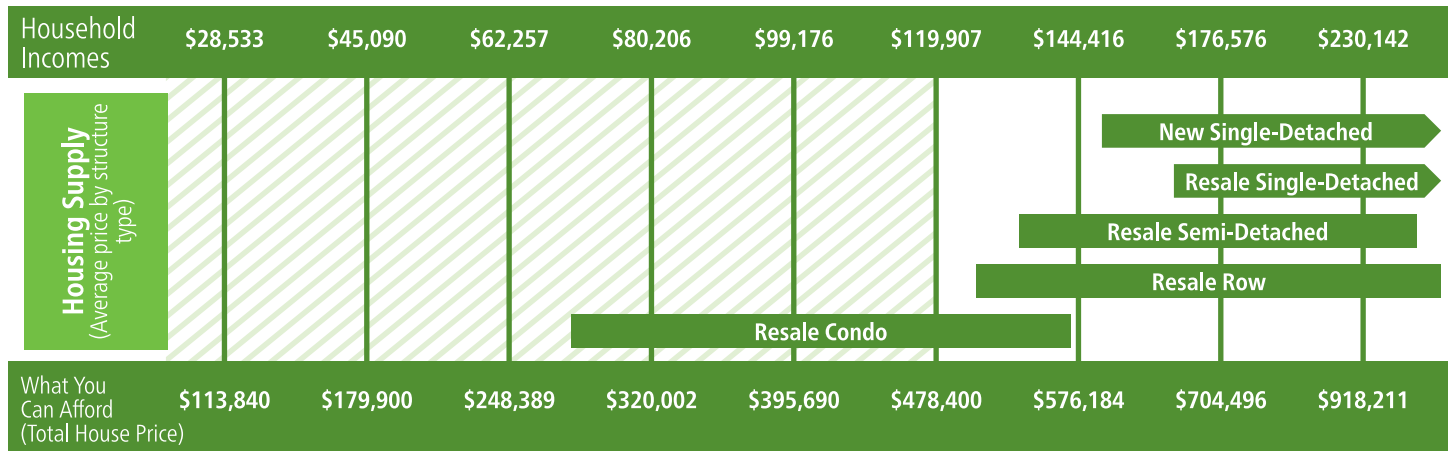
	Ownership Units			Rental Units			All Units		
	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
Aurora	750	0	0%	6	6	100%	756	6	1%
East Gwillimbury	1,339	0	0%	4	4	100%	1,343	4	0%
Georgina	163	0	0%	24	24	100%	187	24	13%
King	323	2	1%	0	0	-	323	2	1%
Markham	2,009	13	1%	3	3	100%	2,012	16	1%
Newmarket	188	0	0%	259	259	100%	447	259	58%
Richmond Hill	1,579	4	0%	0	0	-	1,579	4	0%
Vaughan	5,698	74	1%	41	41	100%	5,739	115	2%
Whitchurch-Stouffville	293	0	0%	7	7	100%	300	7	2%
York Region	12,342	93	1%	344	344	100%	12,686	437	3%

Source: York Region Planning and Economic Development, 2018

Appendix D

York Region ownership housing snapshot, 2017

▨ Supply under maximum affordable threshold (\$119,907)



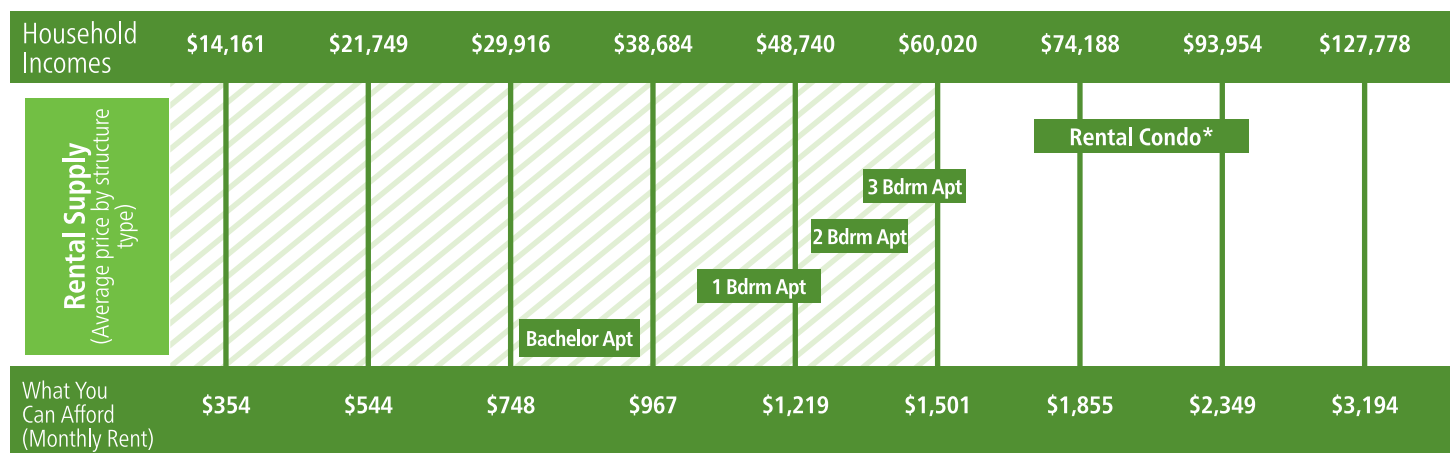
Source: York Region Planning and Economic Development, 2018

Notes:

1. "Household Incomes" and "What You Can Afford" are region-wide analyses
2. Source for Household Income Deciles: Statistics Canada, 2011 Census, Custom Tabulations, adjusted for inflation to December 2017
3. Source for New Single-Detached Prices: Canada Mortgage Housing Corporation, Housing Now - Greater Toronto Area, January 2018 (only single-detached data is available through this data source)
4. Source for Resale Ownership Prices: Toronto Real Estate Board, Market Watch, December 2017
5. Bars show lowest local municipal average price to highest local municipal average price

York Region rental housing snapshot, 2017

▨ Supply under maximum affordable threshold (\$60,020)



* Rental Condo upper range data from 2016 due to incomplete data for 2017

Source: York Region Planning and Economic Development, 2018

Notes:

1. "Household Incomes" and "What You Can Afford" are region-wide analyses
2. Source for Household Income Deciles: Statistics Canada, 2011 Census, Custom Tabulations, adjusted for inflation to December 2017
3. Source for Average Market Rent: Canada Mortgage and Housing Corporation, Rental Market Report, Greater Toronto Area, Fall 2017
4. Bars show lowest CMHC Rental Market Survey Zone average rent to highest CMHC Rental Market Survey Zone average rent. CMHC RMS Zones as follows: (1) King, Richmond Hill and Vaughan, (2) Aurora, East Gwillimbury, Georgina, Newmarket, Whitchurch-Stouffville, (3) Markham
5. Condo analysis is region-wide and only 1 and 2 bedroom units are included (data for other units suppressed)





HOUSING SERVICES

17250 Yonge Street
Newmarket ON L3Y 6Z1
1-877-464-9675
TTY: 1-866-512-6228

york.ca

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