

 York Region

 HOUSING
YORK INC.
Building Strong Communities



Building Strong COMMUNITIES

Affordable Housing in Richmond Hill

February 12, 2009

Did you know...

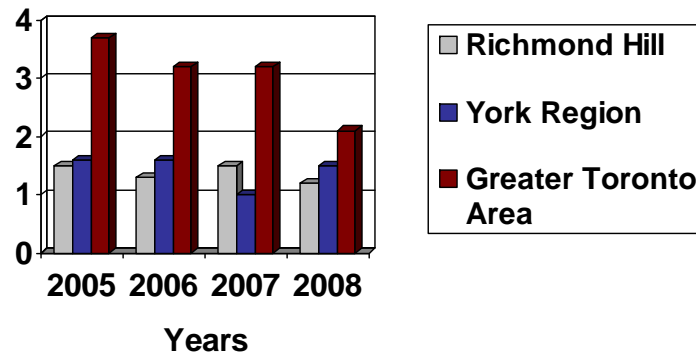


- Over 5,800 households are on York Region's Social Housing Wait List
- York Region's emergency shelters are consistently at or above capacity
- Between 2001 and 2006 low income residents in York Region increased by 55%
- Loft/Crosslinks Outreach Van served 2047 people on the street in 2007

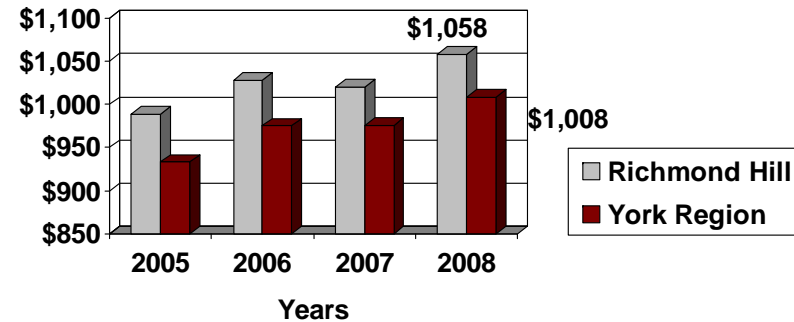
Richmond Hill Housing Facts



Average Vacancy Rates for Rental Units



Average Market Rent



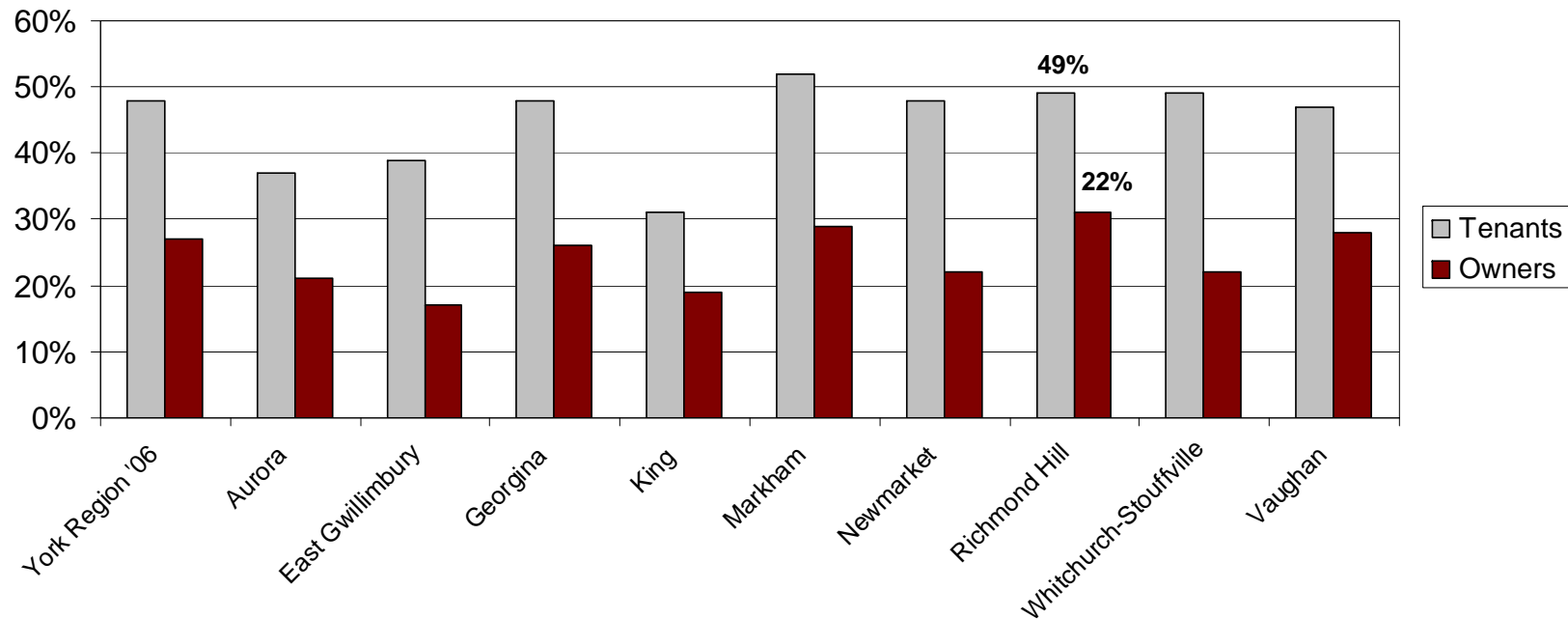
Source: Canada Mortgage and Housing Corporation, Rental Market Survey (2005-2008)

- Richmond Hill has one of the lowest rental vacancy rates (1.2%)
- The average market rent in Richmond Hill was \$1,058 per month in 2008

Is Housing in York Region Affordable?



Percentage of Tenants/Owners Spending 30% or More on Housing



Source: Statistics Canada, Census 2006

York Region's Mandate



- As a Consolidated Municipal Service Manager, the Region is responsible for Social Housing
 - Fund and administer social housing
 - Manage the Social Housing Waiting List
 - Maintain service levels
- Plan for rent geared-to-income (RGI) housing needs in the community
 - Deliver Federal/Provincial housing programs
 - Build the *Bricks and Mortar*
- Owner/Operator for Housing York Inc.
- Meet the objectives set out in the Regional Official Plan

What is Social Housing?



- Housing that is provided through government-sponsored programs and provides rent subsidy or rent geared-to-income (RGI)
- Social Housing is affordable rental housing for seniors, families, and individuals with low to moderate income

Rent Geared-to-Income (RGI) Assistance



- Social housing buildings have market rent and rent geared-to-income (RGI) units
- The Region provides RGI assistance to households who do not have enough income to pay for market rent
- Monthly rent is determined by calculating 30% of the household's gross income

Social Housing Wait List



- As of December 2008, there were 5,833 households seeking assisted housing in York Region
- There are more than 2,000 social housing units located in Richmond Hill
- Wait times depend on location, unit size required, and the number of buildings selected

Social Housing Administered by York Region



Building Type	Number of Units
Co-operatives (Provincial)	978
Non-Profits	3073
Housing York Inc.	1977
Total	6028

- An additional 1057 units are Federal Cooperatives operating under agreements with Canada Mortgage and Housing Corporation
- A number of these units have been modified to accommodate persons with physical disabilities

Addressing the Need



- Housing York Inc. owns but does not directly operate four homeless shelters with a total of 75 beds
- There are 23 Domiciliary Hostels funded by the Region for vulnerable adults who have a mental health diagnosis or are frail
 - Among the 23 Domiciliary Hostels, 395 beds are subsidized by the Region
- The Region operates two Long Term Care Centres
 - Maple Health Centre (100 beds)
 - Newmarket Health Centre (132 beds)

Addressing the Need



Recent Accomplishments

- Completed Blue Willow Terrace in Vaughan (60 seniors units)
- Completed Tom Taylor Place in Newmarket (50 family units)
 - LEED Certified
 - Seven units are designated for clients of the Canadian Hearing Society

Future Development Plans



- Developing a 15 unit (60 beds) family shelter in East Gwillimbury in partnership with Blue Door Shelters – expected completion in late 2009
- Developing an 84 unit seniors apartment on the Vaughan Civic Centre campus in partnership with the City of Vaughan – expected completion in 2010

Future Development Plans



- Four community agencies have been selected to develop 270 affordable units under the Canada-Ontario **Affordable Housing Program (AHP)**
 - there will be a mix of family and senior units as well as units designated for persons with disabilities in Markham, Vaughan, and East Gwillimbury – expected occupancy by 2010
- Expanding an existing seniors building in King Township by building 40 new units – expected occupancy by late 2010

Financial Tools



General Financial Tools

- The Region has adopted a policy to provide conditional grants equal to Development Charges for non-profit housing providers building affordable rental housing
- The Region has lowered the property tax rate for multi-residential units
 - Benefits affordable rental housing buildings

Financial Tools for the current AHP Projects

- The Region will provide a grant equal to \$10,000 per unit to the four community agencies building affordable housing
- Regional Council approved a ***Regional Rent Supplement*** program that will directly benefit a number of tenants living in the four community agency buildings

Provincial Financing



- **Infrastructure Ontario**

- The Infrastructure Ontario Loan Program is now available for social housing development projects
- www.infrastructureontario.ca

Challenges



- Building new rental housing is expensive
 - Cost of land and construction continues to rise
- Few incentives to attract the private sector into the rental market
 - Increasing regulatory requirements for rental apartments
- Lack of a national and provincial housing strategy
- Uncertainties on long-term stable Federal/Provincial funding
- The Region is leading the way but can't do it on its own

Future Plans



- Regional Official Plan is currently under review
- The Region will pursue funding opportunities as they arise to increase the supply of affordable housing
- The Region looks forward to working with the community, the private sector, municipalities and other levels of government, to achieve the objectives set out in the Regional Official Plan



Questions?