

The background of the slide is a photograph of the York Region Administration Building. It is a modern, curved building with multiple stories and large windows. Two prominent, tall, cylindrical towers rise from the building, each featuring a large clock face. The sky is blue with some light clouds.

York Region Housing Information

Presented by
Paul Freeman, Chief Planner

May 20, 2021



Purpose

- To provide background information and data to assist with determining the scope of the Housing Task Force

Outline

- Housing Supply
- Timing of Development Approvals and Population Growth
- Housing Opportunities and Challenges

2020 York Region Housing Supply

Planning Application Status	Residential Units
Draft Approved	26,894
Registered Unbuilt	4,939
Total:	31,833
Additional Proposed Under Application	>50,000

Supply remains steady with new approvals matching market uptake of units built

Growth potential in recent Secondary Plans

- Region's designated housing supply of ~170,000 units has ability to accommodate 20 years residential growth including:
 - 410 ha in East Gwillimbury (9,300 units)
 - 720 ha in Markham (15,600 units)
 - 470 ha in Vaughan (13,500 units)

Secondary Plan approvals in 2010 Urban expansion areas provide 10+ years of ground related supply

Average timing of development approvals

For grade-related developments (~3.5 years):

- Regional Planning: 14 months to review and draft approve a plan of subdivision
- Applicant: 2 years for the applicant to apply for plan registration after draft approval
- Regional Planning: 3 months for staff to clear a subdivision plan for registration



For high-density applications (Site Plans):

- 1.8 years average for condo apartment applications
- 1.5 years from submission to building permits for purpose-built rental apartments



Growth and housing related annual reports

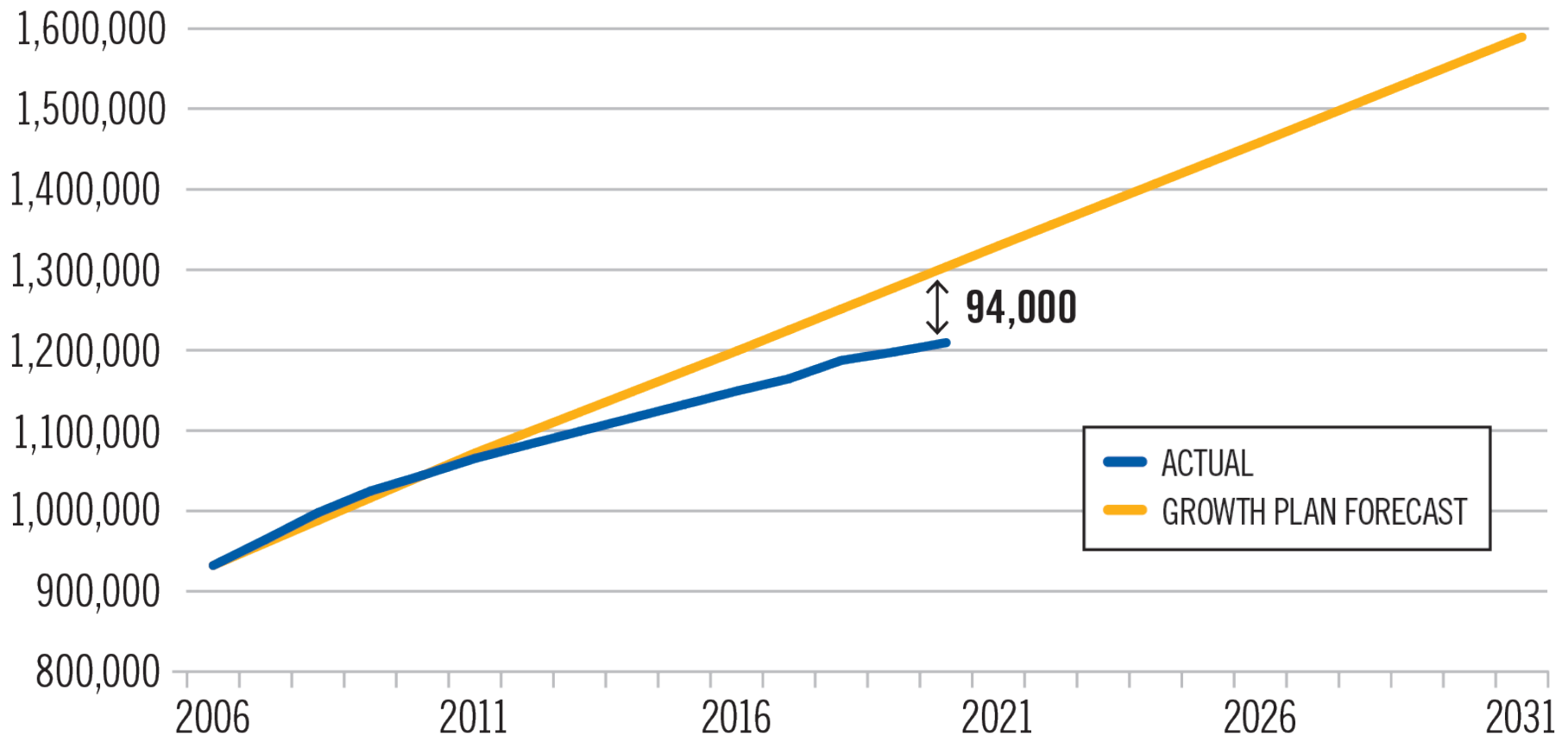
- Housing Supply Update
- Growth and Development Review
- Employment and Industry
- Regional Centres and Corridors Update
- Development Activity Summary
- Affordable Housing Measuring and Monitoring

Key Findings:

1. Housing supply remains steady meeting market demand
2. Market population growth falling short of anticipated/forecasted
3. Affordability is an increasing challenge

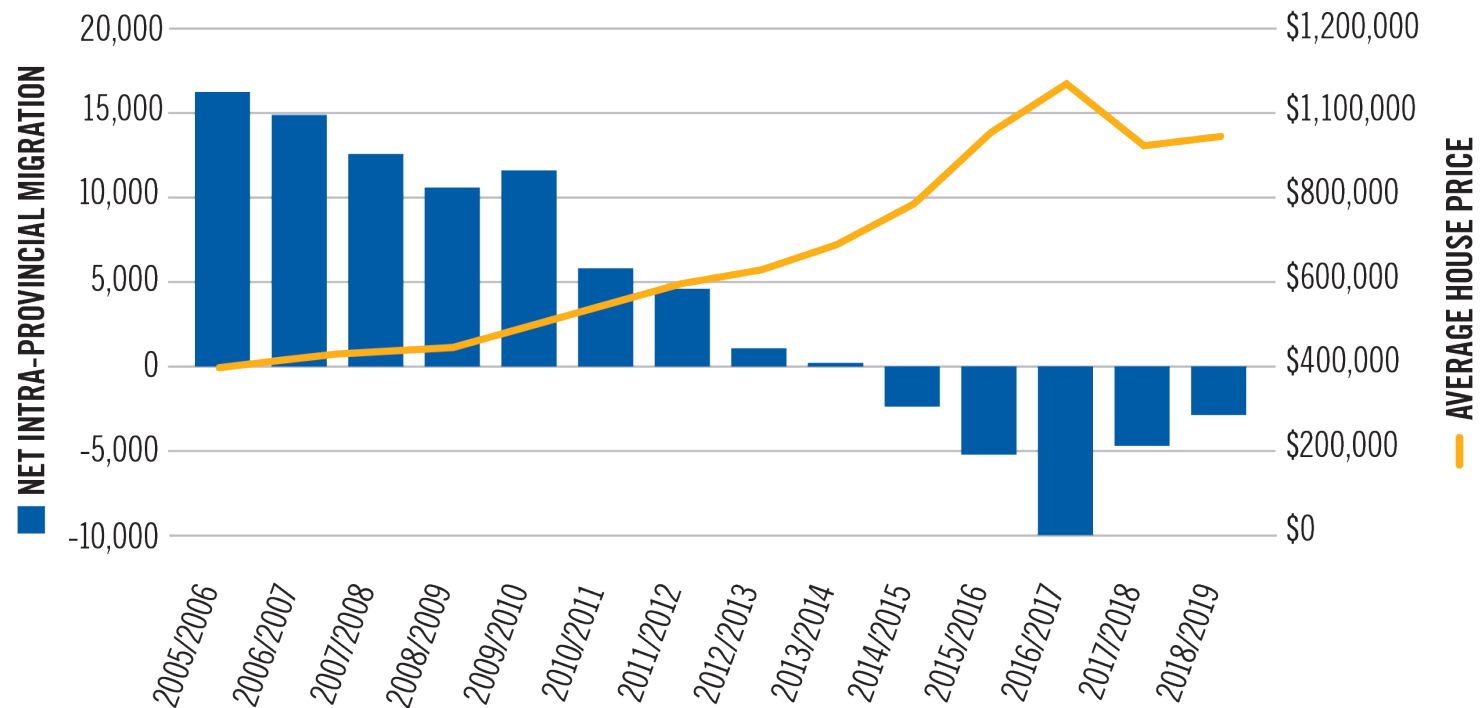
Foundational Housing Analysis: Background

POPULATION (actual and forecast), 2006 to 2031



Housing affordability and population growth

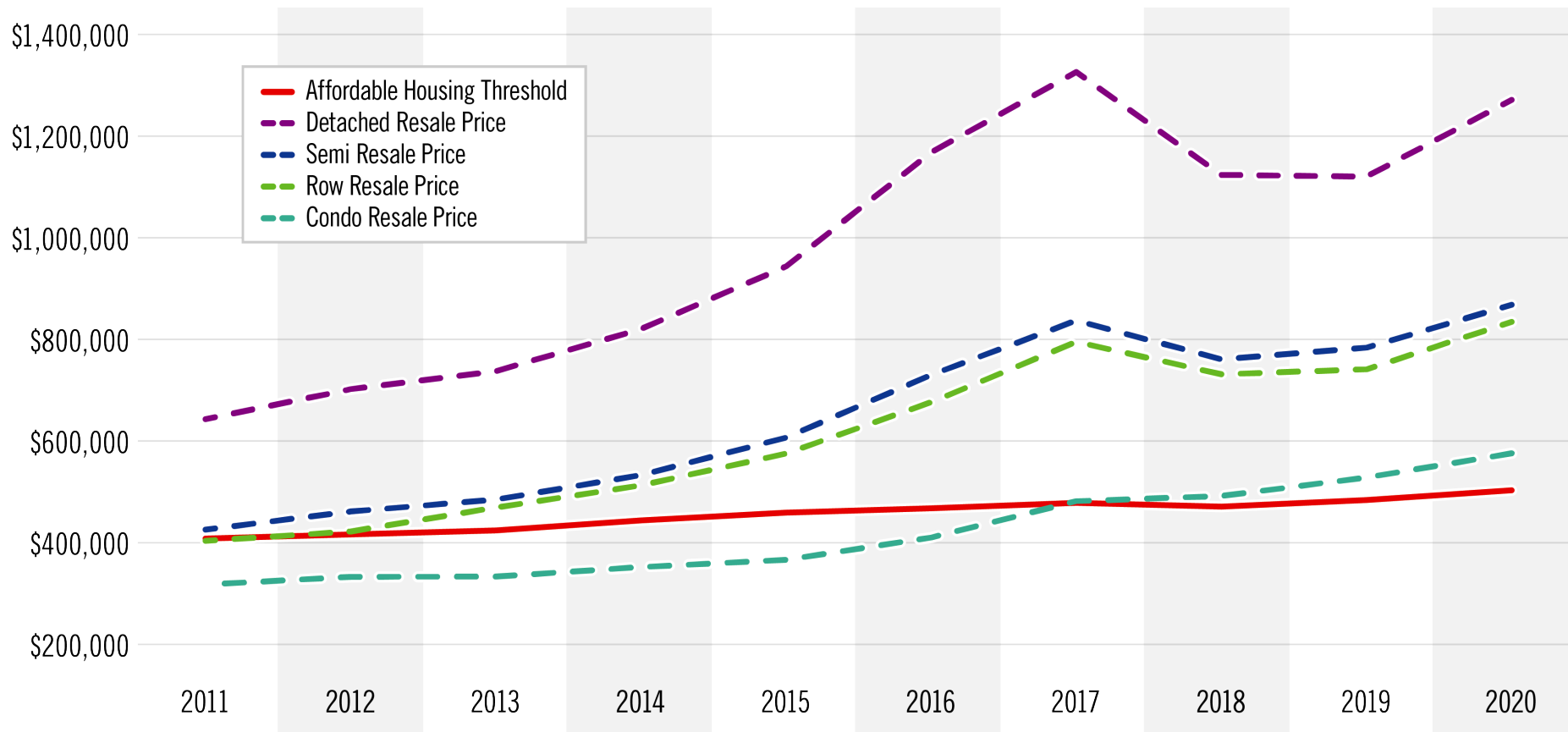
NET INTRA-PROVINCIAL MIGRATION and AVERAGE ANNUAL HOUSE PRICES in YORK REGION



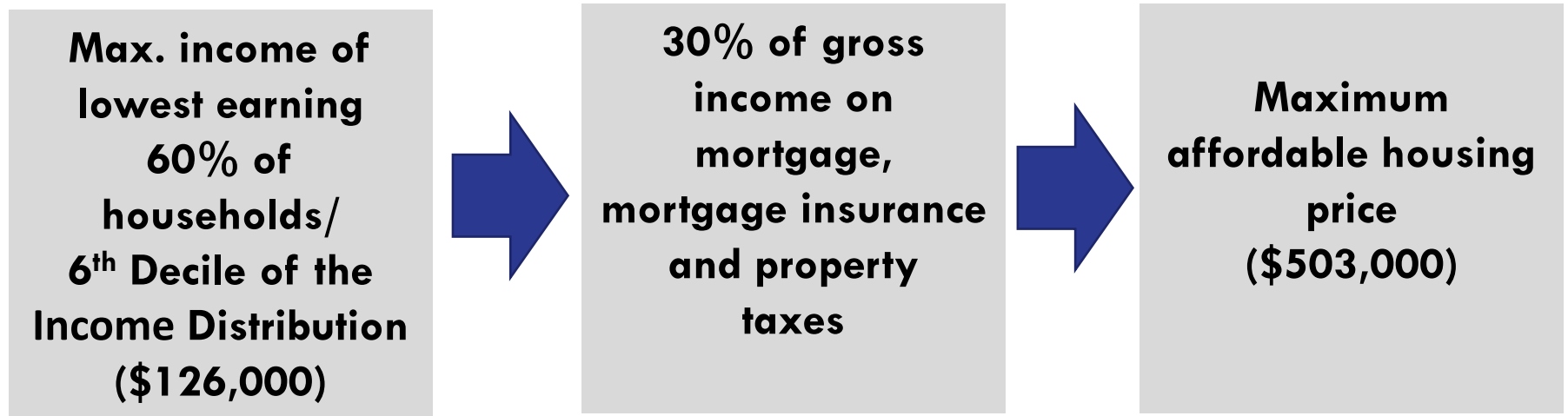
There is a correlation between average house prices and intra-provincial migration

House prices

Average Resale Housing Prices and Affordable Price Threshold, 2020



Affordable housing threshold, 2020



Nurse

\$74,000



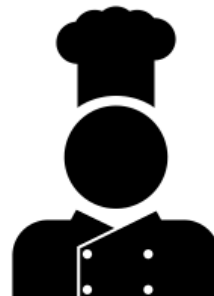
Plumber

\$62,000



**Retail Sales
Supervisor**

\$41,000



Chef

\$26,000



Teacher

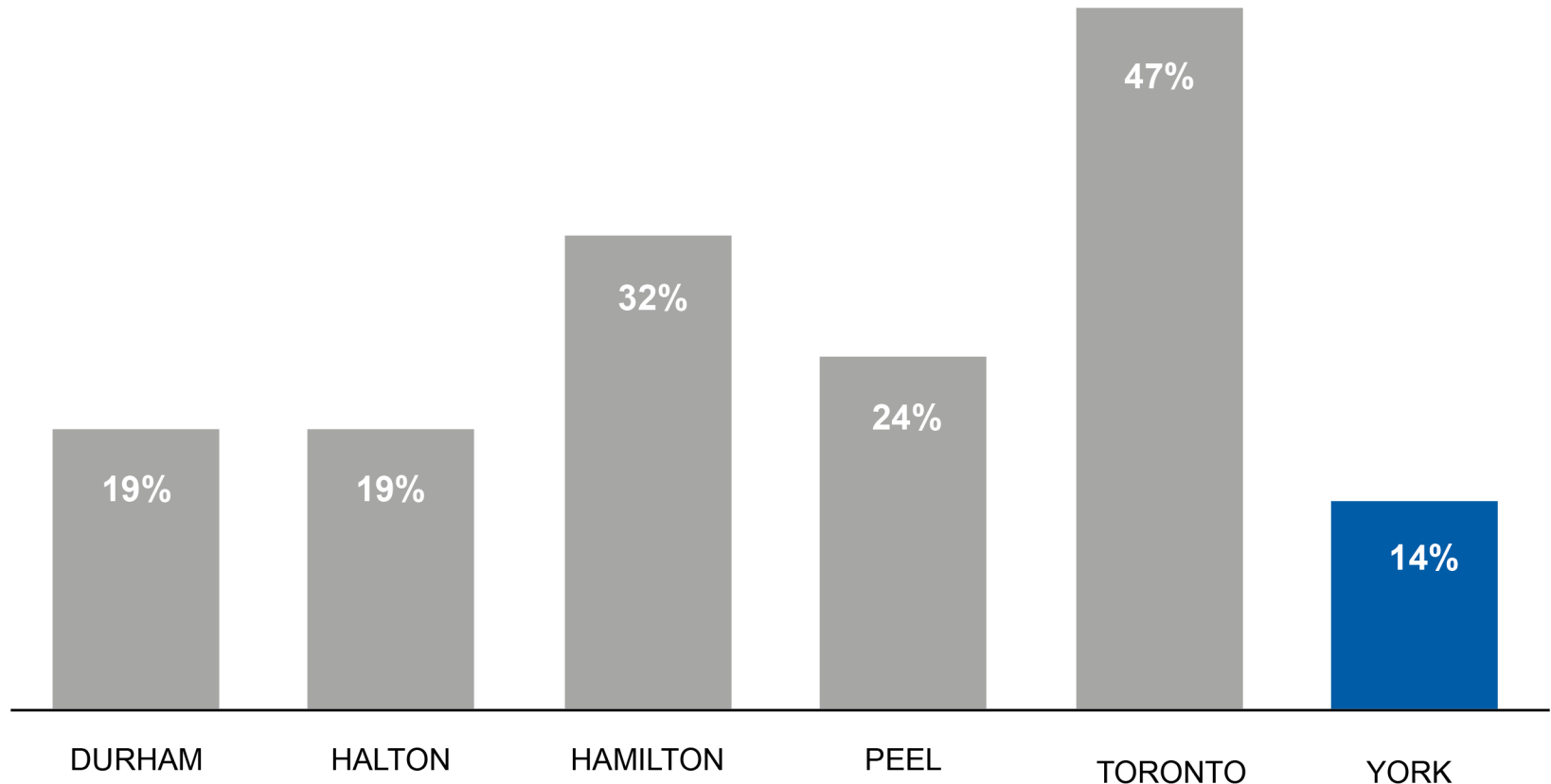
\$70,000



**Operator/
Controller**

\$99,000

Rental Stock, 2016



Source: Statistics Canada 2016 Census of Population

Additional rental coming with 3,200 purpose-built rental units proposed in Centres and Corridors since 2018

Summary

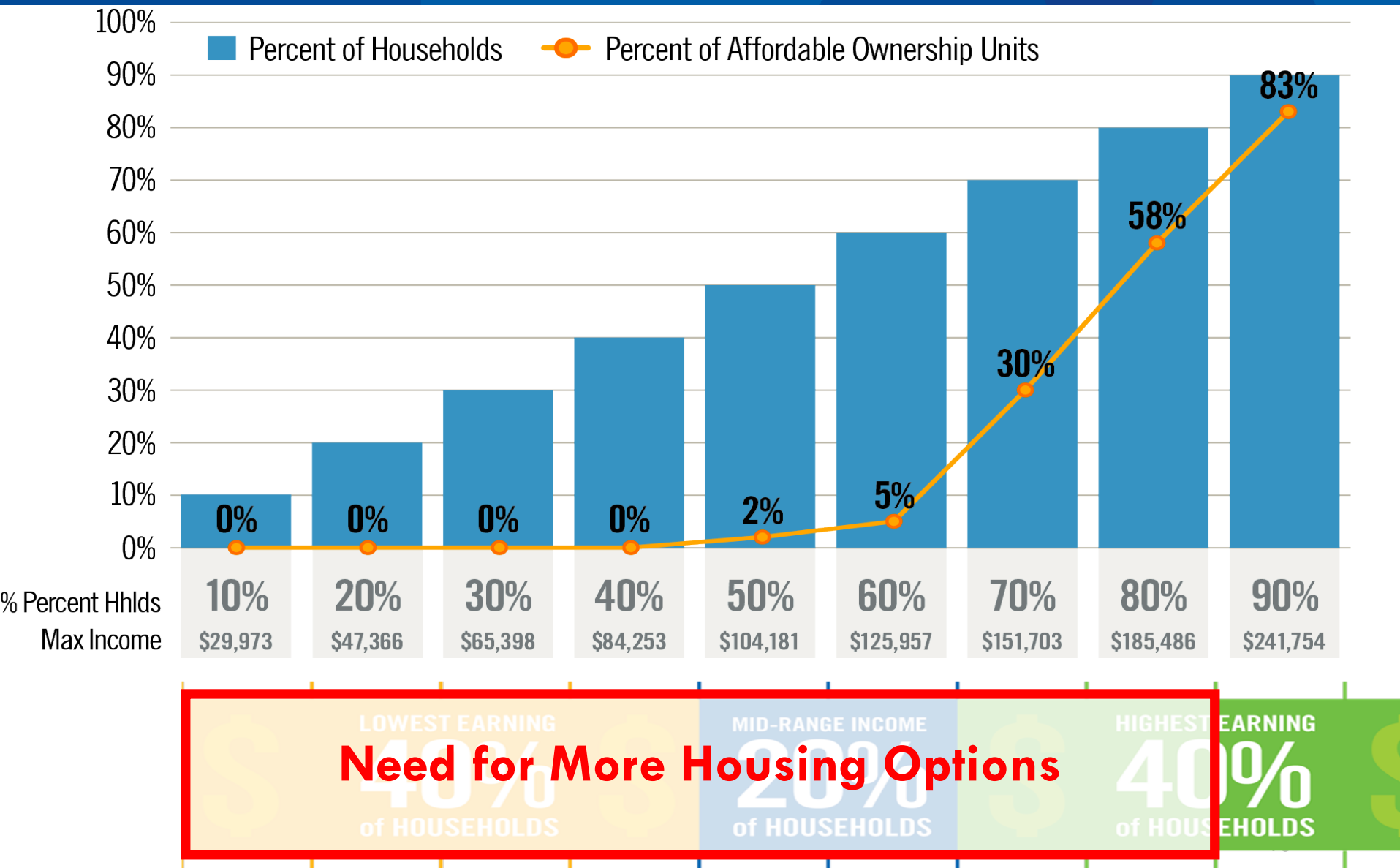
- The Region is
 - Meeting or exceeding Provincial requirements for land and units available for development
 - Meeting or exceeding Provincial timelines to review and approve planning application
 - Not achieving growth targets
- There is a correlation between growth and housing affordability
 - Housing affordability issues impact up to 80% of households
 - While rental housing stock is low, activity in new rental developments is increasing

Questions/Discussion

The background is a solid blue color with several large, overlapping, rounded geometric shapes in a slightly darker shade of blue. These shapes create a layered, abstract effect. The text 'Back Pocket' is positioned on the left side of the image, within one of the lighter blue areas.

Back Pocket

Affordable Ownership Housing, 2020



Market Rental Housing System Indicators

WHERE THE HOUSING SYSTEM STOOD IN 2020 SYSTEM INDICATORS

MARKET RENTAL HOUSING

3% is considered to be a healthy vacancy rate. In 2020, the maximum affordable rent for a household at the sixth income decile for renter households in York Region was \$1,576.

VACANCY RATE

	2019	2020
Purpose-built	1.2%	1.9%
Rental condo	0.3%	0.9%



AVERAGE RENT

	2019		2020	
	\$1,368	up 8% over 2018	\$1,465	up 15.6% over 2018
	\$2,071	up 3.5% over 2018	\$2,200	up 9.9% over 2018

CMHC Rental Market Survey Data Tables,
2019 and 2020, Table 1.1.1 and Table 4.1.1

CMHC Rental Market Survey Data Tables,
2018, 2019 and 2020, Table 1.1.2 and Table 4.1.3

Ownership Housing System Indicators

Affordable housing thresholds identify the highest price a household earning at the sixth decile of the income distribution can afford. In York Region, the threshold was \$503,145 in 2020, and the maximum affordable monthly carrying cost for a home purchased in 2020 was \$3,149.



Average price
new single-detached home

2019

\$1.39 million

2020

\$1.36 million

Adapted from CMHC Market Absorption Survey, 2019 and 2020, for Local Municipalities in York Region

Average resale price
for all housing types

\$937,546

\$1,067,134

Adapted from Toronto Real Estate Board Market Watch Reports, 2019 and 2020

Estimated monthly carrying cost
for a resale townhouse

(includes mortgage, mortgage insurance and property taxes)

\$4,725

\$5,125

Adapted from Toronto Real Estate Board Market Watch Reports, 2019 and 2020, and York Region Affordable Housing Measuring and Monitoring model, 2019 and 2020

5%

The percent of new ownership housing that is affordable to households at the sixth income decile (\$125,967 in 2020).

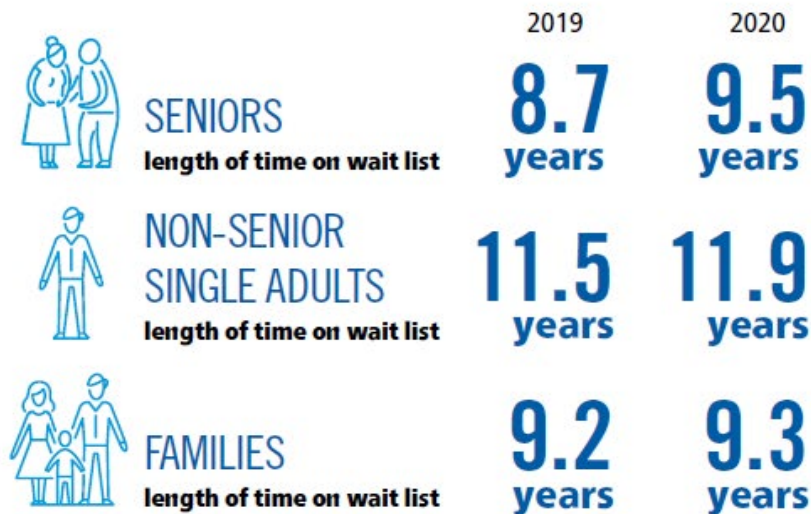
In 2019, 11% of new ownership housing was affordable to households at the sixth income decile.

York Region
Affordable Housing
Measuring and
Monitoring Reports,
2019 and 2020

Community Housing System Indicators

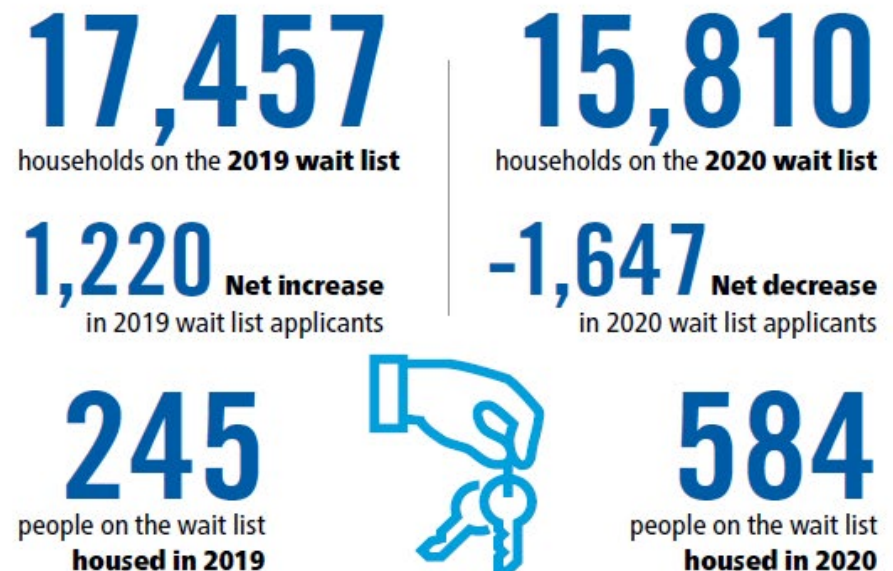
In 2019, MBNCanada reported that the median percentage of subsidized housing wait list applicants offered housing among participating Ontario Service Managers was 7.9%; in 2019 York Region housed 1.4% of the wait list and 3.7% in 2020.

SUBSIDIZED HOUSING WAIT TIMES



*Excludes applicants with Special Priority status. *Families* includes households with two or more people.

SUBSIDIZED HOUSING WAIT LIST



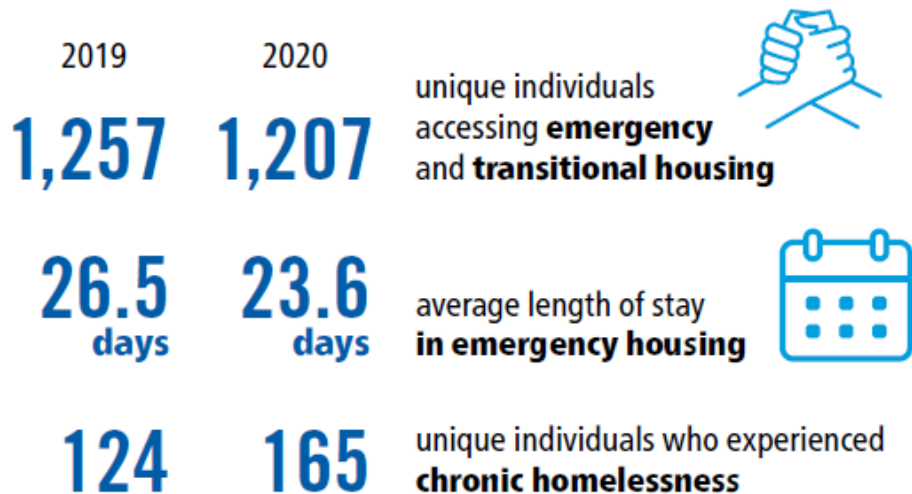
The decrease in the number of households on the wait list in 2020 reflects the one-time impact of cancelling the applications of 2,428 households that exceeded the Region's income and asset limits and a decrease in the number of new applicants, as well as an increase in the number of households that were housed.

York Region
Subsidized
Housing Wait
List data

Homelessness System Indicators

HOMELESSNESS

In 2019, MBNCanada reported that the median for average length of stay in emergency shelters across participating Ontario Service Managers was 13.3 days.



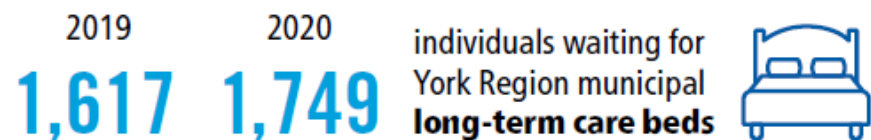
York Region, Community and Health Services Department

HOMELESSNESS PREVENTION



LONG-TERM CARE

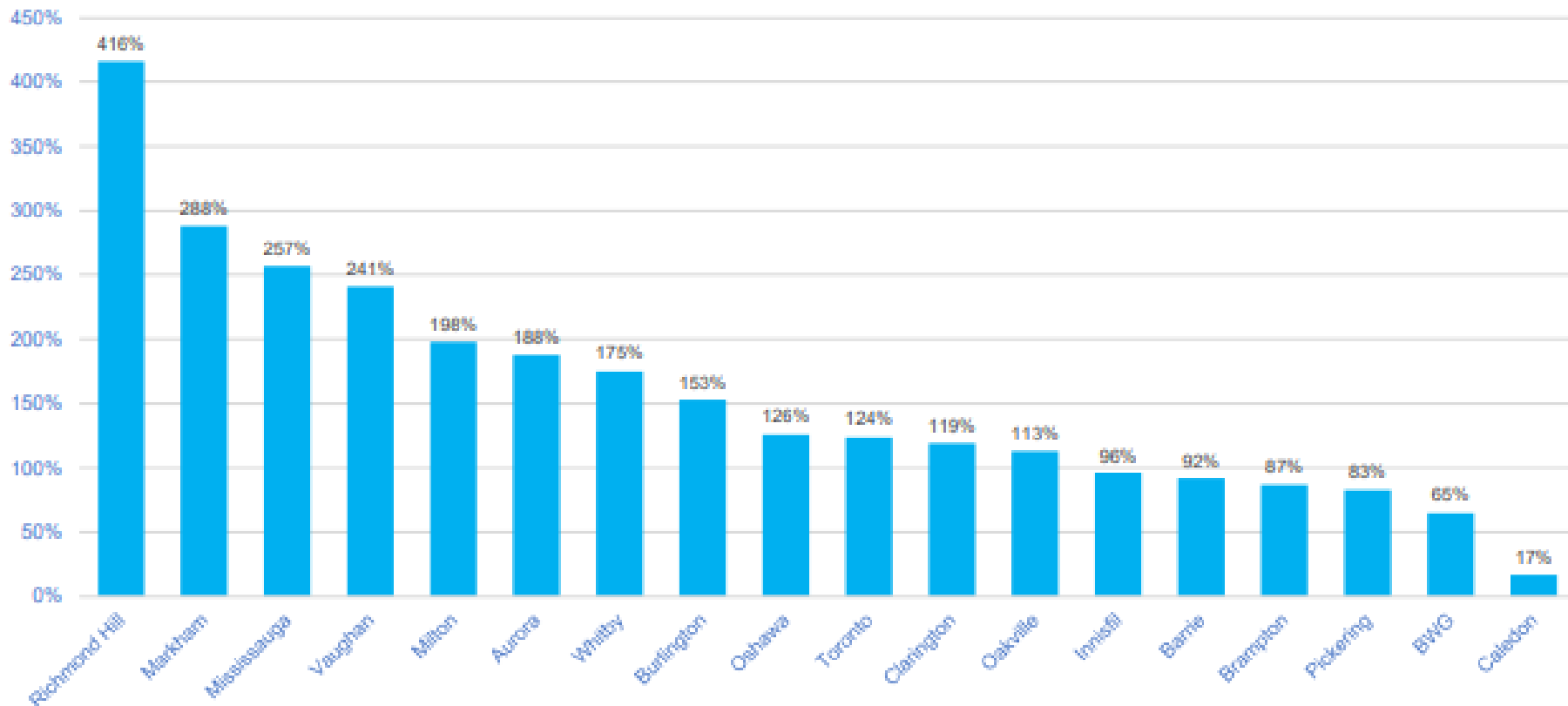
The number of individuals waiting per bed increased from 8.42 (2019) to 9.11 (2020), calculated using 192 beds (the total number of basic and private beds for Maple Health Centre and Newmarket Health Centre).



York Region, Community and Health Services Department

BILD Municipal Benchmarking Study

Change in Absorbed Single-Detached Housing Prices 2006-2018



Source: Altus Group based on CMHC Housing Now data