

# UPDATE ON REGIONAL HOUSING ACTIVITIES AND INITIATIVES AND OPPORTUNITIES FOR HOUSING YORK INC.

## HOUSING SEGMENT: MARKET HOUSING

### General Role of HYI

- Although Housing York Inc. (HYI) does not have a direct planning role in market housing segment, market units within HYI communities are a critical component of the broader housing system
- HYI can benefit from revenues generated through policy activities and initiatives

### Recent Activities and Initiatives

Activity/Initiative	Details	HYI's Role and Potential Opportunities
<b>Regional Official Plan Update</b>	<ul style="list-style-type: none"> <li>• Provides direction on provision of affordable housing to address need at various income levels, including market and community housing</li> <li>• Sets affordability targets and a new target of a minimum of 1,000 purpose-built rental units to be built region-wide per year</li> <li>• Requires local municipal official plans and zoning bylaws to permit a range of housing options, including consideration of inclusionary zoning</li> </ul>	<ul style="list-style-type: none"> <li>• New HYI units will directly contribute to rental housing targets in the Regional Official Plan; HYI units already contribute to the Region's affordable housing targets</li> <li>• Community housing providers, including HYI, may have an opportunity to administer/operate affordable units secured through local municipal inclusionary zoning policies                         <ul style="list-style-type: none"> <li>○ Such a role is subject to discussions with local municipalities and may require Regional subsidies to achieve deeper levels of affordability to address the housing needs of residents living with low income</li> </ul> </li> </ul>
<b>2022 Development Charges Bylaw Update and related policy development</b>	<ul style="list-style-type: none"> <li>• Enables the Region to levy development charges to fund growth-related infrastructure investments, including new community housing developments</li> <li>• The 2022 Bylaw will include policies to help facilitate a mix and range of housing options:                         <ul style="list-style-type: none"> <li>○ Addressing the development charge treatment of stacked townhomes, tiny homes and additional dwelling units</li> <li>○ Providing for phased development charge payments for rental and non-profit housing; exemptions for conversions of common space into new units in rental buildings</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Development charge revenue helps support new supply for HYI and generally contributes approximately 11% of capital costs per project</li> </ul>

Activity/Initiative	Details	HYI's Role and Potential Opportunities
	<ul style="list-style-type: none"> <li>• The Region also provides for development charge deferrals of varying lengths to help support purpose built and affordable rental developments               <ul style="list-style-type: none"> <li>○ The 36-month development charge deferral policy for purpose-built rental is now available regardless of building height</li> </ul> </li> </ul>	
<b>Vacant Homes Tax</b>	<ul style="list-style-type: none"> <li>• In <a href="#">October 2021</a>, Council directed staff to develop a feasibility study and public benefits review of a Vacant Homes Tax in York Region</li> <li>• Council approved a recommendation that any revenues from such a tax, net of costs, be used to support affordable housing initiatives</li> </ul>	<ul style="list-style-type: none"> <li>• Potential opportunity for HYI to increase supply through revenues generated, should Council decide to pursue a vacant homes tax</li> </ul>

## HOUSING SEGMENT: COMMUNITY HOUSING

### General Role of HYI

- Ongoing responsibilities as a housing provider, including setting strategic direction and business plans, using subsidized housing wait list to house applicants, providing services to tenants, managing operations, ensuring buildings remain in a good state of repair, and financial planning
- HYI supports Regional housing development and/or redevelopment and receives new buildings upon completion

### Recent Activities and Initiatives

Activity/Initiative	Details	HYI's role and Potential Opportunities
<b>Ongoing strategic planning and implementation of actions</b>	<ul style="list-style-type: none"> <li>• In <a href="#">June 2021</a>, Council received the 2019 and 2020 Progress Report for the Region's 10-year housing and homelessness plan and endorsed an action plan for 2021 and proposed direction for 2022</li> <li>• HYI completed its first year of the 2021 to 2024 HYI Strategic Plan and approved its <a href="#">2022 Business Plan</a> to continue operationalizing the strategic plan</li> <li>• In <a href="#">November 2021</a>, Council endorsed principles informing a Community Housing Development Master Plan. This long-term plan is intended to increase the supply of subsidized and affordable rental housing for households living with low and moderate incomes owned and operated by non-profit and cooperative housing providers as well as HYI</li> </ul>	<ul style="list-style-type: none"> <li>• HYI continues to support Regional objectives in the 10-year housing and homelessness plan and implement commitments in 2021 to 2024 HYI Strategic Plan</li> <li>• The Community Housing Development Master Plan will support HYI's strategic plan priority of expanding the housing portfolio by exploring new and innovative ways of increasing supply beyond the normal rate of growth. HYI can support the master plan by:               <ul style="list-style-type: none"> <li>○ Making property available to the Region for redevelopment</li> <li>○ Reviewing and providing input into building design</li> <li>○ Receiving new buildings</li> </ul> </li> </ul>
<b>Process enhancements to streamline the subsidized housing wait list</b>	<ul style="list-style-type: none"> <li>• As outlined to Council in <a href="#">September 2021</a>, York Region is streamlining wait list administration to better support applicants and community housing providers:               <ul style="list-style-type: none"> <li>○ Launched an online portal in January 2021, enabling applicants to submit electronic applications</li> <li>○ Introducing a new online offer process to offer rent subsidies wherein applicants view and express interest in vacancies. Changes will improve customer service, reduce vacancy loss, and position the Region to meet future provincial</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• HYI uses the Region's subsidized housing wait list to house applicants</li> <li>• Operations staff are actively engaged in development of the online offer process</li> <li>• The new online portal and offer process will improve service for applicants, provide more information about available units, and improve administrative efficiency, potentially reducing the time it takes to match an interested applicant with an available unit</li> <li>• Five HYI test sites are participating in the online offer process test phase, including Heritage East in the Town of Newmarket; Mackenzie Green, Dunlop Pines, and</li> </ul>

Activity/Initiative	Details	HYI's role and Potential Opportunities
	<p>requirements to use the wait list for a wider range of housing assistance</p>	<p>Rose Town in the City of Richmond Hill; and Keswick Gardens in the Town of Georgina</p>
<p><b>Provision of municipal land and parkland fee exemption for HYI</b></p>	<ul style="list-style-type: none"> <li>• In <a href="#">February 2021</a>, Council passed motions requesting local municipalities to support the provision of land for affordable housing development and to amend their parkland dedication bylaw to exempt HYI from paying parkland fees <ul style="list-style-type: none"> <li>○ Local municipal responses were provided to Council in <a href="#">November 2021</a></li> <li>○ If each local municipality were to respond favourably, the Region would have access to 18 acres of land over the next five years and provide millions in cost avoidance for parkland dedication fees</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• HYI may benefit from land or parkland fee exemptions as per local municipal decisions, representing a significant contribution in support of accelerating community housing development</li> </ul>
<p><b>Advocacy</b></p>	<ul style="list-style-type: none"> <li>• Engaging with the province on the future of community housing and regulations <ul style="list-style-type: none"> <li>○ As reported to Council in <a href="#">December 2020</a>, many community housing mortgages will end, creating mortgage savings for Service Managers. Council endorsed in principle that any mortgage savings remain in the housing and homelessness sector. Provincial regulatory changes are anticipated to address this issue, although timing is unknown</li> <li>○ The province is exploring new regulations regarding a service agreement framework that may include operating obligations for the housing provider and funding obligations for Service Managers</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Should the province permit Service Managers to determine how mortgage savings may be used, after funding capital repairs in existing community housing, the Region could redirect up to \$600 million in savings to accelerate the development of new community housing units through HYI and other housing providers over the next 40 years</li> <li>• The Region and HYI may need to enter into a new service agreement framework if required by the province</li> </ul>

## HOUSING SEGMENT: EMERGENCY AND TRANSITIONAL HOUSING

### General Role of HYI

- HYI does not have a direct role in planning homelessness and housing stability services
- HYI owns emergency and transitional housing facilities and provides building operations and maintenance services. For new facilities, HYI assists with project planning by providing input into operational needs

### Recent Activities and Initiatives

Activity/Initiative	Details	HYI's Role and Potential Opportunities
<b>New Men's Multi-Service Emergency Housing Facility</b>	<ul style="list-style-type: none"> <li>• Completing predevelopment and program planning for a new men's multi-service emergency and transitional housing facility located in the Town of Aurora, offering a wide range of supports and programming to help men find and keep housing</li> <li>• Construction planned to begin in 2023</li> </ul>	<ul style="list-style-type: none"> <li>• Upon completion, HYI will receive the new facility and provide ongoing building operations and maintenance services</li> </ul>
<b>New Transitional Housing Facilities</b>	<ul style="list-style-type: none"> <li>• Completing construction of new transitional housing funded through the provincial Social Services Relief Fund Phase 2 allocation:               <ul style="list-style-type: none"> <li>○ 18 units in the Town of East Gwillimbury</li> <li>○ Eight units in the Town of Georgina</li> </ul> </li> </ul>	

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