



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

Presentation to Housing York Inc. Board

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Housing York Inc.

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OBJECTIVE AND OUTLINE

Presentation Objective

- Provide an overview of how Regional housing related initiatives intersect with Housing York Inc.'s (HYI's) role as a housing provider

Outline

- Government roles in community housing
- Direct roles in housing segments, including:
 - Market housing
 - Community housing
 - Emergency and transitional housing
- Review of Regional activities and initiatives and HYI's role
- Questions

GOVERNMENT ROLES IN COMMUNITY HOUSING

Canada

- Leads **National Housing Strategy**, a 10-year \$70+ billion funding commitment to promote, build and repair affordable housing
- Through **Canada Mortgage and Housing Corporation**, provides funding to provinces, sets policies shaping overall housing market and provides mortgage loan insurance

Ontario

- As **System Steward**, sets the policy framework for community housing through legislation
- Helps fund new development and limited programs through cost-sharing with Federal and municipal governments
- Responsible for supportive housing

York Region

- As **Service Manager**, funds, administers and delivers community housing and homelessness services based on local plans
- Leverages federal and Provincial funds to build new and repair existing units
- Sole shareholder of HYI

YORK REGION HOUSING PLANS AND STRATEGIES

PLANNING AND GROWTH MANAGEMENT

Planning Act, 1990

*Provincial Policy
Statement*

Places to Grow Act, 2005

Regional Official Plan



SERVICE MANAGER

Housing Services Act, 2011

*10-year housing and
homelessness plan*

*Community Homelessness
Prevention Initiative*

HOUSING YORK INC.

Housing Services Act, 2011

*Ontario Business Corporations
Act, 1990*

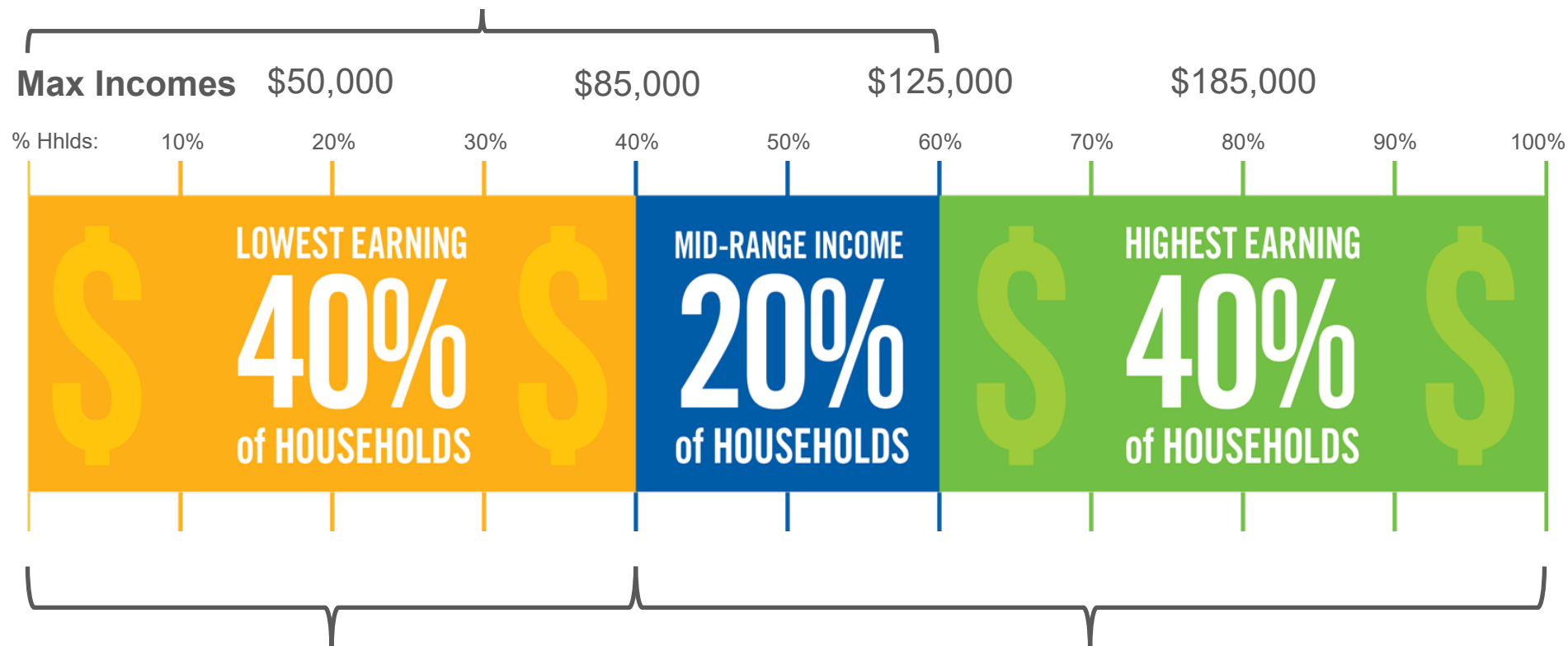
Shareholder direction

HYI Strategic Plan

HOUSING MARKET SEGMENTS

Provincial Definition of Affordable

(lowest earning 60% of households)



DIRECT REGIONAL ROLES IN HOUSING SEGMENTS

Market Housing

Private rental and ownership



Planning and policy role in accordance with Provincial direction



Provision of market units within HYI communities

Community Housing



Service Manager role as mandated and regulated by the Province

Shareholder, new construction and management services for HYI



Community housing provider

Emergency and Transitional Housing



Service Manager role as mandated and regulated by the Province, new construction, and funding/oversight of agency partners



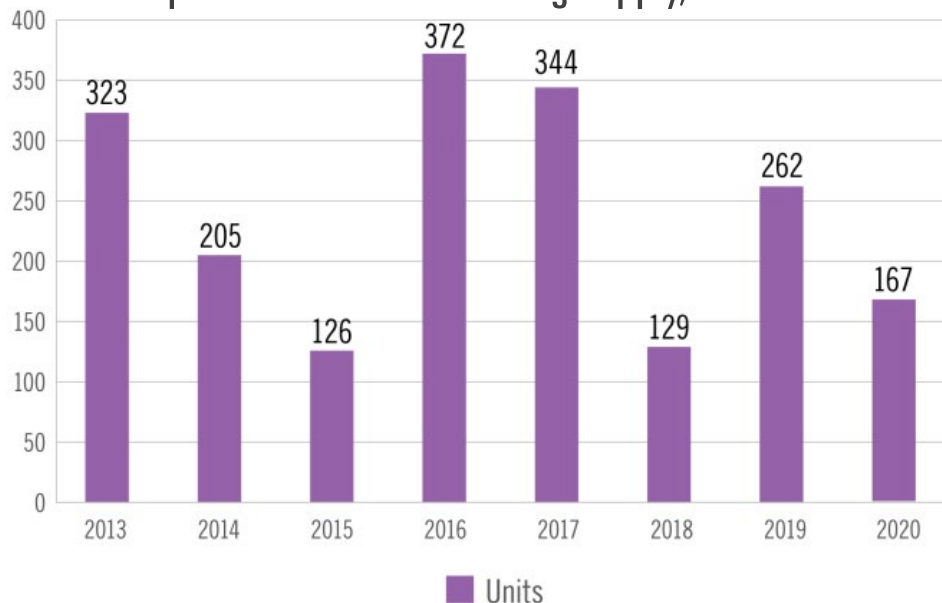
Owns and maintains facilities with Regional funding

RECENT ACTIVITIES AND INITIATIVES

Market Housing

- Completing the Municipal Comprehensive Review and developing updated Regional Official Plan
 - New rental housing target of 1,000 units per year
 - Inclusionary Zoning policies for local municipalities

Purpose-Built Rental Housing Supply, 2013-2020



HYI's Role

- No direct planning role in market housing segment
- Contribute to draft Regional Official Plan rental housing target (both subsidized and market units)

RECENT ACTIVITIES AND INITIATIVES

Market Housing

- Developing and implementing policies to support new supply and/or affordability
 - Incentives for purpose-built rental housing
 - 2022 Development Charges Bylaw: a financial tool encouraging a mix and range of housing options
 - Vacant Homes Tax



212 Davis Drive, Town of Newmarket

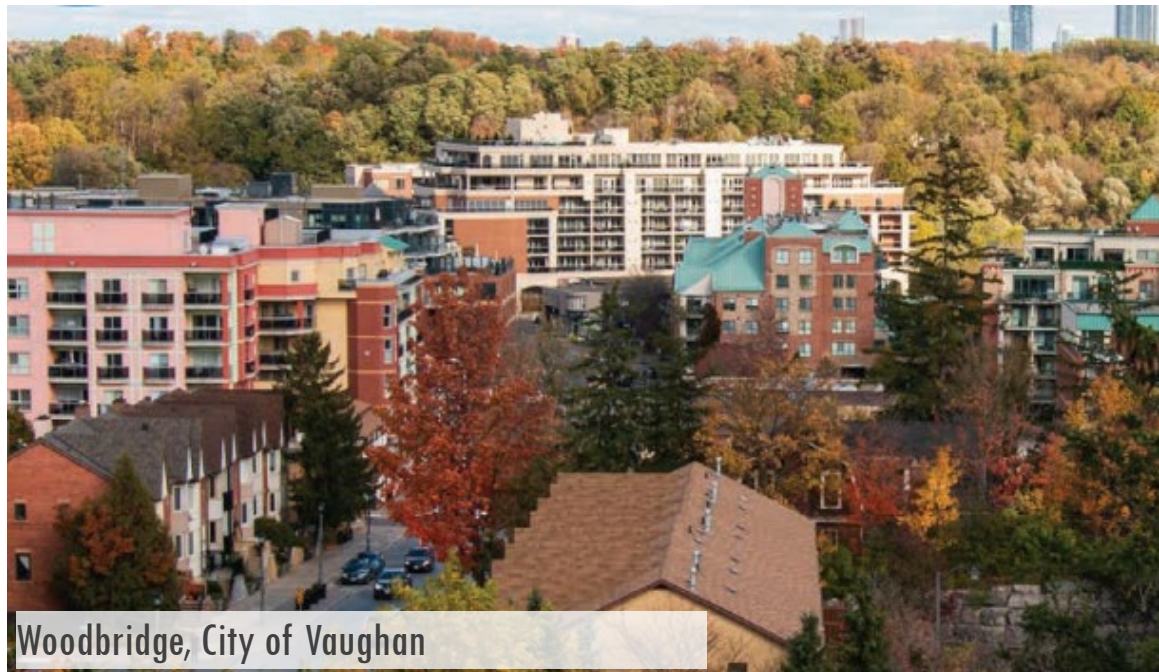
HYI's Role

- Development charge revenue supports new supply for HYI
- Potential opportunity for HYI to leverage funding from Vacant Homes Tax to build new supply
- Provide market housing within HYI communities

RECENT ACTIVITIES AND INITIATIVES

Community Housing

- Ongoing strategic planning and implementation of actions
 - 10-year housing and homelessness plan
 - 2021-2024 HYI Strategic Plan
 - New Community Housing Development Master Plan



Woodbridge, City of Vaughan

HYI's Role

- Support Regional objectives in 10-year housing and homelessness plan
- Approve and implement commitments in HYI Strategic Plan
- Support Community Housing Development Master Plan by:
 - Making property available to the Region for redevelopment
 - Reviewing and providing input into building design
 - Receiving new buildings

RECENT ACTIVITIES AND INITIATIVES

Community Housing

- Implementing process enhancements to streamline the subsidized housing wait list
- Council resolution supporting provision of municipal land and parkland fee exemption for HYI
- Developing new community housing in the City of Markham, the Town of Whitchurch-Stouffville and the Town of Newmarket



Unionville seniors affordable housing, City of Markham

HYI's Role

- Leverage enhancements to subsidized housing wait list to house new residents more quickly
- Benefit from local municipal contributions that enable HYI development
- Assist with project planning by providing input into operational needs of new community housing buildings
- Receive new community housing buildings

RECENT ACTIVITIES AND INITIATIVES

Community Housing

- Engaging with the province on the future of community housing and regulations
 - Treatment of savings after community housing mortgages end
 - New Service Agreement framework

Sustaining and Investing in Community Housing: An End of Mortgage Position Paper

Municipal Recommendations to Continue Investing
in Local Housing and Homelessness Systems

September 2020

HYI's Role

- Potential opportunity to leverage mortgage savings to increase community housing supply, including non-profits, co-operatives and HYI
- Maintain relationship with the Region through service agreement framework that may come into effect

RECENT ACTIVITIES AND INITIATIVES

Emergency and Transitional Housing

- Completing pre-development and program planning for a new men's multi-service emergency and transitional housing facility
 - Wide range of supports and programming to help men find and keep housing
 - Construction planned to begin 2023



HYI's Role

- No direct role in planning homelessness and housing stability services
- Assists with project planning by providing input into operational needs
- Provide Regionally funded building operations and maintenance services

RECENT ACTIVITIES AND INITIATIVES

Emergency and Transitional Housing for Social Services

- Construction of new transitional housing funded through the Provincial Social Services Relief Fund Phase 2
 - 18 units in the Town of East Gwillimbury
 - Eight units in the Town of Georgina



HYI's Role

- No direct role in planning homelessness and housing stability services
- Assists with project planning by providing input into operational needs
- Provide Regionally funded building operations and maintenance services

SUMMARY

- HYI has an important role in contributing to Regional housing initiatives, plans and priorities
- Provision of market units within HYI communities is a critical component of broader housing system, and important for HYI's financial sustainability
- Opportunity for HYI to leverage funding related to market and community housing segments, such as Vacant Homes Tax and potential end of mortgage savings
- Continued partnerships with senior levels of government, local municipalities and housing providers is essential to addressing the Region's housing challenges

QUESTIONS?



THANK YOU

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