



Affordable Housing Implementation Plan

York Region

Housing Affordability Task Force

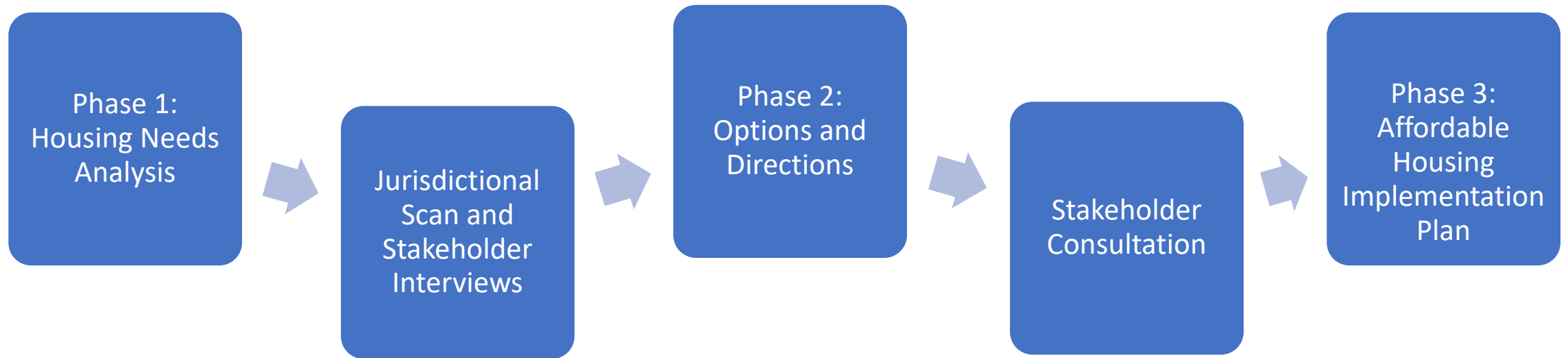
January 11, 2024

Outline

- Overview of AHIP Background Research/Studies
- Major Findings
- Preliminary Options
- Questions/Discussion

Background/Research

- **Phase 1:** Housing Needs Analysis (September 2023 – introduced by regional staff)
- **Phase 2:** Options and Directions (ongoing – focus of session)



We are here today to provide an overview of this work, discuss potential solutions, and receive feedback to advance the drafting of the AHIP.

Major Findings



Lack of Rental



Lack of affordable
ownership homes



Greater and
diverse housing
supply is needed



Growth and
economic
competitiveness
impacted

Preliminary Options (provided as Attachment 1)





Financial Initiatives



Financial Initiatives

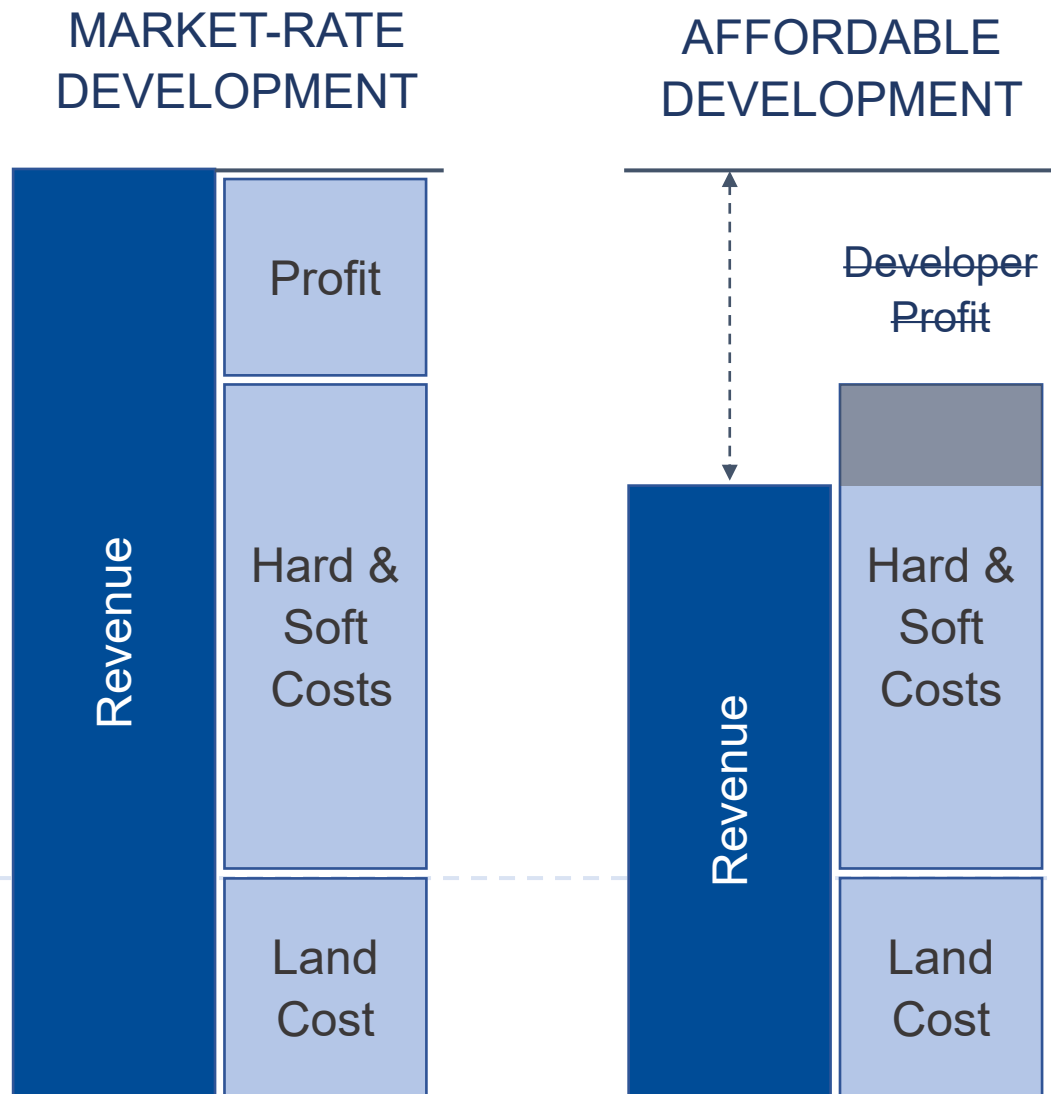
1. Offer Development Incentives for targeted projects through a CIP or MCFB

- Market rental, affordable rental, gentle density, ADU's, affordable ownership, others
- Incentive programs increasingly target both low- and moderate-income housing
- Budget is important

2. Prioritize Housing Outcomes on Public Land

- Offer land to the private market
- Partner with the private market on existing HYI properties
- Housing above new public / community facilities

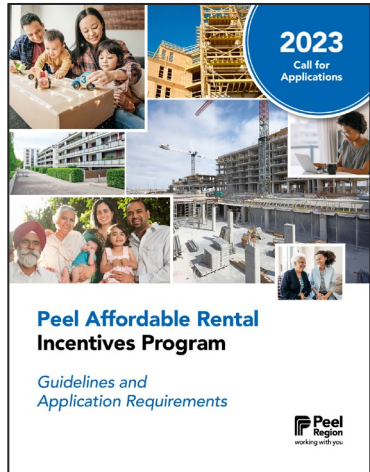
Development Incentives Impact the Proforma and Viability



- Incentives help offset difference to ensure below-market projects are feasible
- Incentives can include a wide range of items (e.g., grants, loans, TIEG, land, parking reductions, and others)
- Region-led incentive program could reduce administration for LMs and increase certainty for housing providers

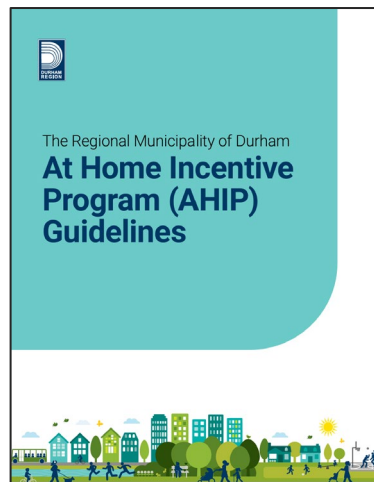
If a below-market housing provider acquires land in a free market, it will need to compete with market housing developers.

Financial Incentive Programs in Adjacent Regions



Peel Region

- Annual Budget ~\$10M
 - Annual competitive RFP
 - 100+ units secured annually
 - Subsidy range: \$60k - \$215k per unit



Durham Region

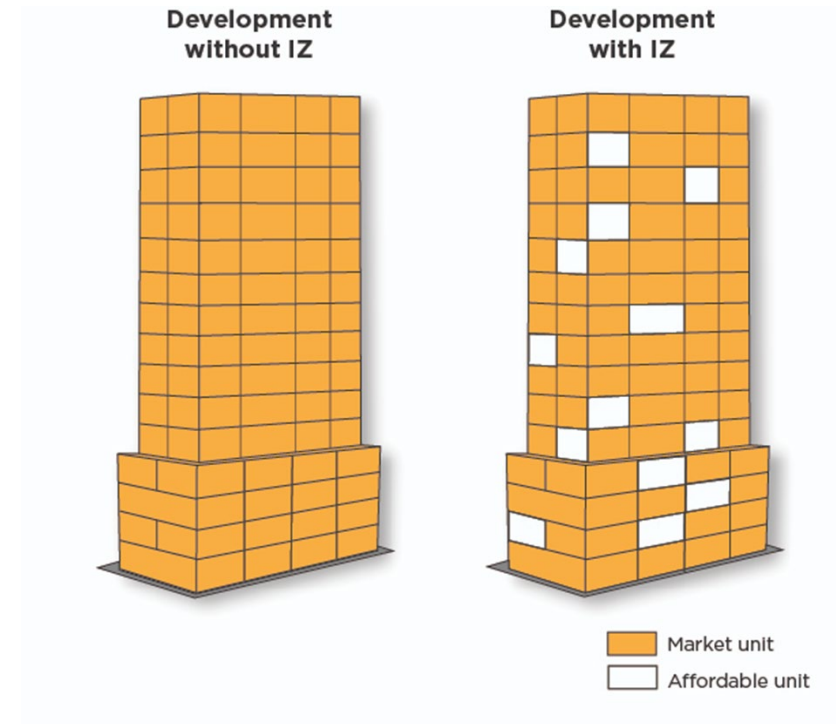
- Annual Budget ~\$7.5M
 - Annual competitive RFP
 - ~90 units secured annually
 - Subsidy range: \$75k - \$150k per unit



Coordination / Partnership Initiatives

Policy, Process, Coordination, and Partnership Strategies

- **Regional coordination examples:**
 - Policy (e.g., zoning) reform options
 - Streamlining development approvals processes
 - Pre-approved off-the-shelf building designs
 - Inclusionary zoning
 - Concierge program
- **Benefits of Coordination**
 - Improved efficiency
 - Reduced administrative burden
 - Reduced costs



Planning and Process Reform has Proven Effective

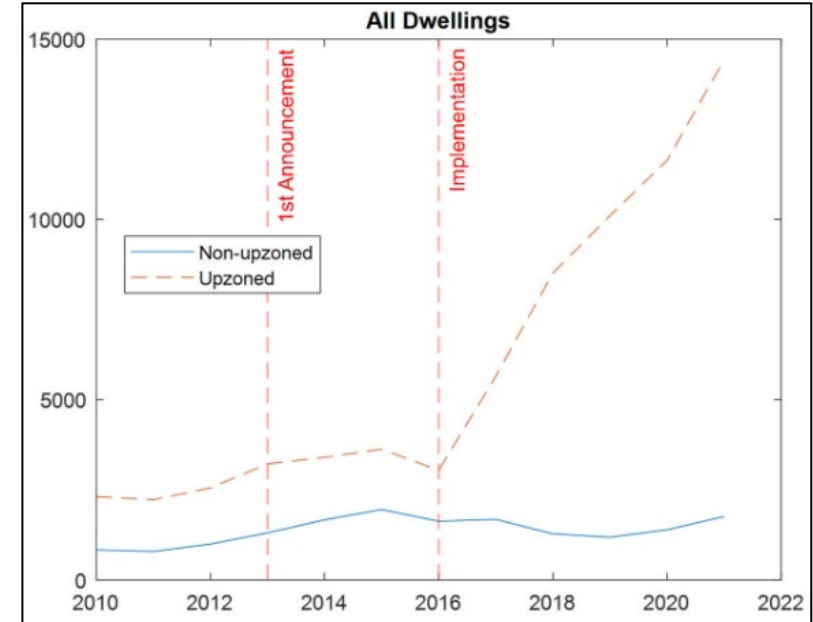
■ Auckland, New Zealand:

- Upzoned 75% of residential land in 2016
- Significant increase in building activity
- Upzoning slowed rent growth – 2-bed units would be 16% to 28% higher in 2022 without upzoning

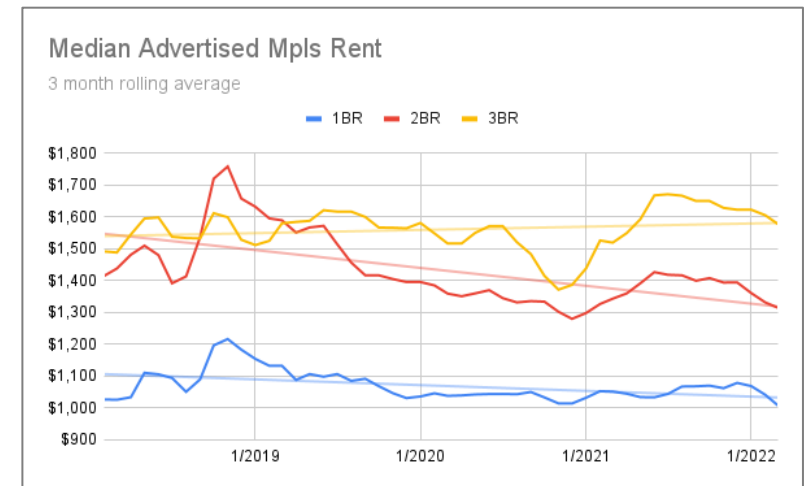
■ Minneapolis, Minnesota

- Wide range of reforms in 2018 including legalizing multiplexes, higher densities, elimination of parking minimums
- Permits increased from 2,600 to 4,000 annually
- Rents trending down since reforms implemented

Number of annual building permits in Auckland, New Zealand (2010-2021)



Median Advertised Rent by Unit Type in Minneapolis, Minnesota (2018-2022)



Planning and Process Reform a Requirement for HAF Funding

Politics

Feds want Toronto to do more in exchange for housing cash – the mayor says she's ready

Housing Minister Sean Fraser has asked city to ramp up its ambitions on a range of measures

Christian Paas-Lang · CBC News · Posted: Nov 24, 2023 12:08 PM EST | Last Updated: November 24



Toronto Mayor Olivia Chow says she's confident Toronto's city council will agree to meet a series of conditions the federal government has placed on the city's application for \$500 million in funding from the Housing Accelerator Fund. (Michael Wilson/CBC)

f X 502 comments

Federal Housing Minister Sean Fraser has handed Toronto an eight point to-do list that he wants addressed in exchange for \$500 million in federal housing funding — a list Toronto Mayor Olivia Chow says she welcomes.

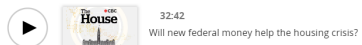
Fraser recently wrote a letter to Chow, obtained by CBC News, about Toronto's bid to receive money from the federal Housing Accelerator Fund. In the letter, Fraser outlined a number of things the federal government believes would improve Toronto's application. **You can read the full letter at the bottom of this story.**

In an interview with CBC Radio's *The House* that will air Saturday, Chow says the city is ready to move forward on those measures.

- **Have a question or something to say? Email: ask@cbc.ca or join us live in the comments now.**

"One hundred per cent ready. In fact, we've been negotiating and a lot of what he's asking for, the housing minister is asking for the right thing and we see eye to eye," Chow told host Catherine Cullen.

"Maybe it's a holiday present. Is he playing Santa right now?"



The federal government's requests of Toronto include higher minimum height requirements and stronger density requirements near transit, a streamlined permitting process, reduction of parking minimums and unit caps for some multi-unit housing, and more four-storey as-of-right zoning throughout the city.

CITY HALL, HOUSING

Halifax won't get federal housing funding unless it allows more density: minister's letter to mayor

BY ZANE WOODFORD · SEPTEMBER 21, 2023



Ontario News MP Sean Fraser speaks during an announcement in Halifax in 2022. (CBC)

Sean Fraser says he'd like to approve HRM's application under the Housing Accelerator Fund, but he needs the municipality to beef up its proposal.

As the Halifax Examiner [reported](#) on Tuesday, Halifax applied in June for more than \$70 million in federal funding to boost the city's housing supply over the next three years through 11 initiatives. Those include faster permitting, easier residential conversions, and more development along future rapid transit corridors.

The municipality was still waiting on a response after the federal government struck a deal with London, Ont. last week, to much fanfare.

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The municipality got its answer on Thursday, and it wasn't the one it was looking for.

Fraser wants more density, height

In a letter to Mayor Mike Savage, shared with the Examiner Thursday night, Fraser, the Minister of Housing, Infrastructure and Communities and MP for Central Nova, said he needs the municipality to make four changes.

"Upon reviewing your application in detail, there were a number of initiatives which I was pleased to see," Fraser wrote.

"However, there are a few changes I request that you consider in order to strengthen it. These include:

- Legalizing 4 units as-of-right city wide;
- Legalizing dwellings up to 4-storeys high for all residential areas in the Centre Plan;
- Creating a non-market affordable housing strategy with staff dedicated to it; and
- Increasing density and student rentals within walking distance of the City's first rate post-secondary institutions."

Search ...



PRICED OUT is the Examiner's investigative reporting project focused on the housing crisis.

You can learn about the project, including how we're asking readers to direct our reporting, our published articles, and what we're working on, on the [PRICED OUT homepage](#).



DEFORESTATION INC

Reporter Joan Baizer is one of 140 journalists from 39 media outlets across 27 countries working collaboratively on 'Deforestation Inc,' a project of the International Consortium of Investigative Journalists (ICIJ), which looked at the ownership structure of Paper Excellence, its relationship with Asia Pulp & Paper, and how the secretive corporate empire are devastating forests in Canada and around the world.

Find all of Baizer's articles on the [Deforestation Inc homepage](#).

YorkRegion.com

Richmond Hill unanimously approves motion to boost Housing Accelerator Fund application

Council votes to review 4-unit housing across city to access federal funds, create more affordable housing

By Melissa Wallace · Richmond Hill Liberal

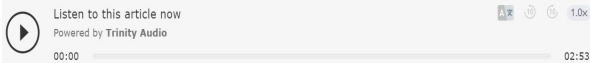
Friday, October 27, 2023 | 1 min to read

Article was updated Dec 1, 2023

f X in 502 comments



Council unanimously supported a motion to amend the city's official plan and zoning bylaw to allow up to four storeys 'as-of-right' within a major transit station area along the Yonge Street and Hwy. 7 priority transit corridors. Melissa Wallace/Metroland



Richmond Hill council unanimously supported a motion to direct staff to strengthen the city's [Housing Accelerator Fund application](#), a move that could allow for the development of four residential units on a property wherever zoning permits.

The decision was made, in part, after [receiving a letter from Sean Fraser](#), the federal minister of housing infrastructure and communities, with recommendations to

Mayor Del Duca welcomes \$59 million in historic federal housing investment to Vaughan

POSTED: Oct. 5, 2023 1:17 p.m. | CITY NEWS | CITY-BUILDING | COUNCIL



Another critical city-building milestone to strengthen Vaughan's future

The following is a statement by Vaughan Mayor Steven Del Duca following Prime Minister Justin Trudeau's announcement that the City of Vaughan will receive \$59 million to build more housing units as part of the federal Housing Accelerator Fund:

"Vaughan has always been a destination of choice that people dream of calling home and where future generations wish to raise their families, start businesses, and enjoy an unrivalled quality of life. Working with my fellow Members of Vaughan Council, we were pleased to work with the federal government to ensure Vaughan secured this critical city-building investment. I am proud to stand alongside Prime Minister Trudeau for this historic announcement as part of the Housing Accelerator Fund to build new housing units in Vaughan and to help bring this dream closer to reach for countless families and residents."



Advocacy Initiatives



Advocacy Initiatives

- Direct Funding from Upper Levels of Government
- Lower Cost Financing for All New Purpose-Built Rental Development
- Progressive Property Taxation Options and More Revenue Tools to Reduce the Burden on the Tax Base
- Request Targeted Funding Where it is Not Currently Available (e.g. for Infrastructure to Support New Housing)
- Advocate for More Tenant Protections



Questions & Discussion

