

## *Housing Solutions: A Place for Everyone 2014-2018 Progress Highlights*



### Goal 1: Increase the rental housing supply

- Piloted a 36-month development charge deferral to support development of 225 private market rental units, in partnership with the Town of Newmarket (2014)
- Established a permanent policy for development charge deferrals to support construction of purpose built rental housing (2015)
- Secured over \$45 million in federal/provincial Investing in Affordable Housing Extension funding and an additional \$24 million under the Social Infrastructure Fund to support development of affordable housing projects
- Completed 327 new units of affordable housing and began construction of another 162:
  - Lakeside Residences, Town of Georgina added 97 units (2014)
  - Crescent Village expansion, City of Richmond Hill added 28 units (2015)
  - Richmond Hill Hub, City of Richmond Hill added 202 units of affordable rental housing and implemented an innovative tiered-rent model to provide a variety of affordable rents without the need for an ongoing operating subsidy (2016)
  - Woodbridge Lane, City of Vaughan is currently under construction and scheduled for completion in 2019, it will add 162 affordable units
- Partnered with the Human Services Planning Board to:
  - Facilitate the Make Rental Happen campaign to raise awareness of the need for rental housing
  - Research solutions to affordable housing challenges, working with graduate students from Ryerson University's school of Urban and Regional Planning and industry consultants, which informed development of the York Region Draft Rental Incentive Guidelines
  - Advocate to the federal and provincial governments, including meetings with provincial elected officials, and providing input during federal government consultations which led to the National Housing Strategy
  - Engage with key stakeholders, including local municipalities and the building industry, on tools and models that could support private market rental housing development
- Formed a York Region/Local Municipal Housing Working Group (2016) to study housing issues, including ongoing capacity building; pro forma, feasibility and effectiveness evaluations; and sharing of best practices. Collaborated with this group to better understand the need for incentives to support private, purpose-built rental housing development in York Region
- Council endorsed principles for rental incentives and a Draft Rental Housing Incentives Guideline and Community Improvement Plan to encourage private, purpose-built rental housing (2018)



## Goal 2: Sustain the existing rental housing supply

- Provided a range of supports including training, mentorship, and one-on-one coaching to volunteer boards of directors of non-profit and cooperative housing providers
- Developed and implemented a Community Health Framework to better connect residents living in subsidized housing communities with health services and build capacity among these residents, and partnered with community agencies to deliver a broad range of programs and services to residents of subsidized housing communities in York Region
- Launched a comprehensive review to study the needs of applicants on the subsidized housing wait list that will be used to develop policies and programs to better support these households while they wait for a housing subsidy
- Completed a long-term asset and reserve analysis of the Housing York Inc. portfolio and approved a new fiscal plan, to ensure the corporation can grow its portfolio of affordable housing while maintaining existing units
- Worked with Local Municipalities to ensure Official Plan updates conform with Regional rental conversion criteria



## Goal 3: Support home ownership affordability

- Council adopted *Affordable Housing Measuring and Monitoring Guidelines* in 2014, which were updated in 2018 to better reflect new ownership housing affordability including for households with lower incomes, and new rental housing supply
- Worked with the York Region/Local Municipal Housing Working Group to evaluate tools and policies to support and encourage the development of affordable ownership housing
- Participated in development of a provincial Inclusionary Zoning Regulation, including providing comments on the draft regulation to the province and other groups such as Association of Municipalities of Ontario and hosting a special session of the Regional Planning Commissioners of Ontario Affordable Housing Group to consider feasibility and ensure alignment across the municipal sector. The final regulation was implemented in April 2018 and incorporated significant changes as a result of the municipal feedback
- Council approved annualized funding for the Home Repair Program to provide low-income homeowners in York Region with financial assistance to complete critical repairs and modifications, enabling these households to remain in their homes (2015)
- Delivered the Home Repair Program to provide assistance with critical safety repairs and accessibility modifications for homeowners with low and moderate incomes. Between 2014 and 2018, 290 households were assisted through the Home Repair Program



## Goal 4: Strengthen the homelessness and housing stability system

- Implemented a new service delivery model focused on wraparound supports in all emergency housing facilities, and opened two new emergency and transitional housing facilities that also offer drop-in services, wraparound supports and aftercare:
  - Belinda's Place (2015) serves adult women who are homeless or at risk of homelessness
  - Richmond Hill Youth Hub (2016) serves youth who are homeless or at risk of homelessness
- Launched new programs to prevent and reduce homelessness, including:
  - The Housing Stability Program (2013, made permanent in 2015) which provides financial assistance and wraparound support to help people who are homeless or at risk of homelessness and receiving social assistance to find and keep housing
  - The Short-Term Assistance for Renters (STAR) Program (2015), which combines a 24-month rent benefit and 30-month case management for residents who are homeless or at risk of homelessness due to a temporary income loss
  - The Home Now Program (2018), founded on a Housing First approach that includes intensive case management, rent assistance and housing supports to help individuals experiencing chronic homelessness find and keep housing
- Began development and implementation of a Coordinated Access System, informed by best practices and community consultations that took place in 2017
- Conducted the first York Region-led homeless count, I Count, to gain a better understanding of who is homeless in York Region, what are their needs, challenges and barriers, and created a By Name List to match people with the right services and supports (2017). Counts will be conducted every two years.
- Between 2014 and 2018, invested approximately \$10 million in community-driven projects to support residents who are homeless or at risk of homelessness through the Community Investment Fund. The projects included were: seasonal shelters; mobile outreach services; eviction prevention; housing help centres; identification clinics; and agency capacity building
- Through the Mental Health Matters initiative, between 2016 and 2018 the Region:
  - Partnered with the Central Local Health Integration Network to develop a York Region Mental Health and Addictions Action Plan and establish a Services Coordination Council
  - Participated in creation and implementation of the Rapid Response Table, a collaborative multi-agency team that meets to build safer and healthier communities through mobilization of resources to address the needs of individuals with acutely elevated levels of risk
  - Piloted a "Common Client Consent" for Regional programs to coordinate service delivery