

MEMORANDUM

To: Directors of Housing York Inc. Board
From: Kerry Hobbs, Acting General Manager
Date: October 25, 2019
Re: Housing York Inc. Activity Update

Leveraging Technology to Enhance Market Rent Unit Leasing Processes

Housing York Inc. (HYI) frequently receives enquiries about market leasing opportunities. While most HYI units are offered with a rent subsidy, 15 of HYI's 36 rental buildings currently offer market rent units (defined in Figure 1). In 2018, with about 500 market units in the portfolio and a turnover rate of approximately 8% per year, HYI offered 37 units with market rents.

The interest in market rentals far exceeds HYI's supply, particularly for buildings in the southern municipalities. Staff respond to walk-in and telephone enquiries on a daily basis. To better manage resources, HYI has moved to a web based process to communicate market rental opportunities. People can now visit www.york.ca/marketrentHYI to view the list of properties with market units and indicate their interest in receiving information about future vacancies. During the first two weeks of the market web page's launch, the site received over 550 views.

When a vacancy occurs, HYI is now able to email information to everyone who has expressed an interest in the available unit size at that property. The email includes information about unit viewing opportunities and the process to lease a market unit.

Figure 1



Market Rent with Housing York

Many community housing providers offer market rent units – where the tenant pays full rent for the unit. Market rent units are not subsidized. Learn more about market rent and market rent opportunities with Housing York Inc.

Collaborating to Reduce and Divert Waste

York Region and its nine local cities and towns collaborate to provide comprehensive waste reduction, reuse and recycling initiatives which include curbside giveaway days, repair cafés, battery, electronic waste and textile collection as well as regular curbside collection. HYI supports and collaborates with the Region to increase waste diversion efforts in all HYI properties in the following ways:

- Waste diversion posters and education materials are available in all HYI garbage rooms in four different languages to encourage proper sorting of waste, organics and recycling materials
- Promotion of Regional initiatives, such as electronic recycling days, in the newsletter, HYI Community News
- Interactive resident waste diversion education activities are held in collaboration with the Region at resident meetings
- A recent collaboration with the Canadian Diabetes Association provides textile bins in seven properties to encourage clothing donation instead of placing them in the garbage

HYI continues to look for opportunities to educate and create awareness of waste reduction and best practices.

Woodbridge Lane Update, City of Vaughan

Construction is almost complete, with some minor interior finishing work and fixture and furniture installation still underway. Occupancy permits have been granted, and the builder is working towards total completion of the project. The building has transitioned to HYI to begin operations and to prepare to welcome new residents.

Woodbridge Lane replaces two older properties, a 32 unit seniors' building and a 14 unit family townhouse community. To enable the redevelopment, residents were offered alternate housing. All relocated residents have the option to return to Woodbridge Lane after redevelopment. HYI has maintained communications with these residents throughout the redevelopment process. At this time, most residents are indicating that they are happy to stay in their current home with HYI. Only nine households are expected to return to Woodbridge Lane.

Throughout the redevelopment process building updates were provided at www.york.ca/housing. The website included a subscribers' list for people who wanted to receive email updates. Subscribers have been notified of the initial market rents approved at the Board meeting held in [October 2019](#), and offered the opportunity to sign up for market leasing updates based on their preferred unit size.

Leasing of market units will begin in late November, with subsidized units to follow. Although the building will not have a permanent administrative office, HYI will initially maintain office hours on-site to support unit marketing and resident move-ins. The Region has been updating the subsidized housing wait list and, at present, more than 1,800 applicants have requested a unit at Woodbridge Lane. HYI will offer housing to wait list applicants based on their application dates and their unit size eligibility.

Members of the HYI Board, Regional Council and the City of Vaughan will be invited to tour Woodbridge Lane on November 18.

Stouffville Affordable Housing Development Update, Town of Whitchurch-Stouffville

Plans for this new approximately 100 unit building are underway. A consultant team of engineers, designers, and planners has been established, and early concepts have been created. On September 17, the Region hosted a Public Information Centre to share these early designs, answer questions from neighbours, and gather feedback to consider as plans progress. A site plan application is currently being compiled by the Region's project team, and targeted for submission to the Town by the end of the year.

Unionville Seniors Affordable Housing Development Update, City of Markham

Onsite construction activity on the campus continues. Work on the underground servicing components, including bringing water works and utility connections from Highway 7, is underway. Road reconfiguration and earthworks to facilitate our development have begun near the entrance, with work ongoing in 2019 until weather prohibits.

Kingview Court, Make-up Air Unit Replacement, Township of King

Construction to replace the make-up air unit at Kingview Court began in November and is expected to be completed in March 2020. Kingview Court is comprised of 66 senior's apartments. The new air unit will include a cooling component which will provide cooling to the common areas of the facility. The scope of work includes the removal of the existing make-up air unit located in the attic space and installing the new unit on the flat roof area. Tenant notices were delivered and posted on site to advise tenants of the project schedule and timelines. The new air unit will provide conditioned air to the common areas ensuring tenant comfort year round.

Kerry Hobbs
Acting General Manager

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