

MOSAIC HOUSE

In The Town of **Whitchurch-Stouffville**



BUILDING CRITICAL INFRASTRUCTURE

Housing is the foundation of strong and caring communities. Safe, secure and affordable housing is essential for everyone. The Regional Municipality of York is committed to building complete communities with a full range of housing options and services to support residents at all ages and stages of their lives. This commitment includes working with our federal and provincial partners to invest in community housing.

LOCATED AT 5676 MAIN STREET

- Close to public transportation, including GO Transit, shops, restaurants, services and park space
- Construction began in spring 2022 and was completed in winter 2025
- Total budget of **\$50.96 million**
- **Six-storey building** with a mix of affordable and market rent units for seniors, families, individuals and couples
- **97 total units**
 - 65 one-bedroom units
 - 26 two-bedroom units
 - 6 three-bedroom units
 - 70% affordable rental units and 30% market rental units
- Features **indoor amenity space, rooftop patio area**, surface parking and ground floor commercial space
- **Environmentally sustainable** and designed for improved energy and resource efficiency
- Mechanical system specifications updated to ensure air ventilation systems conform to best practices identified during the COVID-19 pandemic
- Owned and operated by Housing York Inc. (HYI), York Region's affordable housing company

HOUSING CHALLENGES AND OPPORTUNITIES

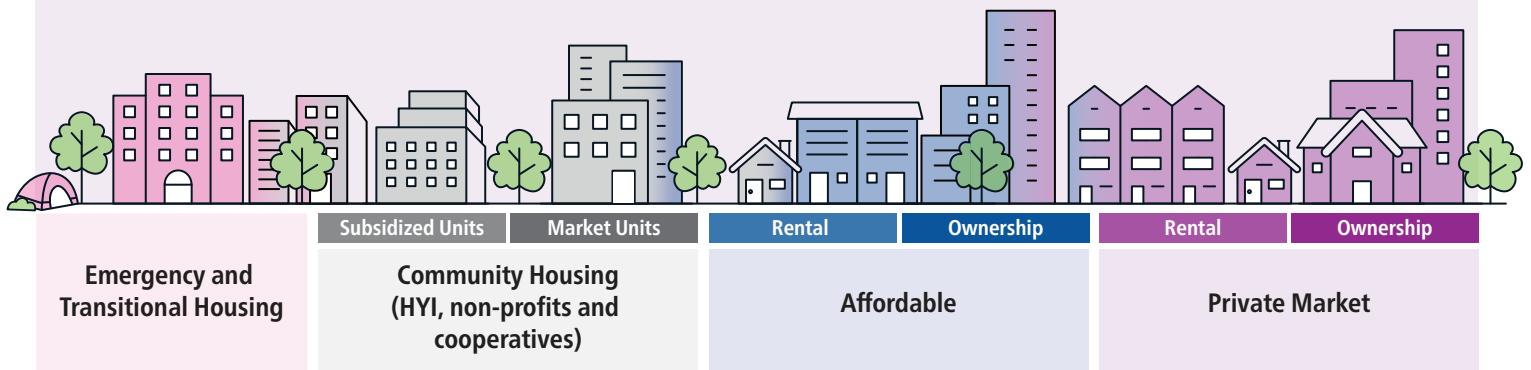
In early 2021, York Regional Council passed a resolution declaring a housing affordability crisis. A lack of affordable housing impacts York Region's ability to achieve complete communities.

FAST FACTS

- According to the 2016 Census, **14% of York Region housing stock was rental tenure** compared to 33% in the Greater Toronto Hamilton Area
- In 2021, **275 new rental units** were identified as part of the Region's annual affordable housing measuring and monitoring
- **York Region has the lowest proportion** of rental housing in the Greater Toronto Hamilton Area with low vacancy rates
- Between 2007 and 2020 the average price for a resale home in York Region increased by **155%** whereas family income rose by just under 20%
- **52% of renters** face affordability challenges when it comes to housing

INCREASING THE SUPPLY OF COMMUNITY HOUSING

With support from federal and provincial government, housing providers and other key partners, York Region continues to work towards innovative, integrated solutions to address housing affordability



FAST FACTS

- As the largest community housing provider in York Region, HYI manages and maintains **38 housing properties** with about **5,000 residents** living in **3,124 units** located in all nine local cities, townships and towns
- **Over 15,700 households** on York Region's subsidized housing wait list at the end of 2023
- **36%** of all wait list applicants are seniors
- York Region's **wait list grew** by 170% between 2008 and 2023
- In 2023, **429** households accepted units that became available at existing non-profit, co-operative, and HYI communities
- Between 2008 and 2023, on average 330 applicant households are housed annually in a subsidized unit while the **wait list grew by an average of 659 net new applicants each year**
- Since 2004, York Region has successfully leveraged federal and provincial funding opportunities to build **more than 1,524 new community housing units** across all subsidized housing providers, including HYI properties, non-profit, cooperative housing, among others.
- Increasing affordable housing choices, measured through an increase in the number of community housing units, is a key objective in the Region's 2023 to 2027 Strategic Plan: From Vision to Results
- In 2023, York Region launched a Community Housing Provider Supply Grant Program Pilot to provide funding to non-profit and cooperative organizations looking to build and operate community housing in York Region