

Partnering to Make Community Housing Happen

Housing affordability is a complex problem. Action from all levels of government is needed to increase community housing options to help all residents find safe, secure and affordable housing.

Unionville Commons, City of Markham

York Region is calling on the federal and provincial governments to provide predictable and long-term funding commitments to:



Invest in community housing supply to meet growing need

\$385.82 million is needed in federal and provincial funding to fund two-thirds of new development costs



Protect existing community housing for future generations

\$90 million is needed to address capital repair needs for non-profit and cooperative housing providers



Expand and maintain housing benefits to help more people get housed faster

Ongoing annual funding is needed to maintain the Canada-Ontario Housing Benefit beyond 2029

As Service Manager, under the [Housing Services Act, 2011](#), York Region is required to develop a 10-Year Housing and Homelessness Plan and design, fund and oversee housing and homelessness programs and services. This 10-Year Housing and Homelessness Plan guides local action to address community needs, investment from senior levels of government is crucial to make housing happen.

First residents moving into Unionville Commons, City of Markham



A Growing Need for Affordable Housing

In 2021, York Regional Council declared a housing affordability crisis as more residents struggle to find housing they can afford. All levels of government play a critical role in building affordable housing and significant supply challenges make it impossible for York Region to address these needs alone.



Since 2014, York Region's centralized wait list has **grown by 60%**



In 2024, for every household housed from the wait list, **10 new applications were received**



As of 2024, there were more than **18,400 households** on York Region's centralized wait list



About 50,000 York Region households are **spending more than 30% of their income on housing** and/or living in homes in need of major repairs or are too small



Increasing community housing supply

York Region is helping local municipalities reach housing targets by investing in community housing. Since 2013, the **Region has funded 56% of total capital costs for new community housing** from the municipal tax base, increasing the Housing York Inc.* portfolio by over 1,000 units. **This level of funding is not sustainable.**

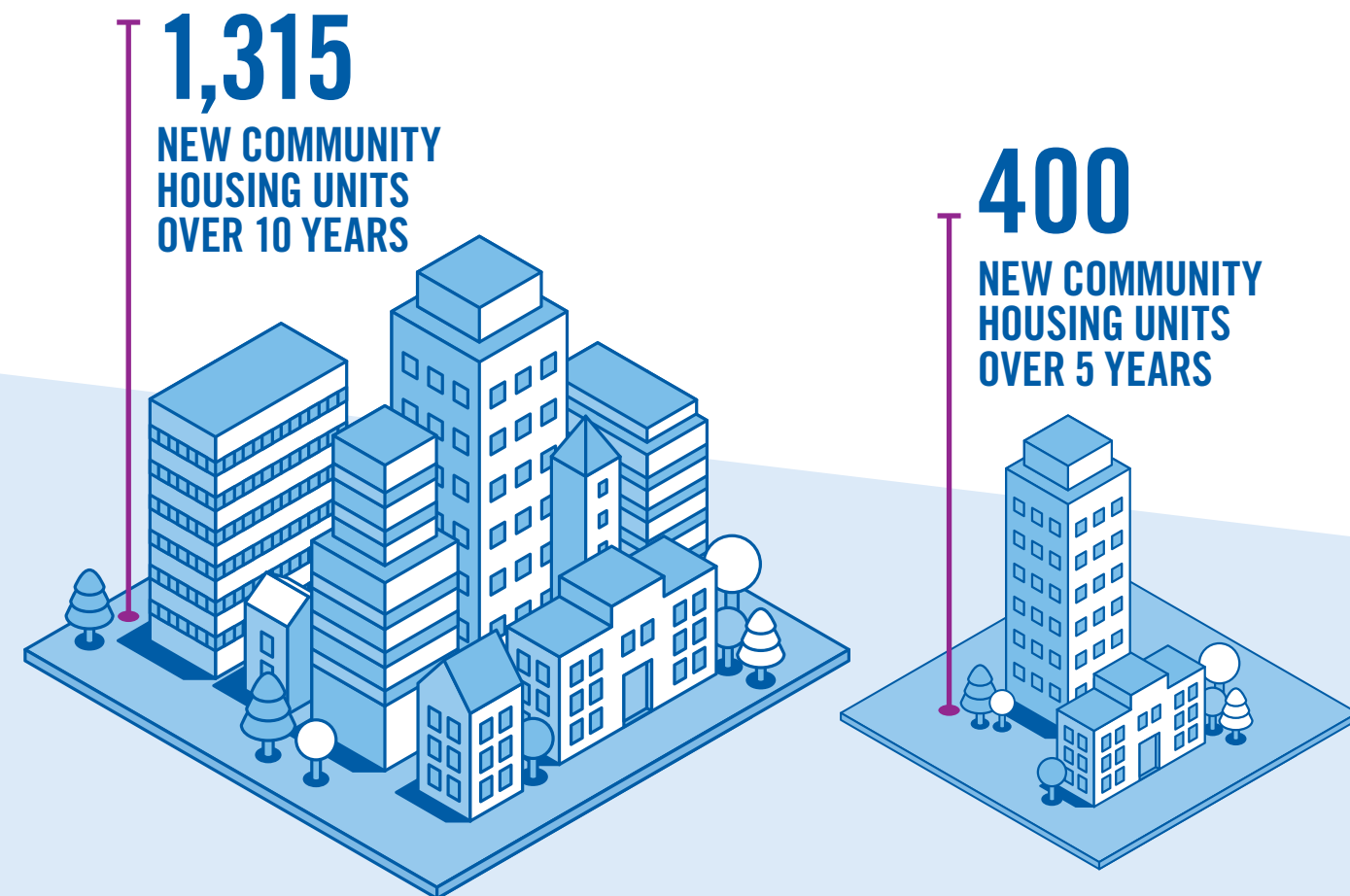
A shared funding model, where each level of government funds one-third of the capital costs, will enable York Region to build up to **1,315 new community housing units over 10 years**. This would almost double the rate of growth seen over the last 10 years (745 community housing units).

Additional funding from senior levels of government will allow the Region to further invest in pre-construction planning for new developments.

*Housing York Inc. is York Region's housing company, learn more at york.ca/HYI



In April 2025, York Region allocated \$35.1 million from the 2024 operating surplus to support initiatives to increase affordable housing supply. York Region is calling on senior levels of government to match this investment.



Shovel-ready community housing projects

The 2025 budget also committed **\$74 million** in funding to support pre-construction planning costs for new community housing projects, with the potential for up to **915 units**, ensuring a healthy project pipeline. Investments from senior levels of government will accelerate moving projects from planning to shovel-ready.

BOX GROVE COMMUNITY HOUSING

City of Markham

york.ca/BoxGroveHYI

Expected Completion in 2027



150 one, two and three-bedroom units for individuals, families and seniors

Estimated cost **\$67.5 million**

Current federal/provincial funding gap **\$32.6 million***

BAYVIEW PARKWAY COMMUNITY HOUSING

Town of Newmarket

york.ca/62Bayview

Expected Completion in 2028



250 one, two, three and four-bedroom units for individuals, families and seniors

Estimated cost **\$112.6 million**

Current federal/provincial funding gap **\$75.4 million***

*These numbers account for \$12.6 million allocated under Canada-Ontario Community Housing Initiative and Ontario Priorities Housing Initiative.



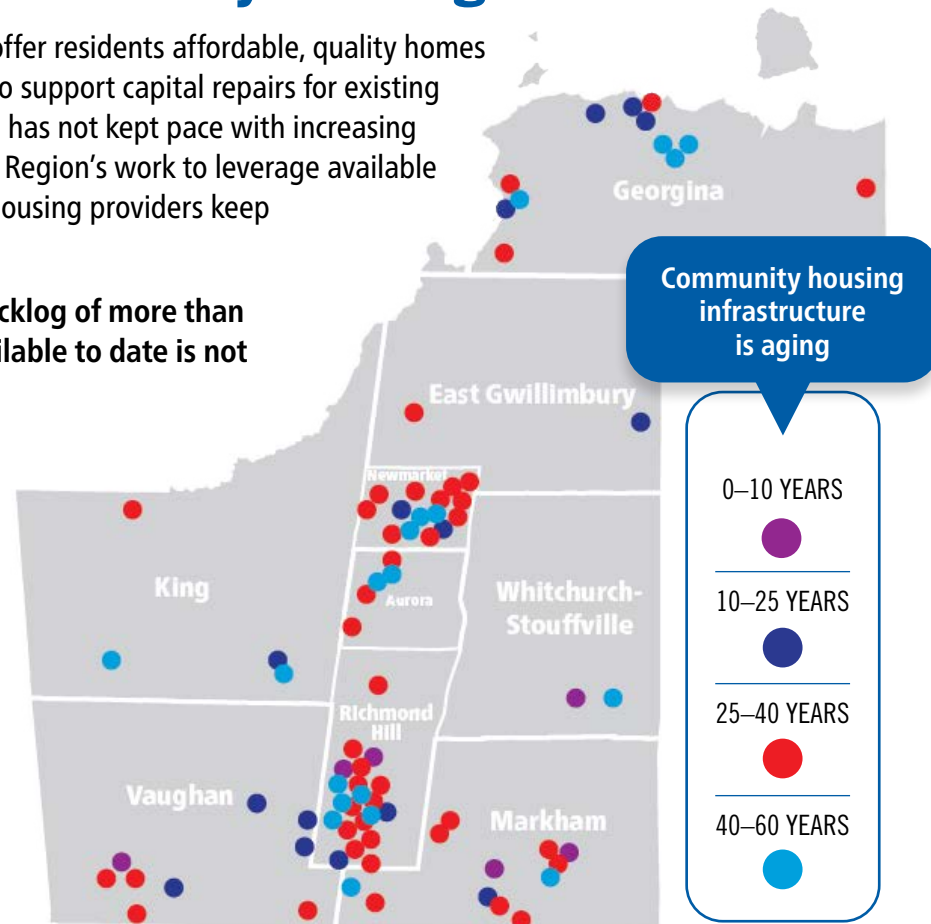
Maintaining quality community housing

York Region's community housing providers offer residents affordable, quality homes that are well-maintained. However, funding to support capital repairs for existing non-profit and cooperative housing providers has not kept pace with increasing demands of an aging portfolio. Through York Region's work to leverage available federal-provincial funding, local community housing providers keep their properties in a state of good repair.

Chronic underfunding has resulted in a backlog of more than \$90 million for repairs. Funding made available to date is not enough to address this backlog.



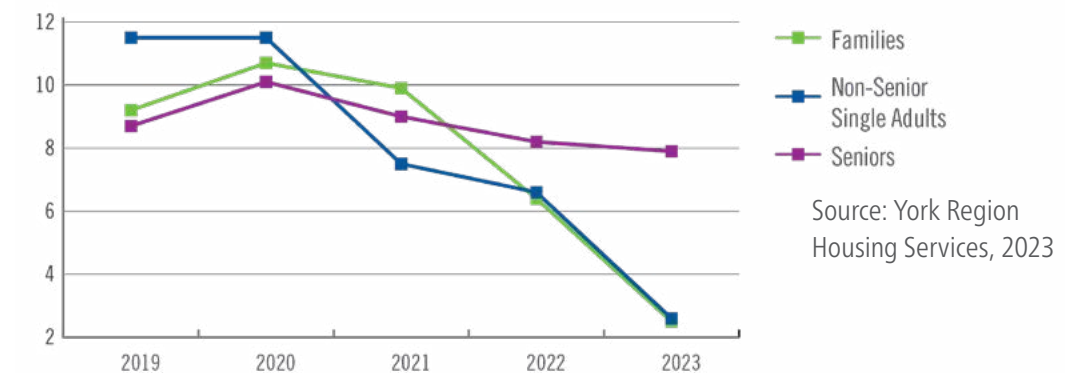
Long-term and predicable support from senior levels of government is required to protect investment in community housing.



Housing people faster through rent benefits

As cost of living continues to rise, demand for community housing grows. Low turnover and limited supply mean applicants are waiting years for a subsidized unit to become available. Portable housing benefits like the Canada-Ontario Housing Benefit (COHB) offer an alternative by helping pay the difference between what a resident can afford and the cost of a market rent unit.

Average Wait Time for Subsidized Housing



Permanent and increased funding for COHB would help house more people faster.

Since its launch in 2020, COHB has dramatically reduced the average wait time of housing applicants, as many new applicants opted to accept housing benefits rather than wait years for a subsidized housing unit. COHB is currently funded by the federal and provincial governments to March 2029. Due to the uncertainty of COHB funding beyond this date, many people who have been waiting for a unit for years are reluctant to accept the benefit at the risk of having to reapply to the wait list after 2029.

COHB has been critical in providing timely support to people experiencing homelessness, survivors of domestic abuse and human trafficking and asylum seekers.

New Housing York Inc. communities

UNIONVILLE COMMONS City of Markham

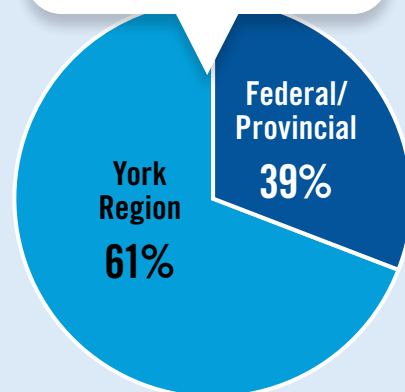
Completed in 2023



265 one and two-bedroom apartments for seniors, the largest residential building ever constructed by York Region

- Designed for seniors and universal accessibility
- Features onsite underground parking, indoor and outdoor amenity and common spaces, outdoor garden and pedestrian walkway
- Environmentally sustainable, with three green rooftops, and designed for improved energy and resource efficiency

Total budget
\$86.3 million



MOSAIC HOUSE Town of Whitchurch-Stouffville

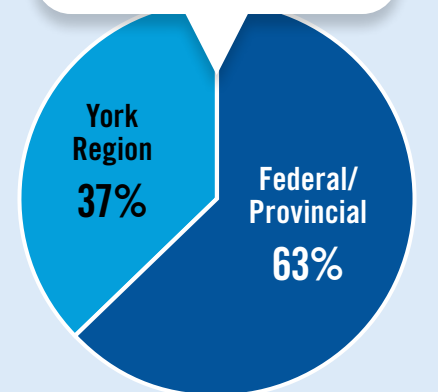
Completed in 2025



97 one, two and three-bedroom apartments for seniors, families and individuals

- Features surface parking, indoor and outdoor amenity spaces and a rooftop patio
- Environmentally sustainable and designed to a LEED Silver standard for improved energy and resource efficiency

Total budget
\$50.96 million



Creating Strong, Caring, Safe Communities

Everyone deserves a safe and affordable place to call home. As a result of rising home ownership and rental costs, many residents are struggling to find affordable housing options.

All levels of government must play a role in solving the housing crisis.

Together, we can support the creation of complete communities and support residents of all ages, stages and income levels.



Residents of Heritage Village East in the Town of Newmarket at a community gathering



Residents and York Region staff at Hadley Grange in the Town of Aurora

About York Region

York Region is the fourth fastest growing municipality in the Greater Toronto and Hamilton Area. In 2024, 1.28 million people called York Region home. However, as the cost of living rises, low to moderate income households are having trouble keeping up. York Region is working with various partners to provide more housing options for all residents, despite income levels.

