



Corporate Services  
Planning and Economic Development

## Memorandum

TO: Members of Regional Council

FROM: Valerie Shuttleworth, MCIP, RPP  
Chief Planner, Corporate Services

DATE: June 14, 2016

RE: **10-Year Housing Plan 2015 Progress Report, Clause 17 in  
Report No. 10 of Committee of the Whole**

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This memorandum is provided further to Clause 17 in Report No. 10 of Committee of the Whole, held on June 9, 2016, to be considered by the Council of the Regional Municipality of York on June 23, 2016.

Appendix 1 of Attachment 1 to the report provides the results of the Region's monitoring and measuring of affordability of new housing units. Revisions have been made to the appendix to correct an error in the number and percentage of units sold below the affordable threshold at the 4<sup>th</sup> income decile.

Three revised pages are attached to this memorandum and will be incorporated into the final 10-Year Housing Plan 2015 Progress Report, following the meeting of Council.

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Valerie Shuttleworth, MCIP, RPP  
Chief Planner

Attachment (1)

YORK-#6787258-v1-Memorandum\_-\_10-year\_Housing\_Plan\_2015\_Progress\_Report

to 1,849 sold in 2014. One- and two-bedroom condominium units accounted for the largest share of affordable ownership units region-wide, representing 84 per cent of the affordable ownership stock, but were primarily concentrated in Markham, Richmond Hill and Vaughan.

The high-density stock had greater affordability compared to ground-related units, with 74 per cent of new high density units falling below the affordability threshold, compared to just 11 per cent of the ground-related supply. The ownership market accounted for 96 per cent of the affordable units region-wide. Rental units accounted for only 4 per cent of affordable units, in six local municipalities. Private purpose-built rental units made up only 0.1 per cent of affordable units in 2015, and were found only in one local municipality, similar to in 2014.

Local municipal rates of affordability, ranged from as low as 1 per cent in King to as high as 52 per cent in Markham. While affordable housing options are available, they may not be in suitable locations, be the desired tenure, or be large enough to accommodate families.

### *There are fewer affordable housing options when lower household incomes are considered*

The affordable ownership thresholds provide a maximum affordable price. Homes at the threshold are affordable to only the wealthiest 40 per cent of all households. As the ownership housing thresholds provide an upper limit, they do not address the need for an appropriate range of housing for households with incomes below this limit.

To understand this need, the Region also reviewed affordability using thresholds that are affordable to 50 per cent and 60 per cent of households (units that are measured to the 5th and 4th deciles on Figure 1). Table 3 summarizes the findings from this analysis.

**Table 3**  
**New Affordable Housing Supplemental Monitoring Analysis, 2015**

Monitoring Exercise	Maximum Income	Maximum House Price	Per cent of Units Sold Under Threshold
Provincial Definition: 6 <sup>th</sup> Decile	\$114,648	\$459,170	42%
5 <sup>th</sup> Decile	\$96,095	\$384,865	28%
4 <sup>th</sup> Decile	\$78,517	\$314,465	9%

*Source: York Region Planning and Economic Development, 2016.  
Based on Teranet, RealNet and Canadian Mortgage and Housing Corporation data.*

A more detailed analysis of 2015 affordability to the 5th and 4th deciles is included in Appendix C. Based on this analysis, the 2015 maximum affordable price for the lowest earning 50 per cent of households was \$384,865, and 28 per cent of new units fell below this price. The 2015 maximum affordable price for the lowest earning 40 per cent of households was \$314,465 and 9 per cent of new units fell below this price.

### *The existing housing stock continues to provide affordable options*

A 2015 snapshot of average housing costs by tenure and type is provided in Appendix D. The snapshot depicts the range from the lowest local municipal average price to the highest local municipal average price for the 2015 calendar year. While the snapshot provides an accurate range of home prices and rents, the number of housing units available throughout the range varies.

While the affordable housing policies of the YROP-2010 focus on the affordability of new housing, there are affordable ownership options in the resale market for all structure types. The average price of resale condominiums fell below the Regional affordable threshold in seven local municipalities, and the average price of resale single detached homes was under the Regional affordable threshold in Georgina. While affordable resale options are available region-wide, there are limitations by local municipality, structure and bedroom type. Table 4 provides a detailed breakdown of affordable options available in each local municipality by structure type.

## 2015 Affordable Housing Monitoring

### 40th Percentile (“Affordable” to 60 per cent of Households)

**Table 1:  
Ownership Units**

Focus on Households with incomes of \$78,517 or less,  
the wealthiest of which are able to afford a house that costs \$314,465

	Ownership											
	Ground Related			High Density								
	Sub Total			Studio			1 Bdrm*			2 Bdrm*		
	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
Aurora	445	0	0	-	-	-	45	0	0	37	0	0
East Gwillimbury	130	0	0	-	-	-	-	-	-	-	-	-
Georgina	156	1	1	-	-	-	-	-	-	1	0	0
King	211	0	0	-	-	-	-	-	-	9	0	0
Markham	1055	0	0	1	1	100	834	312	37	722	16	2
Newmarket	86	0	0	-	-	-	-	-	-	-	-	-
Richmond Hill	509	0	0	-	-	-	242	95	39	197	12	6
Vaughan	669	0	0	-	-	-	299	83	28	505	0	0
Whitchurch-Stouffville	282	0	0	-	-	-	16	0	0	27	0	0
<b>York Region</b>	<b>3543</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>100</b>	<b>1436</b>	<b>490</b>	<b>34</b>	<b>1498</b>	<b>28</b>	<b>2</b>

Source: York Region Planning and Economic Development, 2016

**Table 2: Rental Units**

	Private Market			Government Assisted/Non-Profit			Second Suites			Total Rental		
	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
Aurora	-	-	-	-	-	-	9	9	100	9	9	100
East Gwillimbury	-	-	-	-	-	-	0	0	0	-	-	-
Georgina	-	-	-	-	-	-	32	32	100	32	32	100
King	-	-	-	-	-	-	N/A	N/A	N/A	-	-	-
Markham	4	4	100	-	-	-	11	11	100	15	15	100
Newmarket	-	-	-	-	-	-	40	40	100	40	40	100
Richmond Hill	-	-	-	28	28	100	N/A	N/A	N/A	28	28	100
Vaughan	-	-	-	-	-	-	N/A	N/A	N/A	-	-	-
Whitchurch-Stouffville	-	-	-	-	-	-	2	2	100	2	2	100
<b>York Region</b>	<b>4</b>	<b>4</b>	<b>100</b>	<b>28</b>	<b>28</b>	<b>100</b>	<b>94</b>	<b>94</b>	<b>100</b>	<b>126</b>	<b>126</b>	<b>100</b>

Source: York Region Planning and Economic Development, 2016

Ownership														
High Density												Ownership		
3 Bdrm +			Penthouse			Other			Sub Total			Total		
Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
-	-	-	-	-	-	-	-	-	82	0	0	527	0	0
-	-	-	-	-	-	-	-	-	-	-	-	130	0	0
-	-	-	-	-	-	-	-	-	1	0	0	157	1	1
-	-	-	-	-	-	-	-	-	9	0	0	220	0	0
72	0	0	50	0	0	37	0	0	1716	329	19	2771	329	12
-	-	-	-	-	-	-	-	-	-	-	-	86	0	0
25	0	0	14	2	14	3	0	0	481	109	23	990	109	11
7	0	0	1	0	0	12	0	0	824	83	10	1493	83	6
-	-	-	6	0	0	-	-	-	49	0	0	331	0	0
<b>104</b>	<b>0</b>	<b>0</b>	<b>71</b>	<b>2</b>	<b>3</b>	<b>52</b>	<b>0</b>	<b>0</b>	<b>3162</b>	<b>521</b>	<b>16</b>	<b>6705</b>	<b>522</b>	<b>8</b>

**Table 3: All Units (40th Percentile)**

	Ownership Units			Rental Units			All Units		
	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)	Total	Aff (#)	Aff (%)
Aurora	527	0	0	9	9	100	536	9	2
East Gwillimbury	130	0	0	-	-	-	130	0	0
Georgina	157	1	1	32	32	100	189	33	17
King	220	0	0	-	-	-	220	0	0
Markham	2771	329	12	15	15	100	2786	344	12
Newmarket	86	0	0	40	40	100	126	40	32
Richmond Hill	990	109	11	28	28	100	1018	137	13
Vaughan	1493	83	6	-	-	-	1493	83	6
Whitchurch-Stouffville	331	0	0	2	2	100	333	2	1
<b>York Region</b>	<b>6705</b>	<b>522</b>	<b>8</b>	<b>126</b>	<b>126</b>	<b>100</b>	<b>6831</b>	<b>648</b>	<b>9</b>

Source: York Region Planning and Economic Development, 2016