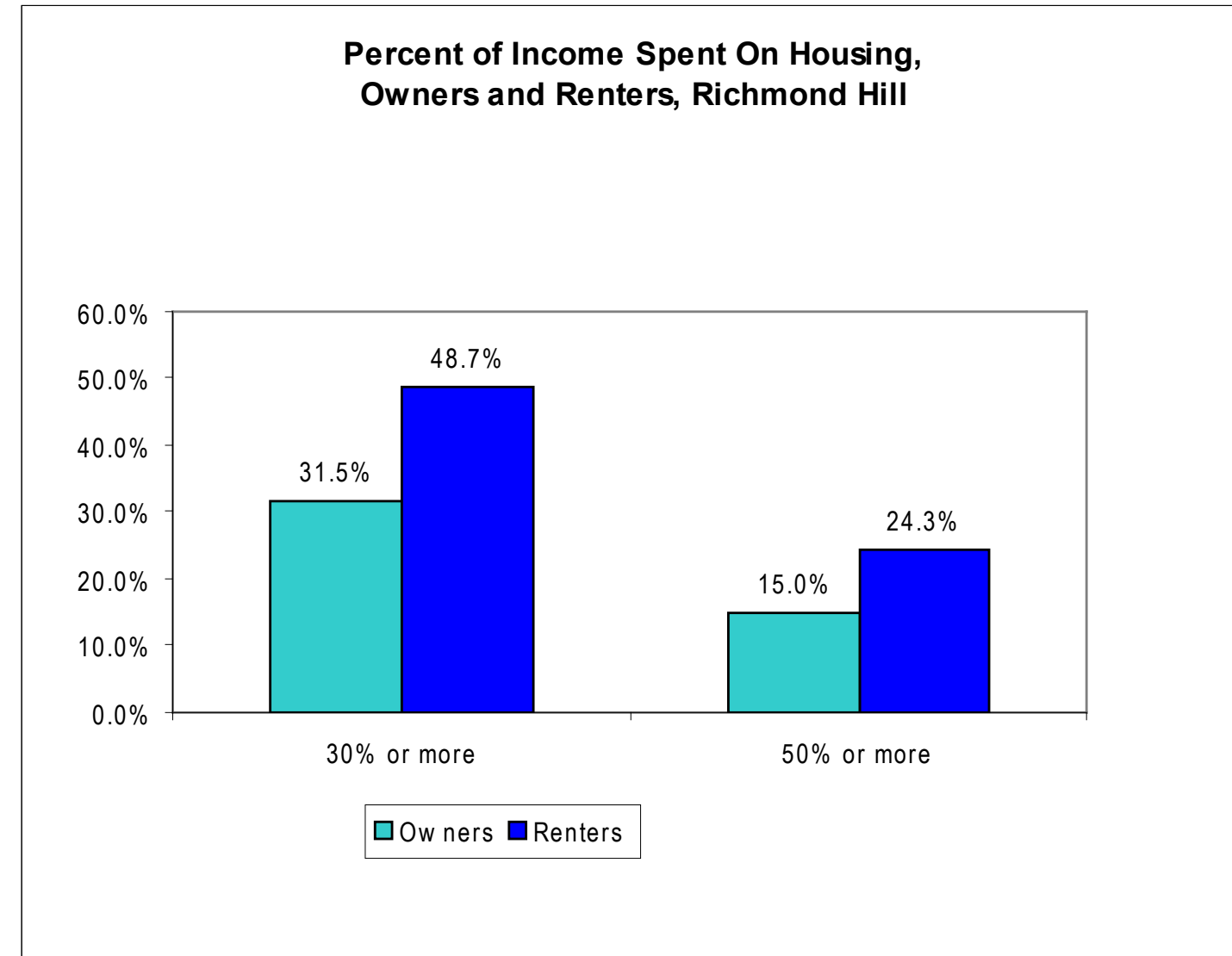


# Housing Challenges for Affordable Housing

The high cost of housing means that many workers cannot afford to live here



- Almost a quarter (24%) of tenants and 15% of homeowners spend 50% or more of their income on housing.

Affordable rental housing is housing that is affordable to the 60th income percentile of \$49,700 or monthly rents of \$1,240

Income Categories	2008 Tenant Incomes	Affordable Rents	Apartment-Bedroom Count	Ave. 2008 Rents, York Region	Ave. 2008 Rents, Richmond Hill
20th Percentile	\$19,000	\$480	Bachelor	\$750	\$807
30th percentile	\$25,800	\$650	1 Bedroom	\$902	\$929
40th Percentile	\$33,000	\$830	2 Bedroom	\$1,068	\$1,134
50th Percentile	\$40,700	\$1,020	3 Bedroom	\$1,242	\$1,359
60th Percentile	\$49,700	\$1,240	All	\$1,008	\$1,058

- At the 30th income percentile of \$25,800, affordable rent is \$650.

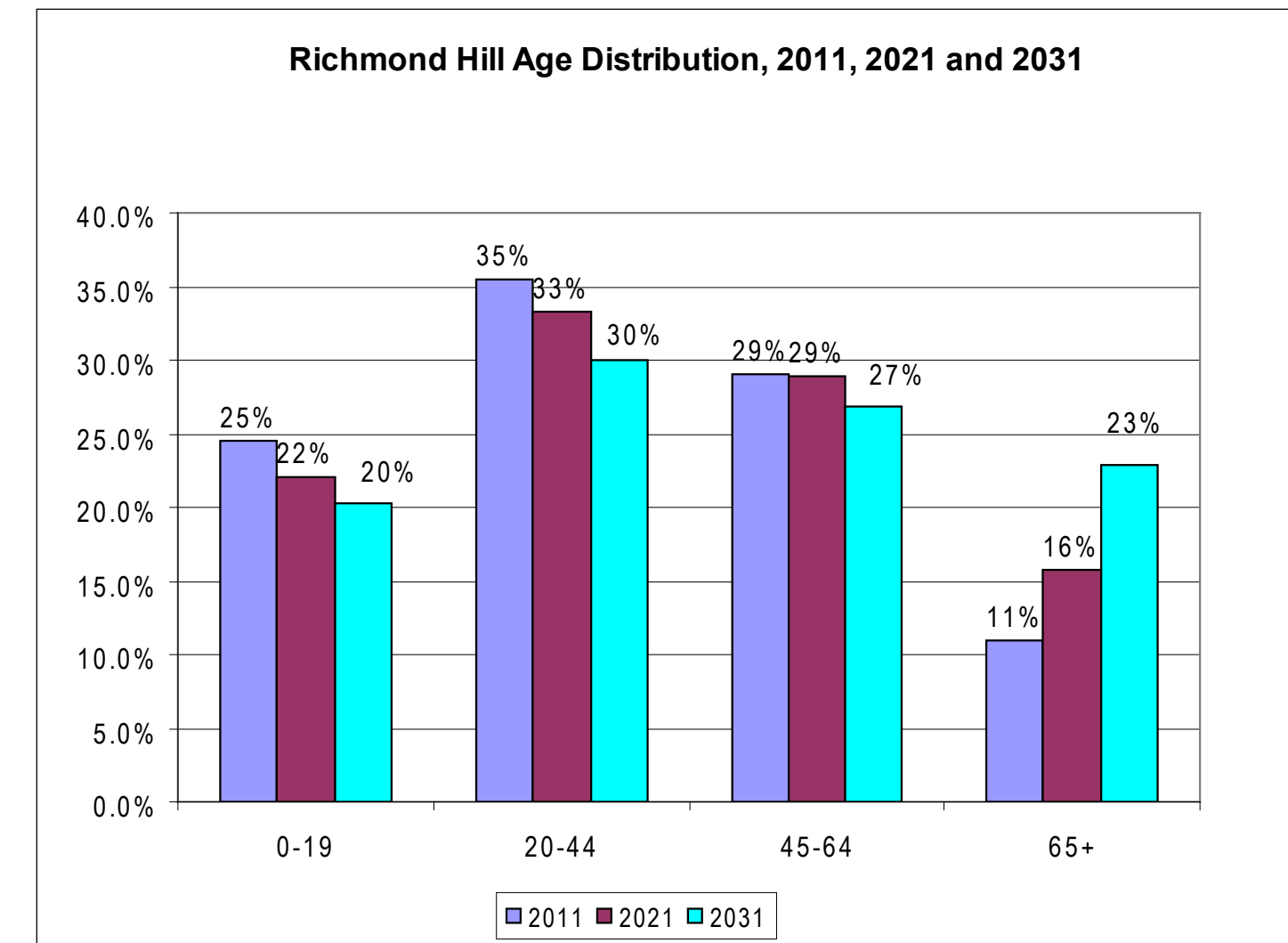
Affordable ownership housing for the 60th percentile is \$340,100 and for the median household income it is \$285,600

Income Categories	2008 All Household Incomes	Affordable Carrying Costs	Affordable Prices - 5% Down Payment	Affordable Prices - 10% Down Payment	Affordable Prices - 5% Down Payment
20th Percentile	\$41,500	\$1,038	\$136,200	\$142,500	\$141,500
30th percentile	\$56,500	\$1,413	\$185,500	\$194,000	\$192,700
40th Percentile	\$71,800	\$1,795	\$235,700	\$246,600	\$244,900
50th Percentile	\$87,000	\$2,175	\$285,600	\$298,800	\$296,700
60th Percentile	\$103,600	\$2,590	\$340,100	\$355,800	\$353,300
Average Resale Price, York Region 2008	\$432,200	10% Below Ave.	\$389,000		
Average Resale Price, Richmond Hill 2008	\$448,200	10% Below Ave.	\$403,400		

- Affordable ownership housing is that which is affordable to the 60th percentile and below of all households.

Changing demographic profile

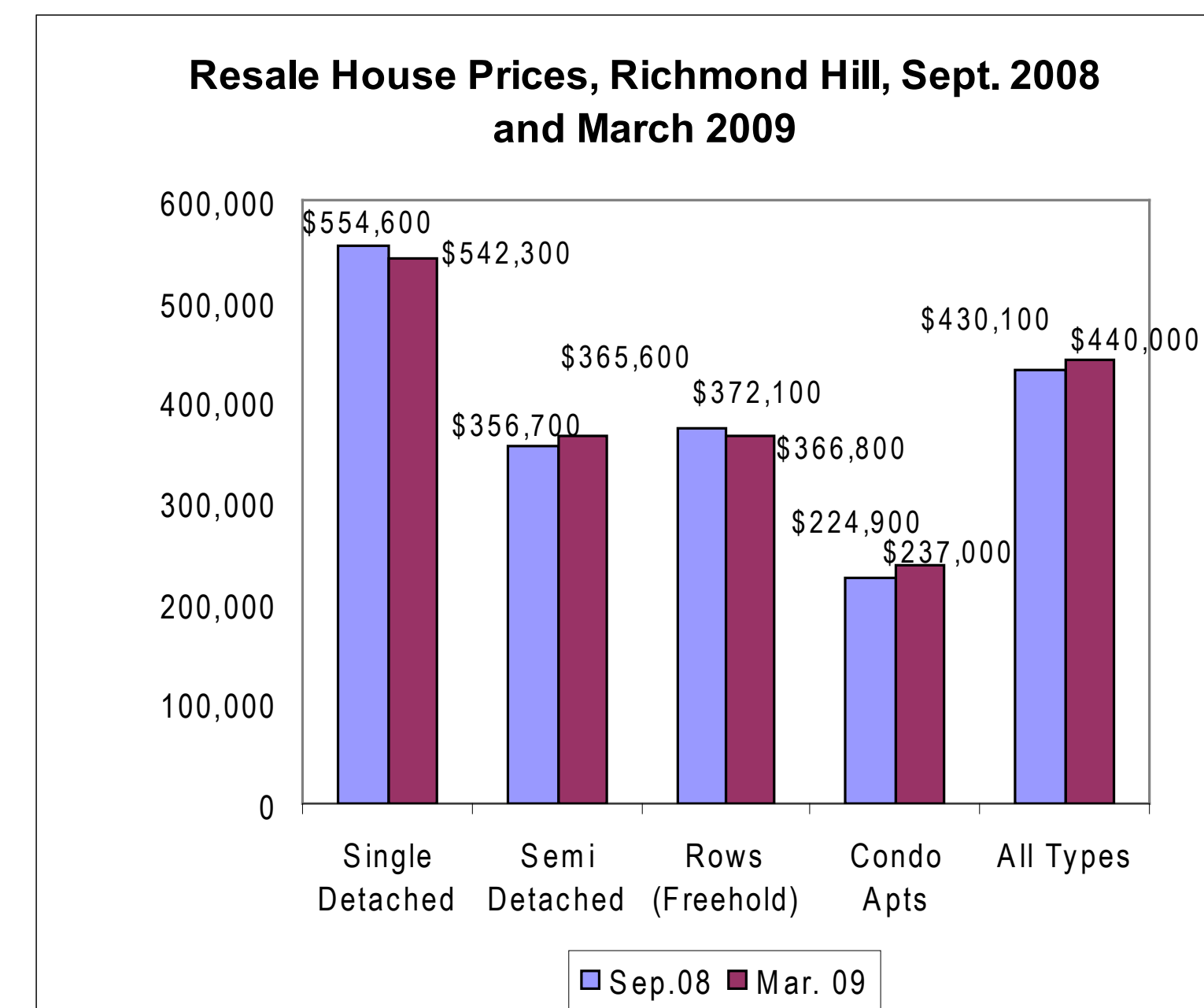
In the next 10 years alone, the number of seniors will grow by 71% - from 21,300 to 36,400 persons



- Seniors will grow from 11% of Richmond Hill's Population in 2011 to 16% in 2031.

Resale home values

- Housing prices for some dwelling types have fallen modestly since the fall of 2008 while prices for other types have increased.



- Condominium apartments are among the most affordable ownership housing in Richmond Hill.

Need for emergency, transitional, and supportive housing

- For special needs groups such as those with physical disabilities, mental illness, youth, women and children suffering from domestic abuse, and, immigrants who cannot afford to rent their own housing.
- Much of the housing for special needs is located in the north end of the Region.

# Housing

## Potential Options to Meet Housing Needs

### PLANNING POLICIES

**Affordable Housing Targets in the Official Plan** - affordable ownership and rental housing targets for new development as required by the Province. The Region has a target of 25% affordable housing.

**Encourage a Mix of Dwelling Types and Tenures** - have a policy that encourages developers to provide for a mix of dwelling types and tenures.

**Community Benefit** - provide for higher densities when a proportion of a proposed development site is used for affordable housing;

**Inclusionary Planning Policies:** encourage a minimum % of housing in new developments to be affordable through statements in the Official Plan and through fast tracking of such developments

### LAND FOR AFFORDABLE HOUSING

**Provide Land at Low or Minimal Price or Long-term Lease** - where the Region or non-profit groups are developing affordable housing using federal and/or provincial subsidies.

### CREATING PARTNERSHIPS FOR AFFORDABLE HOUSING

**Affordable ownership housing** – work with private developers and community agencies to develop a model for affordable ownership housing in Richmond Hill.

**Design Charette or Competition:** to identify affordable ownership and rental housing designs that would be suitable for Richmond Hill.

### FINANCIAL ASSISTANCE

**Identify Potential Affordable Housing Projects** - work with the Region, community-based agencies, and, non-profit and co-operative housing agencies to identify potential affordable housing projects for affordable federal/provincial housing programs.

### PROTECTING THE EXISTING RENTAL STOCK

**Protect Existing Rental Housing Stock** - through municipal policies regarding demolition and/or conversions to condominiums.

**Residential Rehabilitation Assistance Program** - obtain funding through CMHC's RRAP program for landlords.

### HOUSING FOR SENIORS

**Consider a Range of Housing Options for Seniors:**

- Smaller, more affordable condominiums close to neighbourhoods and community services;
- “Aging in Place” developments where seniors can move from independent living to a more supportive environment.
- Life Lease developments where seniors pay money for their unit up front; includes access to services as needed;
- Abbeyfield type housing where seniors live in shared accommodation and have common facilities as well as a “housekeeper” to provide meals and other services;
- Housing designs - for seniors such as bungaloffs where most of the house is on one floor;
- More affordable rental housing for seniors; and,
- Purchase some condominiums to rent to seniors.

### INTENSIFICATION/ACCESSORY APARTMENTS

**Intensify sites of existing non-profit housing:** work with the Region and local agencies to consider intensification of existing sites for non-profits and co-operative housing developments.

**Permit “accessory apartments” or “secondary suites”** - provide affordable rental housing in existing houses and provide young families and older adults with additional income. Consider such criteria as:

- A limit on size (e.g., no more than 800 square feet or 1,000 square feet);
- Separate bathroom and kitchen facilities, and, entrance;
- One parking space for an accessory apartment;
- Meets all building and fire safety requirements;
- Must be inspected by building and fire department inspectors at least once and possibly, more frequently;
- Registered with the Town.

**Recognize Rooming, Boarding and Lodging Homes** - as a permitted house form for low-income singles and those with special needs subject to locational criteria.