



Housing Choices: Markham's Affordable and Rental Housing Strategy

June 22, 2021

Development Services Committee



Overview

- What have we done?
- What have we heard?
- What is included in the final Affordable and Rental Housing Strategy?
- What are the next steps?





What have we done?

Needs Assessment and Housing Gaps

- What is 'Affordable'?
- Housing needs in Markham
- Phase 1: Housing Needs Assessment presented to Council (**April 2019**)

Housing Policy Context and Consultation

- Federal, Provincial, Regional, City Policies and Initiatives
- Roles of housing partners
- Inclusionary Zoning analysis
- Stakeholder engagement (**June to December 2019**)

Policy Framework and Recommendations

- Vision, Goals, recommended Actions
- Proposed inclusionary zoning framework
- Phase 2; Policy, Framework and Recommendations for Draft Strategy presented to Council (**February 2020**)

Consultation and Final Strategy

- Housing Summit (**November 2020**)
- Virtual Community Information Meeting (**February 2021**)
- Final Affordable and Rental Housing Strategy (**Spring 2021**)

Phase 1:
Conduct a Housing Needs
Assessment

Phase 2:
Develop Housing Strategy

Phase 3-4:
Consultation and Final
Strategy





What have we heard?

Housing Summit

Barriers:

- Land costs
- Lengthy approval process
- Community acceptance

Solutions:

- Land for housing
- Providing incentives
- Fostering partnerships
- Implementing policies and zoning
- Leadership

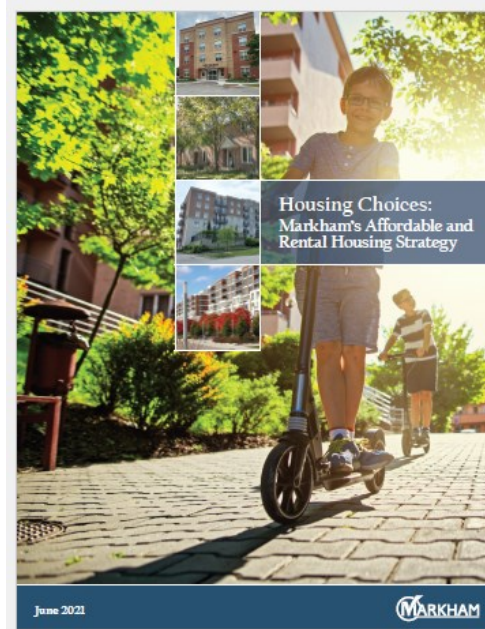
Virtual Community Information Meeting

- Affordability thresholds to be updated
- Partnerships needed
- Surplus land for affordable housing
- Additional residential units
- Actions should have stronger language
- Deeper affordability needs should be supported





What is included in the Final Affordable and Rental Housing Strategy?





Community Vision for Housing

To support the social and economic vitality of Markham through the facilitation and provision of a range of housing options (by type, tenure and affordability) for those that live and work in Markham throughout their lifetime in order to sustain a more complete community.





Housing Strategy Goals

Goal 1	Goal 2	Goal 3
<p>Increase the supply of affordable rental housing options, particularly for small and larger households with low incomes and that meet their needs in terms of size, accessibility and support services.</p>	<p>Stimulate the development of ownership housing options, particularly larger options for families, which are affordable to households with moderate incomes as well as households with low incomes where feasible.</p>	<p>Expand the supply of purpose-built rental market units throughout Markham.</p>





2020 Affordable Thresholds

Ownership	Rental
Moderate Income Home Price = \$480,723	Average Market Rent = \$1,541/month 1 Bedroom: \$1,440 2 Bedroom: \$1,600 3+ Bedroom: \$1,668
Low Income Home Price = \$246,509	

Source: CMHC and York Region





35 Actions

Policy	Incentives	Advocacy	Partnerships	Education
13	3	13	2	4





Revised Actions

The following key Actions have been revised in the final Housing Strategy:

- Action 2: Review the definition of affordable housing
- Action 3: Develop an inclusionary zoning by-law for Major Transit Station Areas
- Action 6: Review permissions for additional residential units
- Action 10 and 25: Use public lands for affordable housing
- Action 14: Develop incentive package for affordable/supportive housing





New Actions

- **Action 13 - Protect Purpose-Built Rental Housing** – This Action is being proposed to protect the supply of rental housing by considering the implementation of a by-law under the *Municipal Act* to restrict demolition or conversion of purpose-built rental housing to non-rental tenure
- **Action 29 - Consider Expanding Incentives** – This Action is being proposed to more broadly advocate for affordable housing incentives from senior levels of government beyond the specific programs identified in other Actions
- **Action 35 - Monitor Progress** – This Action is being proposed to monitor implementation progress of the final Housing Strategy





Implementation Timeline

- **5 Priority Actions** for the next 12 months include:
 - Action 3 – Develop an Inclusionary Zoning By-law for Major Transit Station Areas
 - Action 6 – Review permissions for additional residential units
 - Action 10 – Use public land for affordable housing
 - Action 14 – Develop an incentive package for affordable/supportive housing
 - Action 30 – Facilitate partnerships for affordable housing





Implementation Timeline – Cont'd

- **17 Ongoing Actions** include:
 - Action 12 – Support affordable housing projects with funding
 - Action 17 – Advocate to increase funding and improve approval timelines for the National Housing Co-Investment Fund
 - Action 32 – Work to increase awareness of housing needs
- **13 Medium Term Actions** to be initiated in the next 12 to 24 months include:
 - Action 1 – Develop annual affordable housing targets
 - Action 2 – Review the definition of affordable housing
 - Action 13 – Protect purpose-built rental housing





What are the Next Steps?

- Subject to Council endorsement, Staff will move forward with implementation of the Housing Strategy in accordance with its timelines
- The 35 Actions contained in the Housing Strategy will guide the City's efforts to increase the supply of affordable and rental housing
- Staff will report back to Development Services Committee as needed to implement individual Actions such as inclusionary zoning





Thank you

