



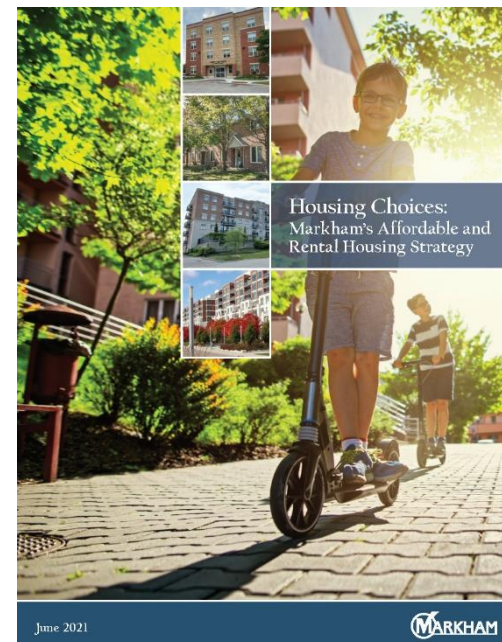
# Affordable and Rental Housing Strategy - Implementation Update

**October 17, 2023**



## Background

- In July 2021, Council approved [Housing Choices: Markham's Affordable and Rental Housing Strategy](#) (AHS) to address affordability in the community
- The report before council outlines the progress made advancing the AHS and the challenges staff have experienced
- The strategy brought forward a vision and 3 goals to be implemented through 35 actions
- 5 thematic areas including **Policy, Incentives, Advocacy, Partnerships, and Education**





## The Province Released Several Pieces of Legislation

- Recent provincial initiatives targeted at increasing the supply of housing in Ontario include:
  - Affordable Housing Taskforce, 2022
  - Bill 109 – More Homes for Everyone Act, 2022
  - Bill 23 – More Homes Built Faster Act, 2022
  - Bill 97 – Helping Homebuyers and Protecting Tenants Act, 2023
  - Proposed Provincial Planning Statement, 2023



# CMHC Housing Accelerator Fund Application

- The Federal government has announced the Housing Accelerator Fund (HAF) program that will allocate \$4 billion to Canadian municipalities to support the creation of 100,000 housing units
- City submitted application in June, 2023 to secure up to \$57 million of federal funding
- 7 proposed initiatives to deliver 1910 units





## Policy

- Several key policy action items have been advanced including:
  - Action #4: Inclusionary Zoning Outside of MTSAs
  - Action #5: Co-Housing/Co-Living
  - Action #8 and #9: Reduction of Residential Parking Requirements
- Provincial initiatives have significantly impacted the ability of staff to deliver actions identified in the 'Policy' thematic area.
- The soon to be initiated Official Plan Review will advance several AHS action items and result in updates to housing related official plan policies



## Incentives and Advocacy

### Incentives

- Incentives for affordable housing are being delivered on a site by site basis through the development application review process.
- Staff continue to evaluate new and existing tools available to develop an incentive package for affordable and rental housing

### Advocacy

- Advocacy efforts to senior levels of government to support affordable and rental housing are on-going. Actions advanced include:
  - Action #18: Increase access to the First-Time Home Buyer Incentive
  - Action #19: Exempt non-profit organization from HST for new affordable and purpose built rental projects



## Partnerships and Education

### Partnerships

- 115 new affordable ownership housing units secured
- Public Partnerships initiative identified through the HAF will leverage public and privately owned lands

### Education

- Staff are working with York Region and other housing partners to increase the awareness around housing needs in Markham and the benefits of including affordable and rental housing in all communities





## Recommendations and Next Steps

- Continue to advance the action items identified in the AHS to support affordable and rental housing in Markham and report annually on progress
- Periodic updates to the AHS will ensure the actions reflect the current context and municipal priorities
- Should the City's HAF application be approved, staff will prioritize advancement of the 7 initiatives that will support the goals outlined in the AHS