



Draft Affordable and Special Needs Housing Strategy



Development Services Committee
April 5, 2011



Policy Context

Markham's Role set within the context of other levels of senior government



Markham Policy

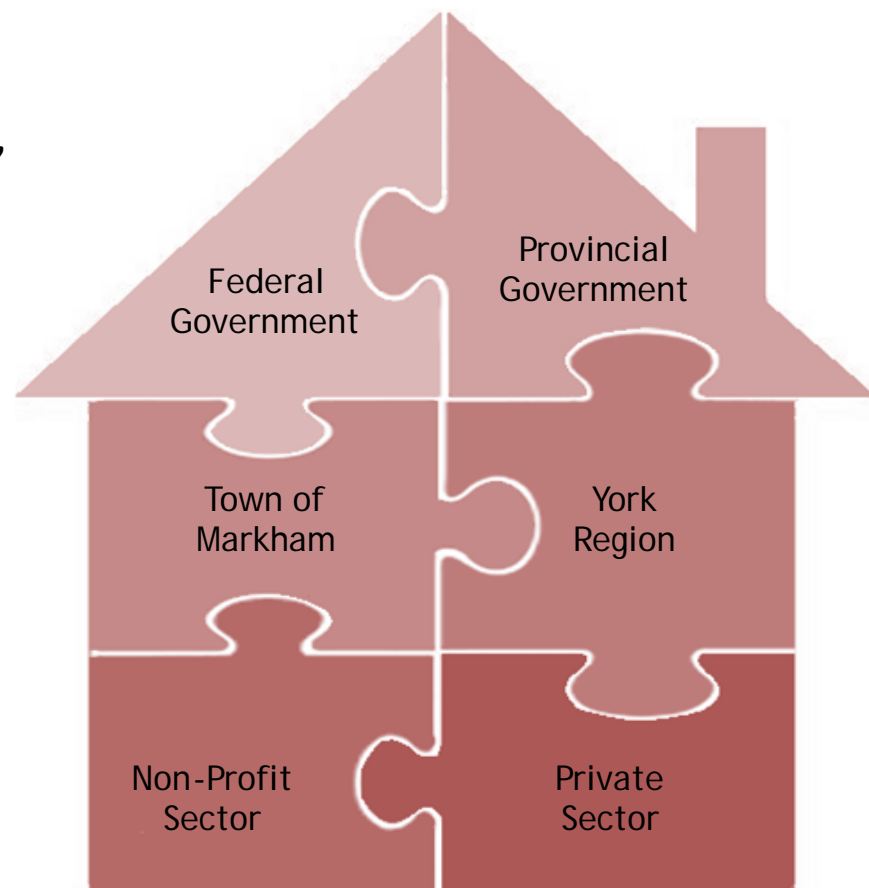
- New Official Plan
- Zoning By-law
- Economic Competitiveness Strategy
- Growth Management Strategy
- Draft Green Print
- Integrate Leisure Master Plan
- Transportation Strategic Plan
- Financial Incentives

Partners In Housing

Meeting housing needs relies on the collaboration of many stakeholders

Key Stakeholders:

- **Town of Markham Planning, Sustainability, Community Services, Finance**
- **York Region Housing and Planning**
- **Provincial Ministry of Housing and Central Local Health Integrated Network**
- **Federal Affordable Housing Program and Canada Mortgage and Housing**
- **Non- Profit Sector**
- **Private Sector**



Strategy Framework

Refining a Role for the Town regarding Affordable & Special Needs Housing



Community Vision

Markham's housing partners collectively set a direction for housing in Markham

“To support the social and economic vitality of the Town of Markham through the facilitation and provision of a range of housing options (by type, tenure, and affordability) for Markham residents and workers throughout their lifetime in order to sustain a more complete community.”



Housing Goals

A coordinated effort is needed to realize Markham's housing goals

Goals to Support the Vision Statement:

- *Ensure a diverse range of housing choices*
- *Increase supply of affordable home ownership housing*
- *Increase the supply of affordable rental housing*
- *Increase housing options for seniors, youth, new immigrants, and single person households*
- *Provide a range of housing options for families*
- *Examine further emergency and supportive housing needs*
- *Increase supply of accessible housing*

Recommended Actions

1. Policy Development

- Identify new housing targets in the Town's Official Plan and Community Sustainability Plan including targets for housing type, tenure and affordability, and monitor annual housing growth towards the targets by:
 - *Type: 21% singles, 25% semis/townhouses, and 54% apartments for type of new housing by 2031;*
 - *Tenure: 25% of new housing units be rental and 75% of new housing units be ownership by 2031; and*
 - *Affordability: 25% of new housing units across the Town be affordable to low and moderate income households and 35% of new housing units in Markham Centre, the Langstaff Gateway and Key Development Areas be affordable to low and moderate income households.*

Recommended Actions

1. Policy Development

- Monitor changes to inclusionary zoning regulations
- Develop a Seniors' Plan to address the needs of an aging population
- Encourage a mix of family housing types in Urban Growth Centres and Key Development Areas, including ground related housing
- Review zoning provisions for Group Homes

*Opportunity: Inclusive
and Mixed Use
Communities*

Recommended Actions

2. Financial Incentives

- Consider deferral or conditional grants for Development Charges and reduced Parkland Dedication fees for qualifying affordable and special needs housing projects
- Consider lowering Development Charges for multi-residential dwellings suitable for families within Urban Growth Centres and Key Development Areas
- Continue to support projects that receive funding under senior government programs

*Opportunity: Financial
Commitment for Affordable
Housing*

Recommended Actions

3. Advocacy

- Request senior levels of government to commit to sustainable Provincial and National housing strategies
- Request the Region of York to advocate for more coordinated and long-term funding for homelessness and special needs programs
- Request the Region to York to advocate for capital funding to assist landlords and developers to make rental units more accessible and barrier free

*Opportunity: Committed
and Coordinated Approach
to Housing*

Recommended Actions

4. Partnerships

With the Region of York

- Develop an annual report system to monitor the housing targets
- Support any new home ownership incentive programs
- Adopt accessibility guidelines for affordable and special needs housing

With the Central Local Health Integration Network

- Ensure funding for seniors housing and support services is allocated to Markham
- Identify opportunities to increase number of supportive housing units in Markham

Recommended Actions

4. Partnerships

With Community Agencies

- Support agencies in provision of emergency and special needs housing (i.e. in accessing funding, bringing stakeholders together, etc.)
- Identify opportunities to support Habitat initiatives in Markham

With the Region, Housing Providers and Private Sector

- Identify lands suitable for affordable housing
- Work on application of new Section 37 Official Plan policies
- Identify opportunities to locate new affordable and special needs housing in close proximity to transit and other amenities
- Encourage range of affordable housing options

*Opportunity: Unique
and Creative
Partnerships*

Recommended Actions

5. Education

As part of a comprehensive education campaign

- Identify opportunities to incorporate a range of housing forms and designs
- Promote the development of alternative forms of affordable home ownership models such as rent-to-own, life lease, and home ownership cooperatives
- Increase awareness of economic and social advantages of affordable and special needs housing
- Work with the non-profit and private sector to explore feasible options in the development of affordable housing

Opportunity: Changing Perceptions of Affordable Housing

Next Steps

Recommendations

- Receive April 5th Staff report and post Draft Strategy on Town website for public review and comment
- Establish a Technical Resource Group
- Develop an Implementation Plan
- Complete Additional Work Underway
 - Shared and Special Needs Policy Review
 - Community Infrastructure Policy Review
 - Financial Incentives Policy Review
- Staff report back to DSC with final recommendations for Strategy and Implementation Plan including financial incentives and draft Official Plan policies

Discussion

Send Us Your Comments



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