

TOWN OF MARKHAM



Recommended Policy Framework

AFFORDABLE AND SPECIAL NEEDS HOUSING STRATEGY

November 2010



Prepared by:



EXECUTIVE SUMMARY

AN AFFORDABLE AND SPECIAL NEEDS HOUSING STRATEGY FRAMEWORK

Housing is vital to the creation of healthy and sustainable communities. It is critical that there are housing choices for residents and workers of all ages, income levels, abilities, cultures, and family types in the Town of Markham.

While the current housing supply in Markham is meeting the demands of the majority of its residents, the needs of many residents are not adequately being met in the traditional market, especially for households of low or modest incomes and persons with special needs. The Town of Markham currently has limited housing options for persons and families in crisis; many Markham workers are unable to find suitable housing within the Town; there are long waiting lists for subsidized housing; and half of all households are spending more than 30% of their income on housing. Not meeting the needs of these households put people and families at an increasing risk of homelessness.

Given the fundamental need for affordable and special needs housing within the Town, and the relatively limited supply, the Town of Markham is aspiring to create greater opportunities for the development of affordable and special needs housing within Markham.

Markham's Vision

An appropriate and adequate range of housing choices, including diversity of housing type, tenure and affordability level, to accommodate the needs of all residents helps create healthy, sustainable and complete neighbourhoods.

HOUSING ISSUES FACING MARKHAM

There are a number of inter-related trends that are currently influencing the housing market in Markham. The rapid growth experienced in the Town has placed a great deal of upward pressure on land values and the cost of housing, making it increasingly difficult and financially challenging to provide affordable and special needs housing. Rents and home ownership costs in Markham are now among the highest in York Region. Not only is rental housing beyond the reach of many households, but its availability is very limited, with few additions to the rental stock over recent years. In addition, the Region of York waiting list for social housing has continued to grow and wait times are increasing.

These trends have resulted in a range of housing issues that the Town needs to address.

Housing Stock Requires Further Diversification

The household composition in Markham is changing and diversifying. There is an increasing number of smaller (i.e. one and two person households), senior-led households, immigrant households and lone-parent households. These residents are looking for more choices in both housing types and housing tenure. Despite these trends and desires, single detached homes continue to be the primary housing form produced. In addition, recent provincial policy requires that municipalities provide for a range of housing choices and mix.

More Affordable Housing Options Are Needed

Affordability remains an issue in both the rental and ownership markets. Based on average house prices, the home ownership market is generally only affordable to households earning more than about \$90,000 per year for smaller house types (i.e. condos and town homes) and about \$150,000 for larger house types (i.e. single detached homes).

Average market rents in Markham are higher than neighbouring municipalities including Richmond Hill and Vaughan. Annual household income of about \$40,000 is required to afford Markham's average market rent of \$997 per month (an average of all unit sizes). Twenty percent of households in Markham earn less than \$40,000/year. In addition to increasing housing costs, waiting lists for social and housing are substantial, with an average wait time of about ten years.

Providing housing which is affordable to residents and workers is important in creating a more sustainable and complete Town. It is important to also acknowledge that there are several population groups in Markham who are experiencing higher than average affordability challenges. Such population groups include lone parent families, recent immigrant households, single person households, and youth-led households.

Household Composition Still Comprised Largely of Families

While household size and type is diversifying within Markham, households with children (including multiple family households, lone-parent households, and couples with children) comprised about 70% of all Markham households in 2006.

There are Limited Housing Options for Markham Residents in Need of Emergency and Special Needs Housing

There are many residents within Markham who require additional supports and/or home design features that enable them to live independently. In addition, there are residents that for a variety of reasons (such as family break-up, loss of employment, illness, and eviction) find themselves in crisis and either homeless or at risk of homelessness. There are currently no emergency housing options within the Town and there are long waiting lists for a limited supply of supportive housing in Markham.

WHAT IS AFFORDABLE AND SPECIAL NEEDS HOUSING? WHY DO WE NEED IT?

Having a full range of housing options to meet the needs of all residents is a key contributor to maintaining a high quality of life, a vibrant local economy, and a healthy community. A range of housing options are needed to accommodate the diversity of needs and capabilities of Markham residents and workers.

Defining Affordable Ownership Housing

Based on the provincial definition, affordable ownership housing in Markham is housing which is affordable to households earning less than about \$103,000/year. In Markham this represents about 46,128 households.

Defining Affordable Rental Housing

Based on the provincial definition, affordable rental housing in Markham is housing which is affordable to households earning less than about \$40,000/year. In Markham this represents approximately 15,438 households.

Defining Special Needs Housing

Based on the provincial definition, special needs housing is defined as housing that is used by people who have specific needs beyond economic needs including, but not limited to, needs such as mobility requirements or supports services needed for daily living.

WHO NEEDS AFFORDABLE AND SPECIAL NEEDS HOUSING?

The need for affordable housing impacts many of Markham's residents and workers, whether they are a first time homebuyer, a student looking for affordable rent, a single parent needing to find adequate housing, a senior citizen on a fixed income, a person no longer able to work due to a disability or unforeseen circumstance, or simply those with modest incomes. It is difficult to generally characterize those in need of affordable housing, as many households may experience the need given their various circumstances at various stages of life.

A VISION FOR HOUSING IN MARKHAM

On May 19th 2010, stakeholders gathered to collectively set a direction for housing in the Town of Markham. Stakeholders included representatives from community agencies such as Pathways for Children, Youth, and Families of York Region, Crosslinks Housing and Support Services, Canadian Mental Health Association York Region, Participation House - Markham, Community Living York South, Habitat for Humanity, York Support Services Network, the Community Legal Clinic of York Region and Alliance to End Homelessness. Other participants included non-profit housing providers, and representatives from community rate payers associations, private builders/developers, and representatives from municipal, regional and provincial levels of government.

The community vision statement that resulted from this dialogue is provided below. Achieving this vision calls for strong leadership from the Town of Markham and its housing partners.

“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.”

The Town of Markham and its housing stakeholders have identified seven goals to support the vision and guide the Town's Affordable and Special Needs Housing Strategy.

- *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

Based on the housing needs identified in Markham, a comprehensive review of current relevant policy and effective practices, and feedback from a wide range of stakeholders, a series of actions are being proposed. These actions are presented below and are aimed at facilitating and supporting the development of increased affordable and special needs housing opportunities within the Town. These recommended actions are organized in five broad policy directions: **Policy Development, Financial Incentives, Advocacy, Partnerships, and Education.**

1. Policy Development

Local municipal planning policies and regulations need to be evaluated in support of the development of a more complete community, including providing a range of housing choices for residents and workers.

Actions

- Adopt housing targets for housing type, tenure and affordability and evaluate options for developing special needs housing targets
- Develop alternative design standards to support the development of affordable housing
- Adopt definitions of affordable housing and special needs housing in Markham Official Plan
- Develop rental housing demolition and conversion guidelines
- Approve a new Strategy for Second Suites
- Monitor changes to inclusionary zoning regulations
- Develop a Seniors' Plan to identify further the housing and other needs of an aging population
- Encourage mix of family housing types in urban growth centres and key development areas
- Amend zoning by-laws to reduce or eliminate distancing requirements for group homes
- Develop policy to encourage accessibility features in new housing

2. Financial Incentives

In order to achieve the goal of increasing the supply of affordable housing and improving the housing choices available to Markham residents and workers, it is critical to expand the current level of financial support for affordable and special needs housing. It is anticipated that financial considerations for the development of affordable and special needs housing would be addressed through the completion of a financial incentives policy framework for affordable and special needs housing currently under development by the Town's Finance Department.

Actions

- Defer, lower, or provide conditional grants for development charges and parkland dedication fees in exchange for affordable housing and special needs housing
- Consider adding social/affordable housing as a charge under the Town's development charges by-law
- Continue to support projects that receive funding under senior government programs

3. Advocacy

Given the various partners involved in housing policy and development, and the complexity in meeting the housing needs across the continuum of housing, advocacy is an important tool. Programs related to social assistance, emergency services, affordable and social housing, and various forms of supportive housing all rely on funding and policy direction from senior levels of government. It is therefore important for the Town of Markham to work with such partners in achieving its housing goals. It is also important to align advocacy efforts with other housing stakeholders, in particular regional government, local housing and support service providers, and the private sector.

Actions

- Advocate to senior levels of government to commit to sustainable provincial and national housing strategies
- Advocate for more coordinated and long-term funding for homelessness, affordable housing and special needs programs
- Advocate for capital funding to assist landlords and developers to make rental units more accessible

4. Partnerships

The Town of Markham has an important role in ensuring there is an adequate supply of affordable housing in its community. Importantly, however, it cannot achieve this alone. Achieving successes in the development of affordable and special needs housing will depend on the cultivation of strong, lasting partnerships that work together towards innovative and sustainable solutions.

Actions

With the Central Local Health Integrated Network

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

With the Region of York

- Develop an annual report system to monitor the housing targets
- Support any new home ownership incentive programs
- Work with new Welcome Centres to ensure housing information is available and accessible
- Develop feasibility study for creation of family crisis beds in Markham
- Examine potential for housing help centre
- Adopt accessibility guidelines for affordable and special needs housing

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

With Community Agencies

- Support agencies in provision of emergency and special needs housing (i.e. in accessing funding, bringing stakeholders together etc.)

With Habitat for Humanity

- Identify opportunities to support Habitat initiatives in Markham

5. Education

An education campaign is needed to engage partners including various levels of government, housing providers, the private sector and community agencies. An education campaign will help put a “put a face” on affordable and special needs housing . This is important in responding to a diverse range of perceptions and attitudes within the community. It also provides an opportunity to emphasize the benefits of affordable housing and the need to provide housing choices for all.

Actions

As part of a comprehensive education campaign

- Identify opportunities to incorporate a range of housing forms and designs
- Develop educational material on various energy efficiency and housing rehabilitation programs and funding opportunities
- Increase awareness of economic and social advantages of affordable and special needs housing
- Increase awareness of issues related to homelessness
- Promote use and awareness of ‘211’ information line
- Provide information on new and existing standards developed under the Accessibility for Ontarians with Disabilities Act (AODA)

NEXT STEPS

The next phase of the *Town of Markham Affordable and Special Needs Strategy: Recommend Policy Framework* will include the development of an implementation plan which will outline the Town's approach in meeting the recommendations outlined herein. This approach will include identifying timelines, priority level, responsibility, estimated costs, anticipated funding sources, as well as other considerations including further research.

As a first step, the Town is expected to put in place a Technical Advisory Group to assist Town staff in its implementation efforts and provide insight into the achievement of the recommended actions. There are a number of additional pieces of work currently underway within the Town to help support the implementation of some of the recommended actions. *The Shared and Supportive Housing Study*, which will look more specifically at group home policies, conversion and demolition policies, long-term care housing policies, and single room occupancy housing policies is one study currently underway to support the Framework. The Town is also pursuing the development of *Community Infrastructure Guidelines* which will include affordable housing as a key community facility. It is further anticipated that the Town's Finance Department will complete the Financial Incentives Policy Framework for Affordable and Special Needs Housing as a vital component towards the completion of the implementation plan.

The development of more complete communities, including the provision of a range of housing to meet the needs of all residents and workers within the Town is challenging and complex. It requires the efforts of all housing stakeholders in the cohesion of many policies, resources, and advocacy efforts. It is anticipated that this Framework will provide the Town of Markham with a set of recommended actions to take forward to their stakeholders for their consideration and implementation and ultimately to help the Town become a more complete community through the provision of a range of housing options for Markham residents and workers throughout their lifetime.

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AFFORDABLE AND SPECIAL NEEDS HOUSING IN MARKHAM

Housing is vital to the creation of healthy and sustainable communities. Residents of all ages, income levels, abilities, cultures, and family types rely on housing to offer a meaningful place to grow, and a safe place to live. An appropriate and adequate range of housing choices, including diversity of housing type, tenure and affordability level, to accommodate the needs of all residents helps create healthy, sustainable and complete neighbourhoods.

As a social determinant of health, a lack of safe affordable and secure housing increases the risks of many health problems¹. On the other hand, an appropriate mix of housing can have a positive environmental impact. For example, an adequate supply of affordable housing means that workers can live and work in the same community thereby decreasing automobile usage which leads to reductions in gas emissions. From an economic perspective, a lack of a diverse and affordable housing mix means that a community is limited in its ability not only to house current workers but also to attract new companies who may be looking to recruit young professionals and knowledge workers (i.e. teachers, nurses, scientists). An appropriate supply of affordable housing can also help retain youth talent and knowledge in Markham.

While the current housing supply in Markham is meeting the needs and demands of the majority of its residents, the needs of many residents are not adequately being met. The Town of Markham currently has limited housing options for persons and families in crisis; there are long waiting lists for subsidized housing; half of all households are spending more than 30% of their income on housing; and many Markham workers are unable to find suitable housing within the Town. Not meeting the needs of these households put people and families at an increasing risk of homelessness.

The rapid growth experienced in the Town of Markham has placed a great deal of upward pressure on land values and the price of housing, making it increasingly difficult, and financially challenging, to provide affordable and special needs housing. Rents and home ownership costs within Markham are now among the highest in York Region. Not only is rental housing beyond the reach of many households, but its availability is very limited, with few additions to the rental stock over recent years. In addition, the Region of York waiting list for social housing has continued to grow and wait times are increasing.

Given the fundamental need for affordable and special needs housing within the Town and the relatively limited supply, the Town of Markham is aspiring to create greater opportunities for the development of affordable and special needs housing within Markham.

¹ The Canadian Facts; Social Determinants of Health (2010)

STUDY PURPOSE AND PROCESS

The overall purpose of this study is to review the 2003 Town of Markham Affordable Housing Strategy in order to assess its current relevance and to put forth a new Affordable and Special Needs Housing Strategy Framework which responds to the current senior government policy, initiatives and targets.

It is the aim of the study to identify key issues related to the planning and provision of affordable and special needs housing and assess the Town's role regarding the provision of such housing through to 2031. This study includes a review of senior government policy and a summary of relevant planning activities, tools, and funding mechanisms which the Town could employ to encourage and support the development and maintenance of affordable and special needs housing.

The Affordable and Special Needs Housing Strategy Framework was developed through six key components:

- Task 1: Update Housing Needs Analysis
- Task 2: Comparison of Housing Needs Identified in Price Waterhouse Coopers (PWC) Housing Needs Housing Choice Report (2002)
- Task 3: Review Changing Planning Policy Context
- Task 4: Review Existing Affordable Housing Strategy
- Task 5: Conduct Consultation Session and Prepare Summary Report

- Task 6: Prepare Framework Report

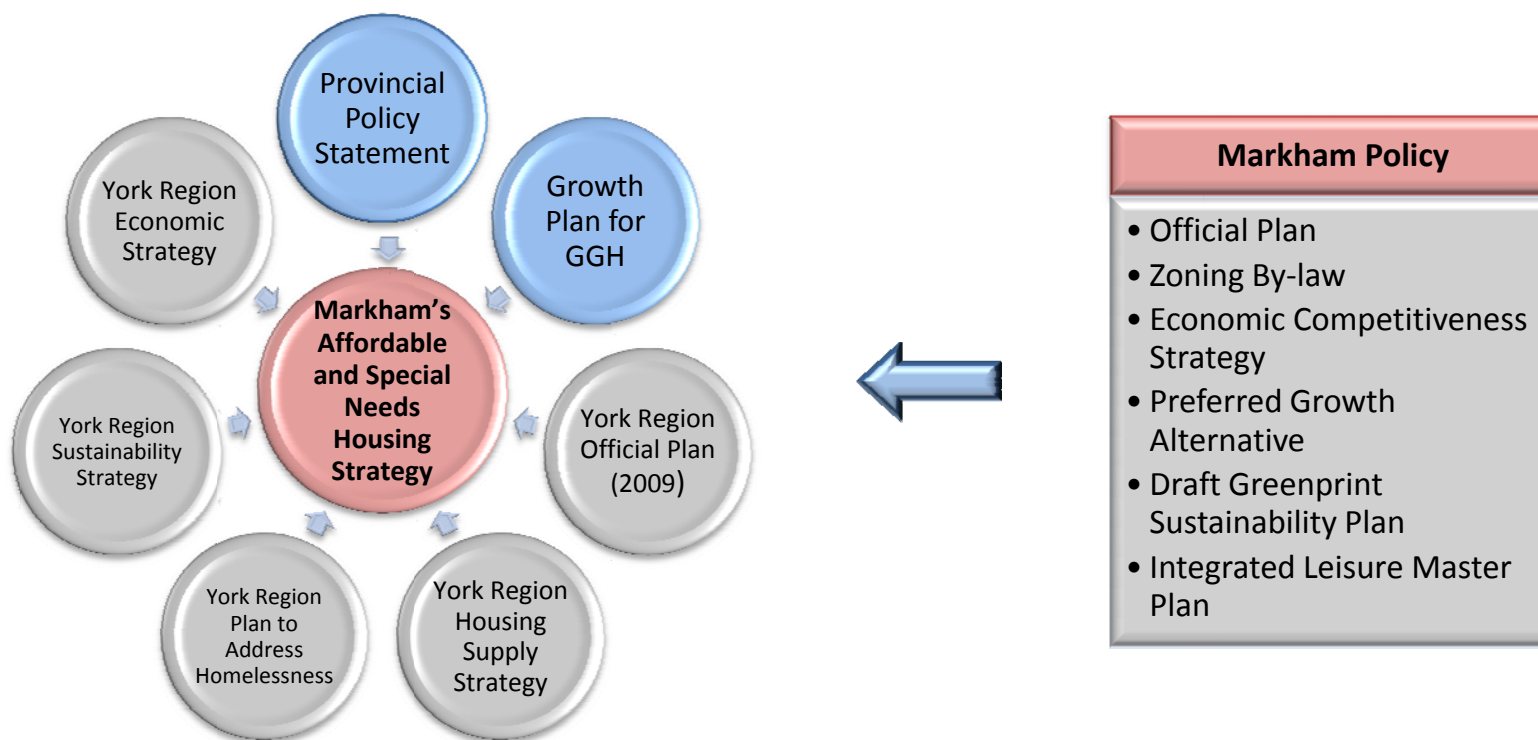
Stakeholder consultation was an integral component of the Affordable and Special Needs Housing Strategy Recommended Framework and was incorporated within each of the tasks identified above. Stakeholders were identified from a broad range of community agencies and organizations such as emergency/transitional and supportive housing providers, support service agencies, non-profit housing providers, developers, and representatives from various levels of government including the Town, Region and Province. Consultation activities included stakeholder interviews and surveys as well as a presentation and discussion with the Development Service Committee, and a stakeholder workshop held in May 2010 with approximately 60 housing stakeholders and partners. Stakeholders were given the opportunity to review a draft Framework and additional consultations were held during the Fall 2010 in response to comments received on the draft Framework.

BACKGROUND AND POLICY CONTEXT

The development of the Town of Markham Affordable and Special Needs Housing Framework cannot be completed in isolation from other local initiatives or from the direction of senior government policy. As such, this Framework has incorporated and is closely linked with several local, regional and provincial initiatives to address affordable and special needs housing.

The Province recently released the Growth Plan for the Greater Golden Horseshoe (2006). The Growth Plan is the provincial plan for managing growth and development in the Greater Golden Horseshoe to the year 2031. The Region of York recently adopted major changes to its official plan to conform to the Province's policies on growth. The Town of Markham is currently undertaking a

number of initiatives to meet both the Province's and Region's policy direction on managing growth and development to 2031. Included in these initiatives are the Town's Preferred Growth Alternative, the Greenprint Community Sustainability Plan, the Integrated Leisure Master Plan, Economic Strategy, and the Affordable and Special Needs Housing Strategy Framework.



Provincial Policy

The Provincial Growth Plan for the Greater Golden Horseshoe (GGH) outlines the government's program for managing growth and development to 2031. Its policies are guided by the vision of creating more compact and complete communities. A complete community is defined to include the provision of a full range of housing options including affordable housing. The Plan requires that a minimum of 40% of all new residential development occurring annually be within the built-up area by the year 2015 and for each year thereafter. The Provincial Policy Statement (2005), in addition to requiring municipalities to provide a range of housing types and densities, requires municipalities to establish minimum targets for the provision of affordable housing.

The Province of Ontario is currently in the process of developing a long-term housing strategy aimed at providing a framework for affordable housing over the next ten years. This Strategy is anticipated for release in late 2010. The recommended actions in this framework should be reviewed within the context of the province's long-term housing strategy once it's released.

Regional Policy

In December 2009, the Region of York adopted its Official Plan. This Plan is guided by the "York Region Triple Bottom Line Objectives" including sustainable natural environment, healthy communities, and economic viability. Housing objectives are focused on providing a full mix and range of housing to meet the needs of residents and workers. The plan outlines twenty-four

policies aimed at meeting this objective. Policies include establishing housing targets with a minimum of 25% new housing units as affordable and 35% of new housing units as affordable in Markham Centre, the Langstaff Gateway, and key development areas². Other policies include encouraging more flexible and accessible housing, protecting the current supply of rental housing, encouraging the permission of accessory suites, consideration of further financial incentives, and preparing educational programs to create greater awareness of the benefits of affordable housing.

Local Policy

Town of Markham Council recently (May 2010) approved the Town's Preferred Growth Alternative to guide the growth and development of the municipality over the planning period to 2031. The Preferred Growth Alternative was prepared within the context of current provincial and regional policy which encourages additional development within the existing built up area of Markham. This local initiative supports provincial and regional policy through more compact forms of development and includes planning for a diverse range of housing including affordable housing.

² Key development areas include Cornell Centre, Markville, Yonge-Steeles Corridor, Yonge Corridor North, Commerce Valley Galleria, Woodbine 404 Corridor.

The Town is in the process of developing its Greenprint Community Sustainability Plan. The Greenprint includes a component for shelter and emphasizes the need for a range of housing choices which accommodate the needs of all income groups and ages in all parts of Markham. The Town has also recently completed an Integrated Leisure Master Plan outlining the Town's goals and priorities related to services and facilities including parks, recreation, cultural and library. In 2008, the Town approved Markham 20/20; a strategy to guide the economic development in the Town to 2020. This strategy includes the Town's goal to transition from being a suburban bedroom community to an urban centre for growth within York Region and to strive to accommodate the housing needs of current and future workers, of all income levels, in addition to residents.

A number of recommendations were adopted by Council in February 2003 as the Town's Strategy for Affordable Housing. Since that time, the Town has been an active partner with the federal, provincial, and regional governments in a number of initiatives such as East Markham Non-Profit Homes' 120-unit apartment building and the old Kennedy Cooperative's 135 stacked townhouse complex funded under the Canada-Ontario Affordable Housing Program, and supported York Region Habitat for Humanity's first build in Markham.



While the Town must rely, to a significant extent, on senior levels of government for funding programs and related initiatives, and on community based sponsorship, it can play an effective role in a variety of related areas such as providing financial incentives, advocacy/partnerships and local policy initiatives to help address identified affordable and special housing needs.

As part of this study, the Town is re-examining its Affordable Housing Strategy (2003) in order to determine whether its policies remain appropriate in the context of current needs, recent senior government planning and housing policies and programs, and the Town's emerging approach in managing growth.

The Affordable and Special Needs Housing Strategy Recommended Framework (2010) considers all of the above regulations and policies and presents recommendations that work in conjunction with senior policy direction and that are consistent with the goals and objectives of local initiatives.

DEMOGRAPHIC TRENDS IN MARKHAM

From 1991 to 2006, the Town of Markham experienced a seventy percent increase in its population. This high growth rate is expected to continue; increasing by about 62% from 2006 to 2031. The Town is expected to reach a population of 423,500 by 2031. Like most areas across the province, the Town is experiencing an aging of the population which is expected to continue over the next twenty-five years. Although showing an increasing proportion of seniors, resulting in demand for smaller housing options, Markham continues to be a family-oriented community with couples with children comprising almost half of all households in 2006. Markham also has a high number of residents working outside the Town and there is concern that the current housing stock cannot adequately house the Town's workers. Many people who currently work in the Town cannot afford to live in Markham as a result of a lack of an affordable and appropriate mix of housing.

This diversity in population creates challenges in ensuring the housing supply is diverse and flexible to meet current and changing demands.

DEFINING AFFORDABLE HOUSING AND SPECIAL NEEDS HOUSING IN MARKHAM

This study incorporates the provincial definitions for affordable and special needs housing. The Province defines affordable home ownership as *the least expensive of housing for which 1) the costs do not exceed 30% of*

*gross household income for households in the lowest 60% of the income distribution OR 2) housing for which the purchase price is at least 10% below the average price of a resale unit*³. *In Markham this represents households earning less than \$103,453 (approximately 46,128 households in 2006) and a maximum affordable house price of \$384,138*⁴. Of these households approximately 52% or 23,800 households are likely experiencing affordability challenges (i.e. spending more than 30% of their income on rent. In York Region, the affordable housing threshold, based on using the lowest 60% of the income distribution, is \$97,697 (2006).

For renter households, affordability is defined as *the least expensive of 1) a unit for which the rent does not exceed 30% of household income for renter households within incomes in the lowest 60% of the renter income distribution OR 2) a unit for which rent is at or below the average market rent*⁵. *In Markham this represents renter households earning less than \$39,880 (approximately 4,320 households in 2006) and a maximum monthly rent of \$997*. Of these households approximately 82% or 3,555 households are likely experiencing affordability challenges (i.e. spending more than 30% of their income on rent.

³ In Markham it is the former definition which results in the lower cost.

⁴ Affordable housing prices assume a 10% downpayment. Households with a higher downpayment may be able to afford housing at a lower income level.

⁵ In Markham it is the latter definition which results in the lower cost.

Looking at households in greatest need (i.e. households in the lowest 30% of the income distribution), there are approximately 2,500 renter households in Markham earning less than \$23,000/year who could afford just \$586/month in rent, much less than current average market rents. For persons on Ontario Works or Ontario Disability Support Program, the private rental market is even further out of reach. For the home ownership market, households in greatest need represent 23,075 households earning less than \$51,951/year who could afford a maximum house price of \$192,903.

Developing policy for affordable housing in Markham, therefore, means developing policies and initiatives aimed at households in the lowest 60% of the income distribution with particular attention to households in the lowest 30% of the income distribution. It is recognized, that while some households (mainly in the ownership market) do and will choose to spend more than 30% of their gross income on housing in order to enter and remain in the Markham housing market, many households (including 20% of households who earned less than \$40,000 in 2009) have very limited, if any, options for affordable housing in Markham.

The Province defines special needs housing *as housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living* (Provincial Policy Statement, 2005).



THE TOWN OF MARKHAM HOUSING CONTINUUM

The housing market is often viewed as a continuum, where supply responds to the changing range of housing demands in a community. The housing needs in a community, however, are not always met in the private market especially for individuals of lower income or persons with special housing needs. As a result the public and non-profit sectors play a large role in responding to the housing requirements of persons whose needs are not being met in the private market.

Housing demand is shaped by a number of variables including population and household growth, population and household characteristics, economic conditions, and income distribution.

Housing supply across the continuum consists of emergency and transitional housing, special needs housing, social housing (housing with subsidies), private rental housing, and ownership housing.

Support services can be provided at various stages along the housing continuum. Examples of such supports include referral services, employment training, various

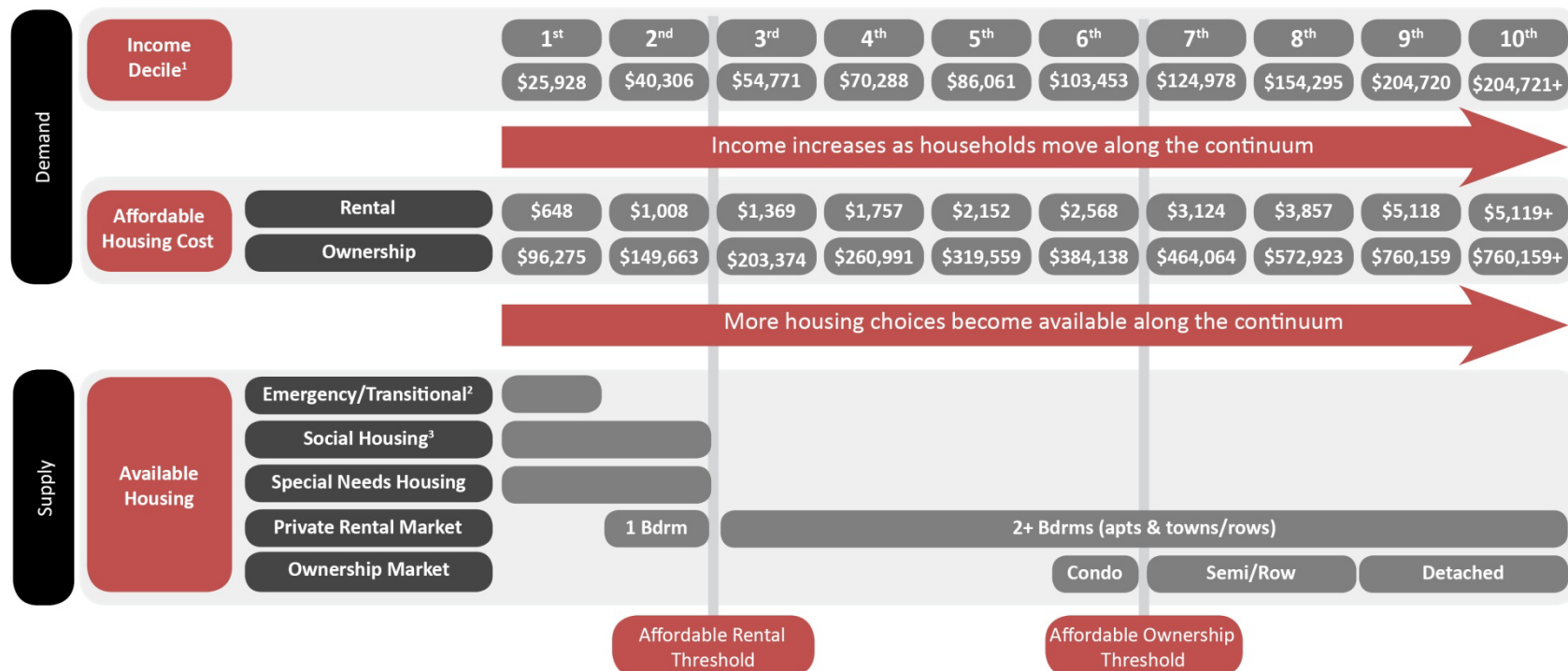
forms of counselling, life skills programs, and in-home support services.

The following table was created using custom tabulations from Statistics Canada which divide the population of Markham into ten equal income groups (ten deciles). In Markham each decile represents approximately 7,600 households or 10% of all households. Income was projected to 2009 to compare with current housing costs. Affordable housing costs for both the rental and ownership markets are based on 30% of income spent on shelter and are shown for each income decile (Housing Demand).

Generally speaking, as household income increases, and households move along the continuum from left to right, an increased number of housing opportunities become

available within the market. Importantly, as households move along the continuum into the ownership housing market, the rental market is still an available option. Similarly, as a renter moves from a smaller unit to a larger unit, the smaller units are still within the affordability level for that household. Social housing, however, as well as some special needs housing, would become unavailable to households in the third decile and above as they would no longer qualify for such housing. However, not all households experience sufficient income increases to move along the continuum. In some case, as is with persons and families on fixed incomes, they will remain within a certain income level throughout most stages of their life. In other cases, households will move down the continuum as their situation changes, for example loss of employment or retirement.

Town of Markham Housing Continuum



Source: Statistics Canada Custom Tabulations, 2006; RealNet data for average asking prices, 2009; SHS Calculations based on a 10% downpayment, 25-year amortization and 5.48 interest rate based on the 5-year average rates

¹2009 household income deciles are estimated using the average compounding growth for each income decile from 1995 to 2005

²based on Ontario Works shelter allowance for benefit size of 3 as of December 2009

³based on Household Income Limits for York Region for a 3-bedroom unit as defined by the Social Housing Reform Act; Social housing includes rent-supplement, non-profit, cooperative, and housing built under the Affordable Housing Program and through York Region Housing Inc.

Ownership and rental thresholds are also shown on the continuum, and are based on the Provincial Policy Statement (2005) definition. Based on this definition, ownership housing is considered affordable to households earning less than \$103,453/year and rental housing is considered affordable to households earning less than \$39,880/year.

The Housing Supply, shown on the continuum, identifies the type of housing available under each income category. For example, households within the second income decile could afford to live in social housing (i.e. rent-g geared-to-income housing). In addition, there would be some limited options within private the rental housing market for households at the upper end of the second income decile.

A brief description of the housing options available by decile groups is provided below:

Households Earning Less than \$40,306 (1st and 2nd Income Deciles)

- Represents approximately 15,375 households.
- Includes households on social assistance, single-earner working poor households.
- Approximately 40.9% of recent immigrants, 57.9% of youth-led households, 48.2% of single households, and 29.8% of senior households are within these income deciles.

- Comprised of 50.5% of all renter households and 16.2% owner households.
- There are very few affordable housing options for households in this category. With the exception of some smaller private rental units (i.e. one-bedroom units).
- Households in this category often rely on social housing as well as emergency, transitional and supportive housing. Other households in the category may rely on the secondary rental market, especially second suites/basement apartments, to find housing that is more affordable. Unfortunately, these are not regulated and adequacy and safety can be a concern.

Households Earning between \$40,306 and \$103,453 (3rd to 6th Income Deciles)

- Represents approximately 30,775 households
- Includes 37.3% of 4 to 5 person households (i.e. family households), 44.8% of senior households, 42.2% of recent immigrant households, and 30.6% of youth-led households.
- Comprised of 40.3% of renter households and 40.0% of owner households.
- Options within this category are within the private market, mainly the rental market.

- Larger homes especially single detached are not generally affordable to households within these income deciles.
- Some home ownership market options (i.e. condos) become available to households within the sixth income decile.

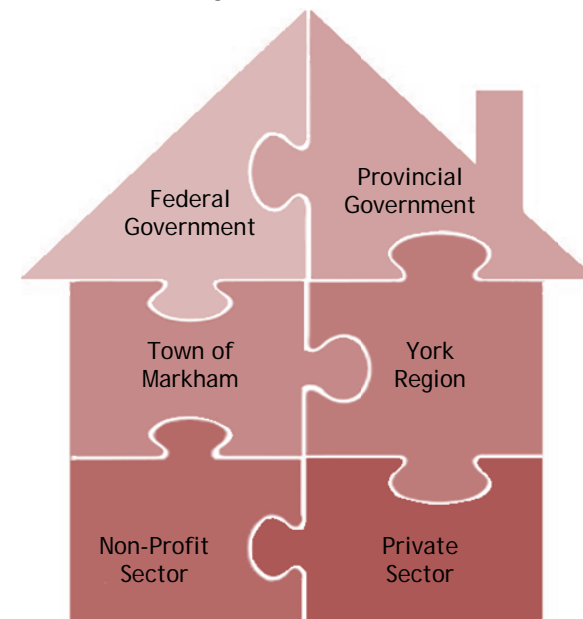
Households Earning between \$124,979 and over (7th to 10th Income Deciles)

- Represents approximately 30,745 households.
- Households in these income deciles are comprised mainly of 4 to 5 person households (49.1%), couples with children (46.9%), and multiple family households (52.5%).
- 25.4% of seniors are within these income deciles.
- Generally all forms of rental housing are available to households within these deciles.
- Home ownership options become increasingly available to households within these deciles, single detached homes (based on an average house price of \$585,416) become available to households within the 9th income decile.

The housing continuum diagram does not incorporate actual supply or availability. Therefore, given the low vacancy rates in Markham and long wait times for social housing, options would be even further limited for these forms of housing.

ROLE OF PARTNERS IN ADDRESSING HOUSING

Meeting the housing needs of residents at all stages of the continuum cannot be the sole responsibility of one agency or body. While the Town of Markham has a vital role, responding to the housing needs of residents and creating more viable and complete communities relies on the collaboration of many stakeholders including, but not limited to the following:



Town of Markham fulfils a role in coordinating and facilitating the provision of housing through vehicles such as its official plan and approval of zoning bylaws and plans of subdivision. The Town has opportunities to have an effective role in housing through the provision of financial incentives, through advocacy and the creation of partnerships, and through local policy initiatives.

Regional Municipality of York is responsible for responding to a broad range of needs along the housing continuum. The Region fulfils a role in the provision of housing through planning tools such as its official plan. As well, under the Social Housing Reform Act (2000), the Region is identified as the designated Service System Manager responsible for social housing for all local municipalities. The Region is also responsible for facilitating new affordable housing development, and administering and funding domiciliary hostels and homelessness programs. The Region is a vital partner in addressing the housing needs of residents and workers in Markham, in particular in meeting the housing needs of persons and families within the lowest income ranges.

Government of Ontario has a broad role in housing through legislation, regulation, and funding programs. The Province helps set the housing agenda for Ontario and assists communities in meeting housing needs through the provision of transfer payments to the municipalities and the funding of specific programs such as the Canada-Ontario Affordable Housing Program. The provincial role in housing has evolved over the last decade from direct delivery of housing programs and

services to a more regulatory, financial and administrative role. The Province is currently working on a long-term housing strategy. The Province is a key partner, especially through the funding of programs needed to meet the housing needs of households in the lower income ranges (i.e. earning less than \$40,000) and those requiring support service funding.

Government of Canada plays a major role in the provision and rehabilitation of housing in communities across the country. Along with the Province it is the primary jurisdiction for funding, financing, and other regulatory changes needed to help shape housing policy for all Canadians.

Not-for-Profit Sector assumes a number of roles in addressing housing needs in Markham, including as housing providers, emergency/transitional housing providers, supportive housing providers, community legal support agencies, and support service providers which help residents maintain their housing. The not-for-profit sector is fundamental to improving the lives of individuals in Markham, either through the direct provision of housing, or supporting individuals and families in maintaining their housing and obtaining necessary support services.

Private Sector - provides the majority of housing within the Town of Markham and is comprised of a number of important partners including private land owners, builders/developers, investors, and landlords. The

private sector is an essential partner in the development of affordable housing.

In addition to the various levels of government and the non-profit and private sector housing providers and agencies noted above, it is also important to note that all residents, workers and businesses can have a role in the development of their neighbourhood through advocacy, education, and partnerships.

Further, it is important that such stakeholders be involved in the early stages of policy development, educational programs, etc. This will help ensure alignment of community efforts and goals as well as commitment to the recommended actions.

AFFORDABLE AND SPECIAL NEEDS HOUSING STRATEGY RECOMMENDED FRAMEWORK

The housing needs analysis, including results from various consultation activities, has identified a number of key housing challenges facing the Town of Markham. Based on the identified housing challenges a housing vision statement, two strategic directions, seven housing goals and over 50 actions are being recommended to the Town to assist in promoting and supporting the development of affordable and special needs housing.

The proposed actions are outlined under the Town's role in five broad categories; Policy Development, Financial Incentives, Advocacy, Partnerships, and Education. It is further recommended that an ongoing comprehensive long-term educational campaign on affordable and special needs housing be developed.

Housing Vision

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.

Affordable Housing

Special Needs

Goal 1:
Ensure Diverse
Range of Housing

Goal 2:
Increase Supply
of Affordable
Home Ownership

Goal 3:
Increase Supply
of Affordable
Rental Housing

Goal 4:
Increase
Affordable
Housing for
Singles, Youth,
Seniors, New
Immigrants

Goal 5:
Provide Range of
Housing for
Families

Goal 6:
Examine Further
Emergency and
Special Needs
Housing Gaps

Goal 7:
Increase Supply
of Accessible
Housing

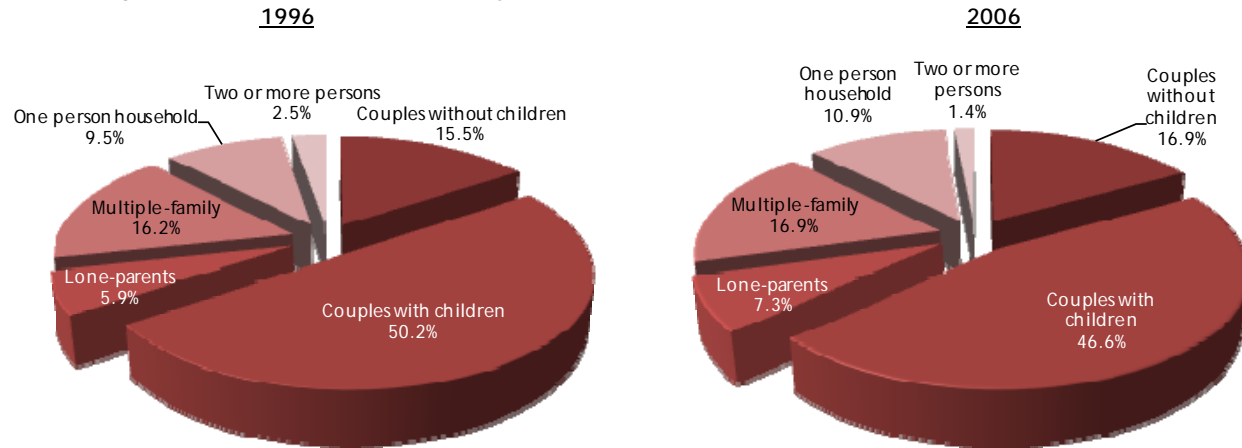
Strategic Direction 1: Housing Affordability

Housing affordability is a critical element in the social well being of all residents and a cornerstone of any community. A housing supply that meets the needs of all residents, including low and moderate income households, greatly contributes to the creation of more complete communities. The Town of Markham has an important role in ensuring there is an adequate supply of affordable housing.

Goal 1. To ensure the housing supply in Markham is diverse (by type and tenure) and can respond to changes in demands of residents and workers

- Household composition in Markham is changing and diversifying; from 1996 to 2006 there were increases in the proportion of one and two-person households, senior-led households, immigrant households, and lone-parent families.

Figure 1: Trends in Household Type of Households: Town of Markham; 1996 and 2006



Source : Statistics Canada Custom Tabulations, Census 1996 & 2006

- While household composition is showing greater diversification, the number of households comprised of couples with children remains the largest household type, with almost half of all households in 2006.
- York Region's report Housing and Our Economy: Remaining Competitive (2004) found that a large number of employers in York Region have to rely on workers who live outside of the Region, partially due to the limited number of rental opportunities in the Region.
- The report also showed that 31.5% of people who worked in Markham and lived outside the Region lived in rental housing.

- The Price Waterhouse Coopers (PWC) Housing Needs - Housing Choices report (2002) found that housing stock in the Region was primarily comprised of single detached dwellings.
- The Economic Sectors Analysis commissioned through the Town's Economic Development department in January 2007 found that detached homes in Markham continue to dominate the housing stock and that a lack of a more diverse housing mix (i.e. in the form of apartments or condominiums) may impede the Town's ability to target firms who are looking to recruit young professionals as well as other workers.

- Senior government policy, including the Provincial Growth Plan and the Provincial Policy Statement, require municipalities to provide for an adequate range of housing choices and mix.

In order to address the housing trends and gaps identified above, and to work towards a more diverse housing supply, the following table outlines a set of recommended actions for consideration by the Town of Markham:

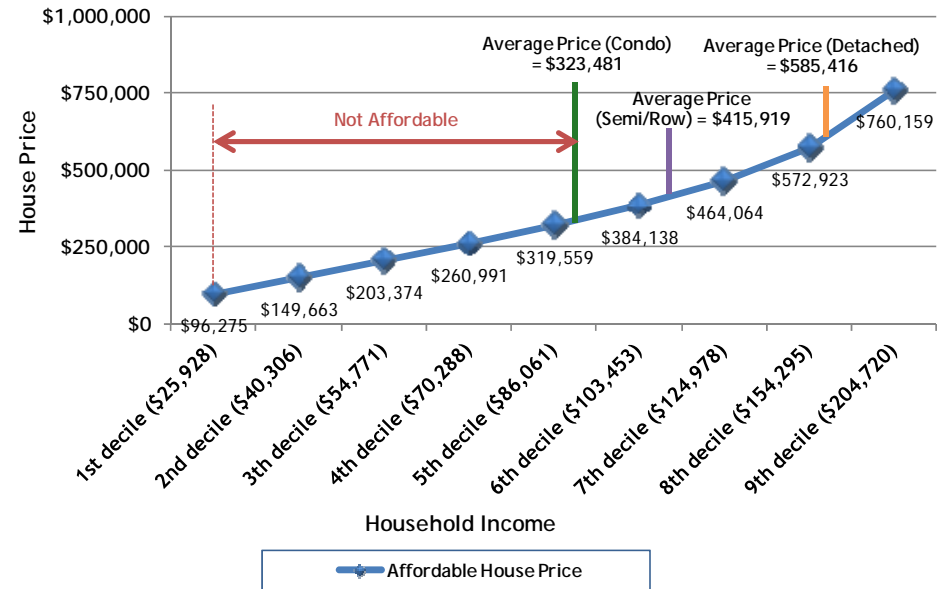
Markham's Role	Recommended Action	Context
Policy	1.1 In keeping with the Markham Preferred Growth Alternative, adopt annual housing targets for new development as follows: 27% singles/semis, 19% townhouse, and 54% apartments.	<ul style="list-style-type: none"> • A diverse housing supply is key to meeting the housing needs of current and future residents of Markham • Markham Council endorsed a staff recommended growth alternative to 2031 in May 2010 which includes a 60% intensification target within the built boundary with an extension of the current settlement area to accommodate an additional 12,800 units. • The Markham Preferred Growth Alternative recommends a dwelling target of 27% singles/semis, 19% townhouses, and 54% apartments from 2006 to 2031. • The Town of Markham Draft Greenprint includes objectives to promote a greater diversity of land use in all parts of the community, and address the housing needs of all residents by ensuring the efficient delivery of a variety of housing options including ownership, rental, and non-market housing.
	1.2 Adopt a Town-wide housing target that requires 25% of new housing be rental and 75% ownership.	<ul style="list-style-type: none"> • The Provincial Policy Statement (2005) requires that municipalities provide a range and mix of housing forms. • The York Region Official Plan requires that affordable housing units should include a mix and range of types, lot sizes, unit sizes, functions and <i>tenures</i>. • Based on the 2006 Census, just 11% of the housing stock was rental.

Education	<p>1.3 As part of a comprehensive educational campaign, promote the principles of Flex Housing and flexible design features with local builders and developers to encourage such design principles in new housing units.</p>	<ul style="list-style-type: none"> • Flex Housing is a Canada and Mortgage Housing initiative that incorporates the ability to easily make future changes to a dwelling with minimum expenses to meet evolving needs of residents. As an example, a basement could be converted to a rental suite, or a bedroom converted to home office. • Flexible housing design helps residents' needs throughout their life cycle by providing options for them to remain in their home as their situation changes. For example, a first time home owner or senior could create a second suite as an income source to help maintain their home. • Combinable suites are one form of flexible design, refer to Action 4.5. • Flex Housing and flexible design features are also recommended in achieving additional goals.
	<p>1.4 As part of a comprehensive educational campaign, work with the Region to hold an information session and strategy workshop to identify opportunities to incorporate a range of housing forms (i.e. small lot singles, stacked townhouses, linked homes, quad/six plexes, and low rise apartments) in Markham's Urban Growth Centres.</p>	<ul style="list-style-type: none"> • The Urban Growth Centres in Markham (Langstaff Gateway and Markham Centre) are expected to accommodate a significant proportion of growth in the Town. It is important to provide information as well as explore strategies in the development of these areas so that a range of housing choices are built to meet the diverse needs of Markham's residents. • There are a range of housing types that can help provide a more diverse and affordable housing supply for current and future residents. • Second suites also offer an affordable and flexible community based rental housing option as well as an income opportunity for home owners. <i>See Action 3.2.</i>

Goal 2. To increase the supply of affordable ownership housing options, in all areas of Markham, for households with incomes below the 60th income percentile

- The home ownership market in Markham is generally not affordable to households in the 60th income percentile and below (households earning less than about \$103,453 in 2009).
- Based on the average price, single-detached homes are generally only affordable to households in the 70th income percentile and higher (households earning more than about \$154,000 in 2009).
- One of the primary issues identified in the *Markham Task Force on Affordable Housing: Housing Needs - Housing Choices* report (2002) was that one in ten existing home owners in the Region had a severe housing affordability problem (paying more than 50% of their income for shelter).
- The current analysis shows that this continues to be an issue, with 29.5% of Markham home owners spending more than 30% of their income on shelter and 13.6% of home owners in Markham spending 50% or more of their household income on shelter.

Figure 2: Comparison of Average Housing Costs to Affordable Housing Costs by Household Income Decile: Town of Markham,

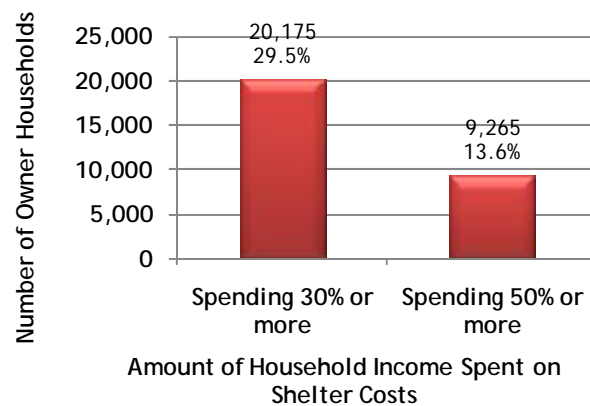


Source: Statistics Canada, Custom Tabulations, 2006; RealNet data for average house prices, 2009; SHS Calculations based on a 10% downpayment, 25-year amortization period, and 5.48 interest rate
 *Note: Incomes for household deciles represent the upper limit for that decile

2009

- In 2009, there were just five (5) home sales for less than \$200,000 compared to about 180 sales in 2005.
- There is a mismatch between the labour force housing needs in Markham and available housing. Almost one-third of in-commuters to Markham live in rental accommodation.
- Increasing the supply of affordable home ownership housing options would result in an increase in live-work opportunities in Markham.

Figure 3: Number of Owner Households Experiencing Housing Affordability Challenges: Town of Markham; 2006



Source: Statistics Canada Custom Tabulations, Census 2006

In order to address the housing trends and gaps identified above, and to increase the supply of affordable ownership opportunities, the following table outlines a set of recommended actions for consideration by the Town of Markham:

Markham's Role	Recommended Action	Context
Policy	2.1 Adopt a Town-wide housing target that requires a minimum of 25% of new housing units be affordable to low and moderate income households. Further, adopt a housing target that requires a minimum of 35% of new housing units be affordable to low and moderate income households in Markham Centre, Langstaff Gateway and key development areas.	<ul style="list-style-type: none"> • The Provincial Growth Plan for the Greater Golden Horseshoe requires municipalities to establish and implement affordable housing targets in accordance with the Provincial Policy Statement. • The Provincial Policy Statement requires that municipalities develop affordable housing targets that are affordable to low and moderate income households. • The Region of York Official Plan (Policy 2.5.6 and 2.5.7) requires that housing targets be established with a minimum of 25% new housing units as affordable to low and moderate income households and 35% of new housing units as affordable in Markham Centre and key development areas. It also requires that affordable housing units should include a mix and range of types, lot sizes, unit sizes, functions and tenures. The Regional policy also requires that a portion of these be affordable to persons with disabilities. • This Action was identified, by workshop participants, as a high priority for the Town of Markham. • This action is intended to also respond to the need to increase the supply of affordable rental housing. Refer to Goal 3.
	2.2 Develop Alternative Design Standards to support the development of affordable housing.	<ul style="list-style-type: none"> • Alternative Design Standards are flexible planning and engineering standards that provide alternatives to current standards used for the design and construction of communities. • Examples include reduced setbacks, reduced parking standards, and narrower lot sizes. • Alternative parking requirements for affordable housing units may reduce development costs (i.e. land) and encourage the creation of these units. They may also encourage use of public transit. • <i>This action is also encouraged as part of achieving Goals 3, 4 and 5.</i>

Markham's Role	Recommended Action	Context
	2.3 Adopt the Provincial definition of affordable home ownership in the next Town of Markham Official Plan update.	<ul style="list-style-type: none"> The Provincial Policy Statement (2005) requires that municipalities implement minimum targets for the provision of affordable housing. Establishing a definition of affordable housing, therefore, is necessary to adopt appropriate housing targets for the Town (Action 2.1). The Province and the Region define affordable home ownership as (in the case of Markham) housing for which the purchase price results in housing costs which do not exceed 30% of gross annual household income for low and moderate income households . Based on the provincial definition, low and moderate income households are households with incomes in the lowest 60% of the income distribution (in Markham this represents households earning less than about \$103,453 in 2009).
Financial	2.4 Defer development charges and parkland dedication fees in exchange for the development of affordable ownership housing. Deferment of fees would remain in effect as long as property remains affordable.	<ul style="list-style-type: none"> The Town of Markham has deferred such fees on a case by case basis. This policy would help further the development of affordable home ownership options, such as homes built through organizations such as Home Ownership Alternatives and Habitat for Humanity.
Partnerships	2.5 In cooperation with the Region, develop an annual reporting system to monitor the achievement of the affordable housing targets.	<ul style="list-style-type: none"> An effective monitoring program should be in place to evaluate the current housing stock and ensure that housing targets are being met and if necessary re-examined and adjusted. The Town of Markham's 2003 Housing Strategy recommended establishing a monitoring program for the housing stock in particular for rental and affordable housing; however, a formal system has not been established.
	2.6 Support the Region in any new home ownership incentive programs aimed at meeting the	<ul style="list-style-type: none"> Home ownership programs may include incentives such as interest free loans or capital contributions towards development costs.

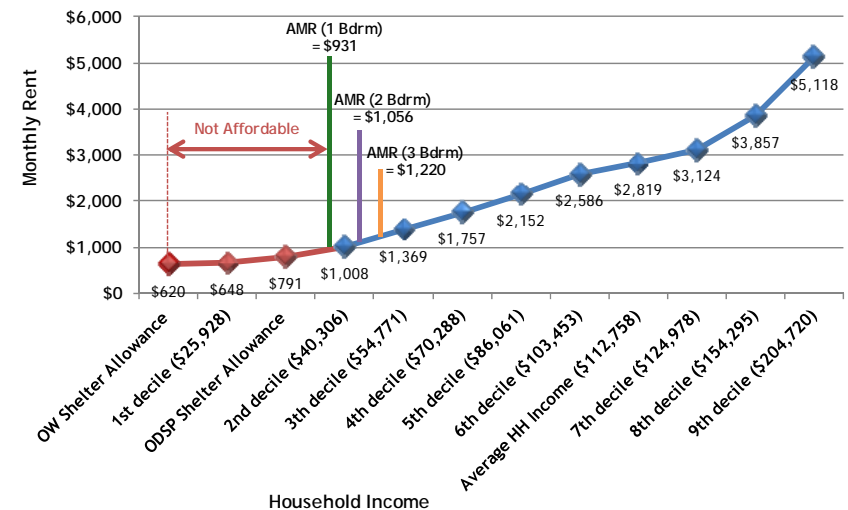
Markham's Role	Recommended Action	Context
	needs of households in the lower income deciles.	<ul style="list-style-type: none"> • The Brantford Homeownership Made Easier (BHOME) initiative provides interest-free loans for 5% of the down payment of a home. The program is available to households with incomes within a maximum limit. • Banks and financial institutions would be valuable partners in the implementation of this action and should be encouraged to invest in affordable housing initiatives. Financial institutions play an important role in facilitating the development of affordable housing. • The City of Hamilton's Home Ownership Affordability Partnership is a partnership among the REALTORS Association of Hamilton-Burlington, Scotiabank, and Threshold School of Building that helps social housing tenants move to home ownership by purchasing neglected homes as these are generally more affordable and renovating them, providing the students of Threshold on-the-job training. • This Action was identified, by workshop participants, as a high priority for the Town of Markham.
Education	2.7 As part of a comprehensive education campaign, promote, within the development community, the development of alternative forms of affordable home ownership models such as rent-to-own, life lease, and home ownership cooperatives.	<ul style="list-style-type: none"> • There are a range of housing models that can provide a more affordable form of home ownership. • The City of London's Convert-to-Rent/rehabilitation Assistance Program provides financial assistance for the conversion of non-residential properties into affordable self-contained rental housing units. • Life lease housing is a type of housing that is owned and managed by a community-based, not-for-profit group. It provides residents with the right to occupy the unit for the rest of their life in exchange for a lump sum upfront payment and small monthly maintenance fees which can also cover on-site facilities and activities. • The Quint Development Corporation's Neighbourhood Home Ownership Program, which is funded by the Province of Saskatchewan and the City of Saskatoon, enables low income families to access homeownership through helping to finance the construction of home ownership cooperatives.

Goal 3. To increase the supply of affordable rental housing options, in all areas of Markham, especially for households below the 30th income percentile

- While there have been some signs of diversification in housing types in Markham, housing has remained largely ownership. In 2009, rental housing completions in Markham accounted for just 2.0% of all completions.
- While some options exist for smaller sized units, the rental housing in Markham is generally not affordable to households below the 30th income percentile (households earning less than about \$54,771 in 2009).
- Ten percent of all households and about thirty percent of all renter households fall within the 10th income percentile where there is virtually no affordable private rental housing available.
- Average rents in Markham (\$997 for all unit types) are higher than those in Richmond Hill (\$908) and Vaughan (\$908).

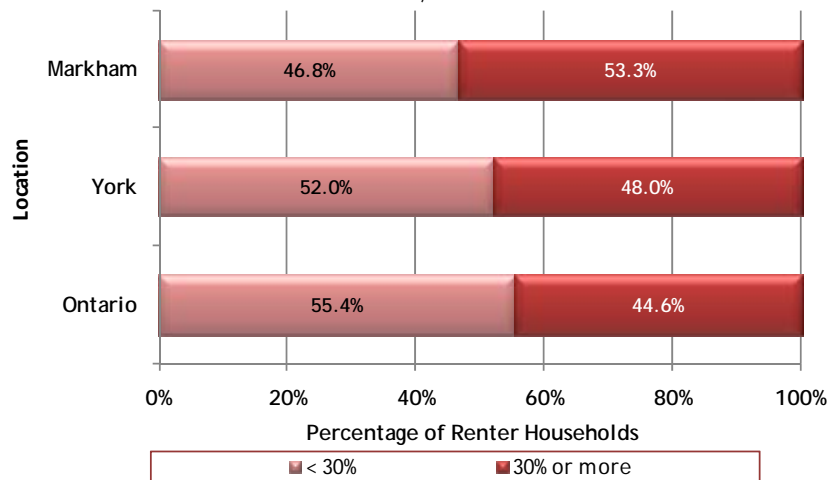
- In 2006, more than half (53.3% or 4,560 households) of renter households spent more than 30% of their income on rent.

Figure 4: Comparison of Average Market Rents to Affordable Rents by Household Income Decile: Town of Markham; 2009



Source: Statistics Canada Custom Tabulations, 2006; Ontario Works Program 1997, Ontario Regulation 134/98; Ontario Disability Support Program Act 1997, Ontario Regulation 222/98; CMHC Rental Market Report: GTA, 2009; SHS Calculations based on 30% of income for housing costs
 Note: Shelter Allowances for OW and ODSP are based on family of three (benefit size)

Figure 5: Proportion of Household Income of Renter Households Spent on Housing Costs: Town of Markham, York Region, and Ontario; 2006

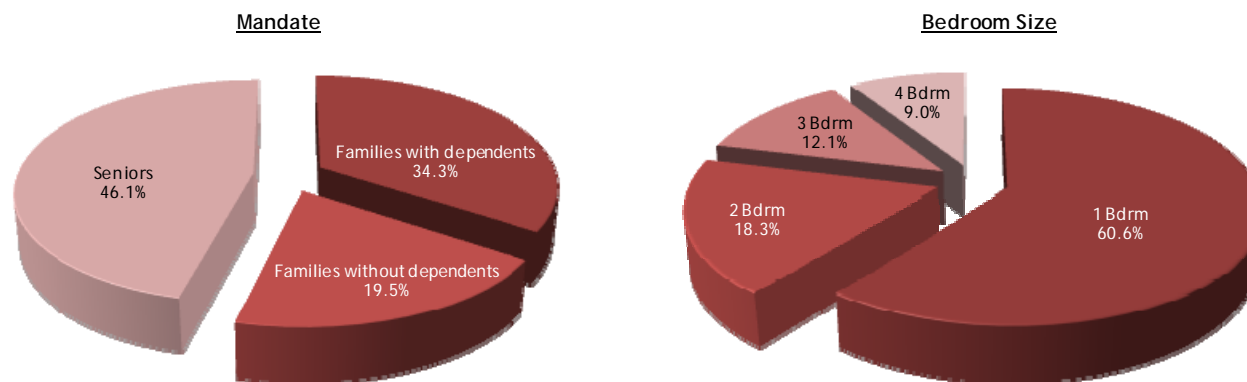


Source: Statistics Canada Custom Tabulations, Census 2006

- As of April 2010, there were 4,416 applicants on the social housing wait list for Markham, including 2,037 senior applicants and 2,379 non-senior applicants.
- Key stakeholders, including Regional staff, estimate at least a ten-year wait for applicants who do not fall within the high priority categories.

- In Markham, there is one social housing unit for every 240 residents, higher than York Region (124:1), Durham Region and Halton Region (88:1), Peel Region (77:1), Richmond Hill (88:1) and Toronto (56:1).
- The costs associated with developing social housing in Markham are a likely contributor of a proportionately lower supply. While social housing in other areas of the Region would be available to Markham residents, many applicants would prefer to stay within their community.
- The *York Region Housing Directions Study* (2000) identified the lack of social housing units as an issue in the Region.
- The PWC Markham Task Force on Affordable Housing: Housing Needs - Housing Choices report (2002) found that almost a quarter (23.9%) of all tenant households in Markham was paying more than 50% of their household income on rent. The current analysis shows that this percentage has increased to 27.3% of all tenant households in Markham.

Figure 6: Comparison of the Proportion of Applicants on the Social Housing Wait List by Mandate and by Bedroom Size: Town of Markham; 2009



Source: York Region Community and Health Services Department, 2010

The following table puts forth recommended actions to help the Town of Markham increase the supply of affordable rental housing, in particular for households within the lower income deciles (i.e. earning less than \$40,000), including strategies for working with the Region, as the System Service Manager, to increase the supply of social/rent-geared-to-income housing:

Markham's Role	Recommended Action	Context
Policy	3.1 Develop a demolition and conversion of rental housing policy and guidelines to discourage the conversion of rental housing units to condominium units and prevent the demolition of affordable rental housing unless an equal number of units are provided.	<ul style="list-style-type: none"> Many municipalities in Ontario have passed demolition and conversion guidelines to protect the very limited supply of affordable rental housing in their communities. The Region of York Official Plan requires municipalities to adopt official plan policies that protect rental housing from demolition and conversion including a provision that would prohibit demolition or conversion resulting in a rental vacancy rate of less than 3% in the local municipality. This Action was identified, by workshop participants, as a high priority for the Town of Markham.

	<p>3.2 Approve the new Strategy for Second Suites, as recommended by Markham Council's Subcommittee on Second Suites, to permit second suites in single and semi-detached dwellings throughout Markham, through the implementation of a strict regulatory regime, and including a comprehensive public education campaign, development of a registration policy, and establishment of a monitoring program.</p>	<ul style="list-style-type: none"> • Second suites offer an affordable rental housing option as well as an income opportunity for home owners. • The Provincial Growth Plan for the Greater Golden Horseshoe (2006) requires that all municipalities implement strategies that will encourage the creation of secondary suites throughout the built-up area. • The recently approved York Region Official Plan encourages local municipalities to consider secondary suites "as of right" policies. • The current Town of Markham Official Plan does include a policy to permit accessory apartments in areas designated for low density housing. The current zoning by-law only permits accessory dwelling units provided they are accessory to a single/semi/town and not located in the main building. • A Council Subcommittee on Second suites was established in Markham in 2007. The Subcommittee in a report dated March 3rd 2007 recommended that the new Strategy for Second Suites be approved to permit second suites in single and semi-detached dwellings throughout Markham, but only through the implementation of a strict regulatory regime to ensure all buildings and fire codes, driveway and parking standards and property standards were upheld. Under the direction of Council, staff was instructed not to proceed on the Subcommittee's recommendation to approve a strategy for second suites. • This Action was identified, by workshop participants, as a high priority for the Town of Markham.
	<p>3.3 Adopt the Provincial definition of affordable rental housing in the next Town of Markham Official Plan update and further define low income households as households with incomes in the lowest 30% of the income distribution and moderate income households as households within the 30th to 60th percentile of the income distribution.</p>	<ul style="list-style-type: none"> • The Province and the Region define affordable rental housing as the least expensive of a unit for which the rent does not exceed 30% of household income for renter households within incomes in the lowest 60% of the renter income distribution OR a unit for which rent is at or below the average market rent. In the case of Markham, it is the former definition which results in the lower cost. This represents renter households earning less than \$39,880 and a maximum monthly rent of \$997. • Low and moderate income households are households with incomes in the lowest 60% of the income distribution for renter households (households earning less than about \$39,880 in 2009). • Further defining low and moderate income renter households, for the purposes of developing household targets, would help ensure that housing is

		being targeted at households in the lowest 30% of the income distribution (households earning less than \$22,379 in 2009).
	3.4 Monitor the development of inclusionary zoning legislation and develop inclusionary zoning regulations, as appropriate, to help meet affordable housing targets.	<ul style="list-style-type: none"> • Inclusionary zoning is an influential tool which could assist the Town in meeting its housing targets. Inclusionary zoning requires or encourages private developers to construct some portion of new residential development for affordable housing. • In mandatory programs (mainly in the US), developers are required to dedicate a certain proportion of affordable housing as a condition of development approval. In exchange, the municipality usually gives cost offsets, such as density bonusing, fee waivers, fast-tracked approvals and /or alternate development standards. • Bill 58 (formerly Bill 198) is an Act to amend the planning act with respect to inclusionary zoning. Bill 58 passed its second reading in June 2010. • Bill 58 empowers municipalities to enforce inclusionary zoning policies; such policies would require a percentage of units in all new developments to be dedicated to affordable housing as defined by the Province. • <i>This action would also help in the achievement of Goal 2.</i>
Financial	3.5 Develop a policy to provide conditional grants for development charges and reduced parkland dedication fees in exchange for the development of affordable rental housing.	<ul style="list-style-type: none"> • The Town of Markham has provided conditional grants on such fees on a case by case basis. • This policy would help further the development of affordable rental housing options. • Action 3.6 provides an opportunity to establish funding to provide capital grants for the development of affordable housing. • It is anticipated that a financial incentives policy framework for affordable housing will be completed in conjunction with the implementation of this action. • Working with the Region of York to explore the usage of Community Improvement Plans could be a useful tool in the implementation of this recommended action. Under Section 28 of the Planning Act, municipalities can enact community improvement project areas, in which it is possible to use grants and loans aimed at community improvement, grants and loans aimed at property owners for offsetting or paying for costs associated with community improvements.

		<ul style="list-style-type: none"> Stakeholders from the development community have emphasized that they need assistance in order to build affordable housing and that there is an interest in working with the Town to do so.
	<p>3.6 Investigate adding social/affordable housing as a charge under the Town's development charges by-law.</p>	<ul style="list-style-type: none"> A development charge for affordable/social housing would provide the funds necessary to provide grants for affordable housing as outlined in Actions 2.5 & 3.5. The Region of Halton and the City of Toronto are examples of where this policy has been implemented. The implementation of this action should be completed in conjunction with a financial incentives study.

	3.7	Continue to financially support projects that receive funding under senior government funding programs (such as the Canada-Ontario Affordable Housing Program).	<ul style="list-style-type: none"> • Canada-Ontario Affordable Housing Program is administered by the Ontario Ministry of Municipal Affairs and Housing (MMAH) with Service Managers responsible for establishing the local council-approved program requirements for their areas. Renewal of this funding program is expected to 2014. • In Markham, the Canada-Ontario Affordable Housing Program has provided funding for East-Markham Non-Profit Homes affordable housing developments.
Advocacy	3.8	Work with the Region and other housing partners to advocate to senior levels of government to commit to sustainable provincial and national housing strategies.	<ul style="list-style-type: none"> • A senior level strategy will help ensure there is ongoing commitment, including funding, for the provision of affordable housing as well as providing an opportunity for legislative changes to better promote a sustainable housing supply, including the adequate provision of affordable housing. • A Provincial Housing Strategy is expected to be released in 2010.
Partnerships	3.9	Work with the Region, private landowner, and local housing providers, including Housing York Inc., to identify lands suitable for intensification, by either infill or redevelopment, to create more affordable rental housing.	<ul style="list-style-type: none"> • The 2003 Housing Task Force recommended further identification of land suitable for such purpose. • Stakeholders identified the availability of affordable land as a key challenge/barrier in the development of affordable housing. • Intensifying existing social housing sites can increase the supply of rental housing at a reduced cost. • Importantly, the intention of this action is not to tear down existing social housing (i.e. townhouses) but rather to use any available land to intensify existing sites.
	3.10	Work with the Region and private landowners on the application of the new updated Section 37 Official Plan policies, as appropriate, to provide additional community benefits in the form of affordable and special needs housing including housing for seniors.	<ul style="list-style-type: none"> • Section 37 of the Planning Act allows municipalities to increase height and density of a development in exchange for the provision of facilities and services, including the provision of housing for seniors. • A revised policy regarding Section 37 has recently (September 2010) been adopted by Council.
	3.11	Work with the private sector and the Region of York to find	<ul style="list-style-type: none"> • The Provincial Growth Plan for the Greater Golden Horseshoe (2006) emphasizes the development of compact transit-supportive communities.

	ways to locate affordable and special needs housing in close proximity to rapid transit routes/corridors and other amenities.	<ul style="list-style-type: none"> • York Region Official Plan policy 3.5.14 encourages special needs housing, and emergency, affordable and senior's housing be located in proximity to rapid transit and other human services. • Stakeholders emphasized a need for affordable and special needs housing to be located in close proximity to transportation routes and corridors and to amenities. • It is anticipated that this action would be implemented in conjunction with other actions including the implementation of housing targets, an education campaign, and encouragement of mixed use development including affordable housing. • Further that, based on the findings of the Integrated Leisure Master Plan (ILMP), that proximity to accessible leisure services also be considered.
Education	3.12 As part of a comprehensive education campaign, work with the Region and possibly Canada Mortgage and Housing Corporation (CMHC) to develop educational material on the various energy efficiency and rehabilitation programs to help educate residents, housing providers, and private landlords of funding programs currently available to help enhance and maintain the current supply of rental housing.	<ul style="list-style-type: none"> • There are several energy programs aimed at helping households improve the energy efficiencies of their homes and reduce energy costs. Examples include the Low-Income Assistance Program and the Home Energy Saver Program. • CMHC administers the Residential Rehabilitation Assistance Programs which are designed to help low-income households, persons with disabilities, and Aboriginal households live in decent affordable housing by providing funding for improvement, repairs or renovations to housing units. • It is anticipated that further education on energy efficiency and housing be closely linked with educational initiatives under the Town's Community Sustainability Plan (GreenPrint).
	3.13 As part of a comprehensive public education campaign, work with the Region, as well as non-profit and private sectors, to prepare an education and awareness program to highlight the economic and social advantages of incorporating affordable housing into communities.	<ul style="list-style-type: none"> • Greater awareness of affordable housing (i.e. what it looks like, who it is housing) is a critical component in the pursuance of more affordable housing and meeting the requirements of provincial legislation. • Community agencies have identified challenges in finding landlords willing to participate in the rent supplement program; greater awareness of the benefits of programs that provide rental assistance would be aimed at eliminating such barriers. • An education program could also highlight the findings and proposed actions of the Town of Markham Affordable and Special Needs Housing Strategy

		Recommended Framework.
	3.14 As part of a comprehensive public education campaign, work with the non-profit and private sector to explore feasible options in the development of affordable housing.	<ul style="list-style-type: none"> For the most part, the private sector is responsible for building new ownership and rental housing within the Town, greater awareness of various affordable housing models/programs/ incentives will help contribute to an increased level of affordable housing being built in Markham. Examples of partnerships between governments and the private sector include Peel Youth Village, which was a partnership among the federal government, Peel Region, and the builder, Martinway Contracting, and the WAVE condominium project in Toronto, which was a partnership among the federal and provincial government and Daniels Corporation.

Goal 4. To provide a range of affordable housing options for households experiencing increased affordability challenges including singles, youth, seniors and new immigrant households

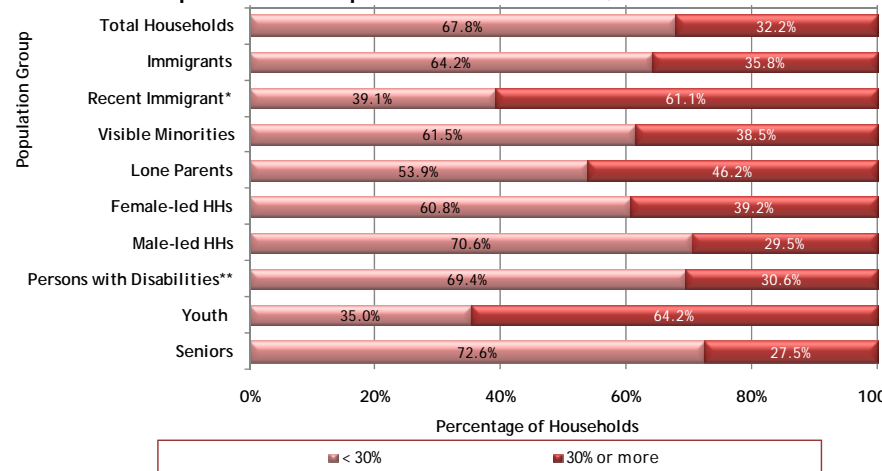
- Several population groups in Markham are experiencing more acute affordability challenges; these include youth-led households, recent immigrant households and lone-parent families. In 2005, 64.2% (or 385 households) of youth-led households⁶, 61.1% of recent immigrant households (or 3,090 households), 46.2% (or 3,030 households) of lone-parent households, and 47.7% (or 3,985 households) of singles spent more than 30% of their household income on housing costs.

- Severe affordability⁷ issues were most common in youth-led households (49.2% or 295 households spending more than 50% of their income), recent immigrant led households (36.2% or 1,830 households), and lone parent households (25.2% or 1,655 households).
- In 2006, persons aged 55 years and older comprised 22.3% of the total population.

⁶ Youth-led households are households with a primary household maintainer 15-24 years

⁷ According to CMHC, the term "*severe affordability problems*" refers to households spending 50% or more of their income on shelter and are in core housing need.

Figure 7: Proportion of Income Spent on Housing Cost by Diverse Population Group: Town of Markham; 2005



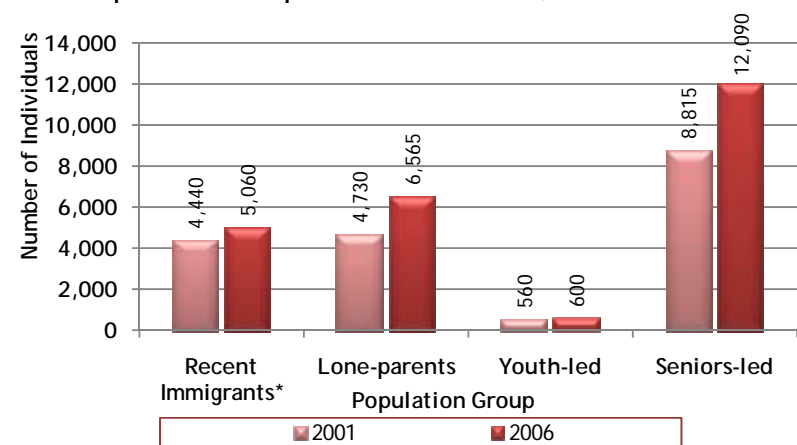
Source: Statistics Canada Custom Tabulations, Census 2006

*Recent Immigrants are immigrants arriving within the past 5 years of the census year.

**Persons with Disabilities are households where any member of the household has difficulty hearing, seeing, communicating, walking, climbing stairs, bending, learning, or doing any similar activities.

- Markham's population aged 55 years and older is expected to increase by 48.1% and will represent approximately one-third of the total population by 2031. The most significant increase is expected in the proportion of persons over the age of 65; increasing from 10.7% to 21.4% of the total population by 2031.
- In 2006, there were over 5,000 recent immigrant households in Markham; representing 6.6% of all households in Markham.

Figure 8: Trends in the Number of Households by Diverse Population Group: Town of Markham; 2001 and 2006



Source: Statistics Canada Custom Tabulations, Census 2001 & 2006

*Recent immigrants are immigrants arriving within the last 5 years of the census year

- There are several Actions, located under other housing Goals, that would also help further the development of affordable housing for these population groups (Goals 1 through 3). For example, actions related to encouraging a greater mix of housing including smaller unit sizes (i.e. for singles, seniors, and youth) are addressed in Goal 1.
- In addition, promoting Flex Housing type designs (see Action 1.5), and promoting housing forms such as stacked row/town houses and other multi-family forms (see Action 5.1) would also be helpful in responding to the housing needs of new immigrant households.

In addition to Actions outlined within Goals 1, 2 and 3 the following table outlines recommendations for the Town to consider in addressing the housing needs of various population groups who are currently experiencing increased affordability challenges, these actions are intended to build on and enhance actions recommended in the previous sections:

Markham's Role	Recommended Action	Context
Policy	4.1 Develop a 'Seniors Plan', with the Region and other stakeholders such as the Local Health Integrated Network (LHIN), to identify the needs of an aging population and identify goals and objectives for meeting these needs, including housing needs.	<ul style="list-style-type: none"> • A full range of supports are needed for individuals as they age in order to respond to a multitude of needs. An Aging Plan or Seniors' Plan can help further identify this range of needs in order for community partners to respond to the needs of seniors. These requirements might include housing, transportation, health care, home supports, injury prevention, social outreach, financial planning, fitness and communication. • The City of Brantford and County of Brant have developed a Master Aging Plan that provides many objectives to better meet the needs of seniors, including housing needs. • An aging population implies a need for a range of housing options to accommodate different lifestyle, income, health and mobility needs, including smaller housing options, as well as more accessible housing options. • The Region of York is currently working on an Aging Workforce Study.
Partnerships	4.2 Through a partnership with the Region, work with the new Welcome Centres and other immigrant support service providers to ensure housing and related information to new immigrants is available and accessible.	<ul style="list-style-type: none"> • Two new Welcome Centres have opened in Markham (2010); Markham North - Job Skills Employment and Business Programs and Supports and Markham South - Centre for Information and Community Services. • These centres are central hubs for new immigrants. Currently there are several immigrant and language services agencies that work with the Welcome Centres, however, none are specific to housing. • It will be important to consider language needs of residents in order to ensure information on housing and supports is available in an appropriate format. • This Action was identified, by workshop participants, as a high priority for the Town of Markham.

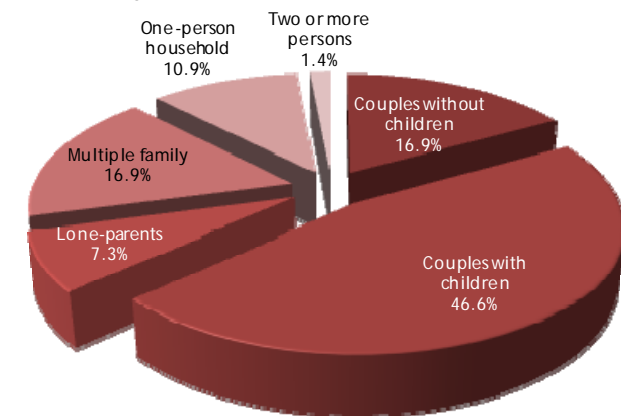
	<p>4.3 Collaborate with the Central Local Health Integrated Network (LHIN) to ensure funding for seniors housing and supports is allocated in Markham.</p>	<ul style="list-style-type: none"> • The Local Health System Integration Act (2006) created 14 Local Health Integration Networks (LHINs) to manage local health services. LHINs do not provide services directly but are responsible for planning, integrating and funding health care services. • The Aging at Home Strategy is aimed at providing seniors, their families and caregivers with a spectrum of care to help them stay healthy and live independently in their homes. The Strategy is being implemented through the Local Health Integrated Networks (LHINs). • The Central LHIN's 2008 Health Service Needs Assessment and Gap Analysis identify housing as a key determinant of health and recognized seniors as a priority domain/area. • Representatives from the Central LHIN have expressed a strong willingness and eagerness to partner with the Town of Markham in initiating such recommended actions.
	<p>4.4 Work with local private and non-profit builders and developers to encourage a range of a housing options for seniors (i.e. Abbeyfield, shared living, care-a-miniums, second suites), youth (i.e. shared living, single room occupancy, second suites), and new immigrants (i.e. multiple-generational housing).</p>	<ul style="list-style-type: none"> • There are a range of housing types that can help provide a more diverse and affordable housing supply for current and future residents. • The Town of Markham Official Plan aims to support private and non-profit housing developments designed to provide a variety of housing options for seniors. • There are several alternative forms of housing that can help provide a greater range of housing options for seniors to age in place (i.e. Abbeyfield, shared living, care-a-miniums, second suites). • Adequate housing options for recent immigrants might include housing for multiple families and rental housing that is affordable to recent immigrants. • See also Action 1.3 (flexible housing options), Action 1.4 (smaller dwelling types), and Action 3.3 (Second Suites).

Education	4.5	As part of a comprehensive public education campaign, investigate options in “Combinable Suites” and work with the development community to evaluate their potential in Markham.	<ul style="list-style-type: none"> Combinable suites refer to a development design whereby two units (likely smaller units) can be combined / merged together to form one larger (ideally a three or four bedroom unit). Purchasing two units to combine, however, can create affordability challenges. The City of Toronto has proposed an Official Plan Amendment to encourage the development of units for households with children. <i>The promotion of combinable suites would also assist in the achievement of Goals 3 and 5.</i>
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Goal 5. To provide an adequate range of affordable housing options for families⁸

- The number of households with 4 to 5 persons still comprises the largest proportion of households, by size, in Markham in 2006 at 38.6%.
- While declining slightly from 1996 to 2006, couples with children remains the largest proportion of household type in Markham at 46.6%.
- Households with children (multiple family, lone-parents, and couples with children) comprise about 70% of all Markham households in 2006.
- In 2006, Markham had an average of 3.5 persons per household; higher than the provincial average (2.6 persons per household).
- It is anticipated that couples with children and other family households will continue to be a significant proportion of households in Markham in the future.

Figure 9: Proportion of Households by Household Type: Town of Markham; 2006



Source : Statistics Canada Custom Tabulations, Census 2006

⁸ Families, for the purposes of this strategy, refers to households with children.

In addition to providing an overall mix and more diverse range of housing types (Goal 1), it is important that the Town of Markham continue to provide appropriate housing forms for families. The following table outlines recommended actions to address the housing needs of families in Markham:

Markham's Role	Recommended Action	Context
Policy	5.1 Encourage a mix of housing within the Urban Growth Centres and key development areas that can meet the needs of families, including ground related housing (i.e. townhouses, stacked townhouses, small apartment buildings, low rise apartments).	<ul style="list-style-type: none"> Couples with children still comprise the largest proportion of household types in Markham. Considering the current intensification targets for the Town of Markham, it will be challenging to continue to meet the needs of current and future families in Markham (i.e. as families generally require and prefer larger lower density dwellings). Development proposal which meet the needs of families, therefore, will be critical in ensuring an appropriate balance of housing to meet the needs of families.
Financial	5.2 Examine the feasibility of lowering development charges for multi-residential dwellings suitable for families within the Urban Growth Centres.	<ul style="list-style-type: none"> Encouraging housing suitable for families is important within the Urban Growth Centres. Lowering development charges would provide an incentive to developers interested in developing alternate forms of family housing such as stacked townhouses and low-rise apartments.
Partnerships	5.3 Work with Habitat for Humanity to continue to identify opportunities to partner with and support their initiatives for affordable family housing in Markham.	<ul style="list-style-type: none"> Habitat for Humanity uses a self-help model of housing, including sweat equity, to provide affordable housing for families. Habitat for Humanity York Region has undertaken the restoration of Hawkins House, a historic farmhouse in Markham which has been sold to a Habitat family. Habitat does continue to investigate land opportunities in Markham but will likely look at higher density options such as semis/towns/condos to address the Town's land values.

Education	<p>5.4 As part of a comprehensive public education campaign, work with Region to hold a workshop with builders and developers to explore best practices in family housing in high density areas and share techniques on creating ground level family housing options within intensification areas (including Markham's Urban Growth Centres).</p>	<ul style="list-style-type: none"> • With a recommended intensification target of 60%; Markham is challenged to create a diverse housing supply in particular ensuring an adequate supply to meet the current and future needs of Markham families. • The 60% intensification target requires that 54% of additional housing (2006-2031) be in the form of apartments. • Learning from areas such as Montreal and London can help the development community explore alternative design models. One example is the Urban Housing Families Financial Assistance Program in Montreal. • The Town and the Region may want to consider inviting additional stakeholder such as the City of Toronto's Affordable Housing Office to share experiences and lessons learned in the development of family housing.
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Strategic Direction 2: Special Needs Housing

There are many residents within Markham that require additional supports and/or home design features that enable them to live independently. In addition, there are individuals and families that for a variety of reasons (i.e. family break-up, loss of employment, illness, eviction etc.) find themselves in crisis and either homeless or at-risk of homelessness. The provision of emergency and special needs housing, therefore, is critical to meeting the needs of residents in Markham.

Goal 6. To support work which further examines the emergency/transitional and special needs housing gaps in the Town of Markham.

- There is only one family shelter, Leeder Place, in the Region.



- Some homeless families that could not be accommodated in Markham are referred to motels or provided options outside the Town. Many of these options, however, are located in the north end of the Region (i.e. Newmarket).
- Most shelters within the Region of York operate at 100% capacity and are often forced to turn individuals away. Community stakeholders

emphasize that shelter beds within the Region are not keeping up with the need.



- There are currently no emergency shelters in Markham or the Region for women who do not have children and are not victims of violence.
- In 2006, a total of 518 homeless women were turned away from shelters in the Region because they did not fit the Violence Against Women (VAW) criteria and they did not have children.
- The increasing number of families living in emergency shelters was noted as an issue in the *York Region Special Needs Housing Study* (2000) and continues to be identified as an issue by community stakeholders.
- The *York Region Special Needs Housing Study* (2000) found that 70% of the homeless in York Region were male, under the age of 25 and may have a mental health or substance abuse problem. Current analysis indicates that this is still an issue as the number of men and youth going into emergency shelters continues to increase.
- Supportive housing for persons with physical disabilities currently has long waiting list for new clients; with 265 applicants for Participation House and 14 units for Ontario March of Dimes in Markham.
- Community Living York South has 111 people on the wait list for only 40 beds. According to stakeholders, individuals who are not at risk of homelessness may be on the wait list for up to ten years.
- York Support Services Network, which maintains the wait list for a number of organizations, has 116 applicants from Markham waiting for supportive housing units for persons with developmental disabilities and/or dual diagnosis.
- It is estimated that 10.4% of the population has a mental illness (based on Provincial estimates)⁹, yet there are just three beds dedicated for persons with mental illness in Markham
- There are no domiciliary hostels located in Markham
- Stakeholders noted a shortage of affordable and accessible units has led to persons with disabilities applying for supportive housing even if they did not need personal care services as these were the only accessible units available.

⁹ Statistics Canada (2002 updated 2004). Canadian Community Health Survey, Mental Health and Well-being

- While there are times of crisis where emergency housing is required, an adequate supply of affordable housing will have a positive impact on the number of families requiring emergency housing as well as length of time emergency supports are needed. For Actions related to the provision of affordable housing refer to Goals 2 and 3.

While the Town may be limited in its ability to fully respond to the housing needs of persons and families in crisis or with special needs, as they are not the direct Service Systems Manager, however the Town does have an important role in facilitating emergency and special needs programs and housing through policy development, advocacy, education and community partnerships, in particular with the Region of York. As such, it is recommended that the Town of Markham consider the following actions:

Markham's Role	Recommended Action	Context
Policy	6.1 Adopt the Provincial definition of special needs housing in the next Town of Markham Official Plan update.	<ul style="list-style-type: none"> • Special needs housing is defined as "any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities, such as physical, sensory, or mental health disabilities, and housing for the elderly" (Provincial Policy Statement, 2005).
	6.2 Evaluate options for developing special needs housing targets for persons with disabilities (mental illness, physical disability, developmental disability and/or dual diagnosis), and the frail elderly in consultation with the Region and community agencies.	<ul style="list-style-type: none"> • There is currently a very limited supply of special needs housing in Markham. • Based on input from key stakeholders wait times for supportive housing can be up to ten years in York Region. • In addition to affordable housing targets, special needs housing targets can help the Town ensure that an adequate supply of housing is achieved across the entire housing continuum. • An important component of the special needs housing targets is continuing to monitor the demand and supply for such housing.

Markham's Role	Recommended Action	Context
		<ul style="list-style-type: none"> This reporting system should be incorporated with the reporting for the affordable housing targets.
	6.3 Amend the current zoning by-law to reduce or eliminate distancing requirements for group homes.	<ul style="list-style-type: none"> Current minimum distances between group homes (800 metres) may act as a barrier to the creation of group homes in the Town (Policy 5.9.4 in the Town of Markham's Zoning By-Law (By-Law 177-96).
Financial	6.4 Evaluate the feasibility of providing conditional grants for development charges and parkland dedication fees and other financial mechanisms for new housing developments that provide a minimum of 5% of their units for those with special needs.	<ul style="list-style-type: none"> The cost of developing housing in Markham can be a significant barrier in the development of special needs housing. As a result agencies often opt to build housing in more northern communities within the Region where it is more affordable. Assisting agencies to lower the costs of building special needs housing in Markham would help Markham residents in need of such housing remain in their community. Such a financial incentive would help the Town meet Policy 2.13.1(I) of the current Official Plan which states "to encourage non-profit and cooperative housing developments to provide a minimum of 5% of their units for those with special needs..."
Advocacy	6.5 Support the Region in their advocacy to the federal and provincial governments for increased, and more coordinated and sustainable, funding for homelessness and special needs programs that help residents in Markham maintain their housing.	<ul style="list-style-type: none"> Funding is provided directly to York Region through the provincial Consolidated Homelessness Prevention Program (CHPP), Emergency Energy Fund and Rent Bank, and the federal Homelessness Partnering Initiative (HPI), to support services and programs to help individuals who are homeless or at risk of becoming homeless. Some funding for developing supportive housing has become available (i.e. through the Affordable Housing Program) however, operating dollars are critical to the success of such developments.
Partnerships	6.6 Support the Region of York and community agencies to develop a feasibility study and action plan for the creation of family crisis beds in Markham.	<ul style="list-style-type: none"> A lack of emergency housing options for families was identified as a housing gap by community stakeholders. Angela's Place in Peel Region and Leeder Place in East Gwillimbury are examples of emergency family shelters.
	6.7 Work with the Region to	<ul style="list-style-type: none"> There is currently a Regional housing help centre located in Richmond Hill.

Markham's Role	Recommended Action	Context
	examine the potential for a housing help centre in Markham.	<ul style="list-style-type: none"> Stakeholders have indicated, however, that there is a great need for more resources. A local housing help centre can help Markham residents find suitable housing as well as provide additional resources (such as existing support services in the community).
	6.8 Support community agencies and the Region to secure funding from the Local Health Integrated Network (LHIN) to increase the number of supportive housing units for persons with special needs	<ul style="list-style-type: none"> The Local Health Integrated Networks (LHIN) were established in 2006 to administer the provincial health system; they are responsible for planning, integrating and funding of health services for their territories, including the provision of supportive housing. The Town of Markham falls within the Central LHIN boundary.
	6.9 Support community agencies in the provision of emergency housing and special needs housing.	<ul style="list-style-type: none"> The Town can have a role in supporting agencies in the provision of emergency housing and supports by assisting agencies to identify appropriate sites, access applicable funding, and by bringing stakeholders together to foster greater public awareness on the emergency housing needs facing Markham and the Region of York.
Education	6.10 As part of a comprehensive public education campaign, work with housing partners and stakeholders to provide greater overall awareness of issues related to homelessness.	<ul style="list-style-type: none"> Stakeholders have emphasized the need for greater public awareness of the challenges of affordable housing as well as the risks of homelessness. Bringing stakeholders together who are currently providing emergency services to share information on the needs of persons who are homeless and/or at risk of homelessness can assist in developing a greater awareness of issues and collaborate on appropriate strategies.

	<p>6.11 As part of a comprehensive public education campaign, work with the Region to provide information to private landlords on the potential benefits of working with community agencies in the provision of special needs housing.</p>	<ul style="list-style-type: none"> Community agencies have noted that a barrier in providing special needs housing in Markham is a lack of interest from the private sector. This Action would ideally coincide with Action 3.14. Stakeholders emphasized that there is a lot of negative stigma around persons with disabilities, in particular persons with mental illness.
	<p>6.12 As part of a comprehensive public education campaign, promote the use and awareness of '211' information line for York Region as a resource for community support services.</p>	<ul style="list-style-type: none"> York Region 211 is expected to launch later this year (2010). York Region is currently served through 211Ontario.ca. It is also available online at http://york.cioc.ca. '211' provides information on emergency/transitional housing, special needs housing, employment agencies and training, mental health and addictions, and many more support services within the Region. Greater awareness of local support services can help residents who may be at-risk of losing their home seek the supports needed to help them maintain their home.

Goal 7. To increase the supply of accessible housing in Markham

- Based on the 2006 Census, 8.5% of households in Markham have a member experiencing a disability.
- As of April 2010, there were 47 households on the social housing waiting list for an accessible unit in Markham.
- The aging of the population, waiting lists for modified units, and long wait times for supportive housing for persons with physical disabilities implies a need to increase the supply of accessible housing options in Markham to ensure seniors and persons with disabilities can remain in Markham.

The following Table summarizes recommended actions to enhance the supply of accessible housing in Markham:

Markham's Role	Recommended Action	Context
Policy	7.1 As part of the development of special needs housing targets, include an annual target for modified/accessible units.	<ul style="list-style-type: none"> The Region of York Official Plan asks municipalities in the development of affordable housing targets that a portion of new units should be accessible. This action would help the Town achieve OP Policy 2.13.1(l) which states "to encourage non-profit and cooperative housing developments to provide a minimum of 5% of their units for those with special needs..."
	7.2 As part of the next Official Plan update, include a policy to encourage accessibility features in new housing development.	<ul style="list-style-type: none"> The York Region Official Plan outlines a policy to encourage accessibility features in all new housing (policy 3.5.19).¹⁰
Advocacy	7.3 Advocate, in association with the Region, to senior levels of government to provide capital funding for landlords and developers to make existing rental units more accessible to residents.	<ul style="list-style-type: none"> Retro-fitting existing units to be more accessible and barrier-free often means significant costs to a landlord and/or builders and developers. Assistance with such costs could help to increase the supply of accessible rental housing.
Partnerships	7.4 Collaborate with the Region to develop and adopt accessibility guidelines for the development of affordable housing and special needs housing, in keeping with the Accessibility for Ontarians with Disabilities Act and the applicable standards as they are implemented.	<ul style="list-style-type: none"> The Region of York does not currently have accessibility standards for its affordable housing developments. The City of London has developed Facility Accessibility Guidelines (FADS), which have been incorporated by several other municipalities. The Region of York Official Plan encourages local municipalities to support accessibility features in housing.

¹⁰ No specific requirements are stated within the policy.

Education	7.5 As part of a comprehensive public education campaign, collaborate with the Region to further inform builders and developers on new and existing standards developed under the Accessibility for Ontarians with Disabilities Act (AODA) and share tips and ideas on how to achieve improved accessibility in Markham's housing.	<ul style="list-style-type: none"> • The AODA mandated the creation of Standards Development Committees (including the Built Environment Standard). These Standards will define measures, policies, and steps to be taken to remove barriers for persons with disabilities. • The Built Environment Standards have been drafted and were released for review from July 2009 to October 2009. The Committee is in the process of revising the proposed standards. • Providing general concepts on accessibility features and how they can be implemented into new home developments would help in creating greater awareness of accessible design. • Ideas might include features such as appropriate door handles and bathroom features, doorway and entrance widths etc.
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SUMMARY

The Affordable and Special Needs Housing Strategy Recommended Framework outlined herein is a culmination of extensive data analysis, comprehensive review of relevant legislation and background research, and broad stakeholder consultation. The Framework aims to provide the Town with a comprehensive set of actions to facilitate and support the development of affordable and special needs housing in all communities across Markham. The proposed Actions outline opportunities for the Town, through its role in policy development, provision of incentives, advocacy, partnerships, and education, to meet the diverse housing needs of community members over time. Overall the Framework supports the development of a more sustainable, viable, and complete community for the residents and workers of Markham.

As outlined in the above, it is not expected that the Town of Markham be solely responsible for meeting all the housing needs of its residents and workers independently. Rather this Framework outlines opportunities to create partnerships and align financial resources, advocacy efforts, and educational goals. In particular, the Region of York is a vital partner in meeting the housing needs of residents and workers, in particular individuals and households at the lower-income ranges (i.e. earning less than \$40,000).

The next phase of this work will include the development of an implementation plan which will outline the Town's approach in meeting the recommendations outlined herein. This approach will include timelines, priority level, responsibility, estimated costs, anticipated funding

sources, as well as other considerations including further research.

As a first step, the Town is expected to put in place a Technical Advisory Group to assist Town staff in its implementation efforts and provide insight into the achievement of the recommended actions. There are a number of additional pieces of work currently underway within the Town to help support the implementation of some of the recommended actions. The Shared and Supportive Housing Study, which will look more specifically at group home policies, conversion and demolition policies, long-term care housing policies, and single room occupancy housing policies is one study currently underway to support the Framework. The Town is also pursuing the development of Community Infrastructure Guidelines which will include affordable housing as a key community facility. It is further anticipated that the Town's Finance Department will complete the Financial Incentives Policy Framework for Affordable and Special Needs Housing as a vital

component towards the completion of the implementation plan.

The development of more complete communities, including the provision of a range of housing to meet the needs of all residents and workers within the Town is challenging and complex. It requires the efforts of all housing stakeholders in the cohesion of many policies, resources, and advocacy efforts. It is anticipated that this Framework will provide the Town of Markham with a set of recommended strategies/tools/actions/ideas to take forward to their stakeholders for their consideration and implementation and ultimately to help Markham become a more complete community through the provision of a range of housing options for Markham residents and workers throughout their lifetime.

APPENDIX: LIST OF STAKEHOLDERS

Telephone Survey

- Patti Bell - Blue Door Shelters
- Loris Herenda - Yellow Brick House
- Jehan Chaudhry - Sandgate Women's Shelter
- David Rawcliffe - Mosaic Interchurch Out of the Cold (MIOTC)
- Rochelle Saunders - Salvation Army/Sutton Youth Multi-Service Centre
- Alex Dean - Inn from the Cold
- Kelly Butcher - Pathways for Children, Youth & Families of York Region
- Carolyn Donaldson - Crosslinks Housing & Support Services , Loft Community Services
- Karen Setter - Canadian Mental health Association - York Region
- Bruce Leonard - Centre for Addictions and Mental Health
- Betty Haberer - Ontario March of Dimes: York Region Chapter
- Lorella Paterson - Easter Seal Society of Ontario
- Frances DiCarlo - Participation House: Markham
- Silvia De Abreu - Community Living York South
- Nancy Lewis - York Support Services Network

- Frank Grosso - Meta Centre
- Ron McCauley - New Leaf Living and Learning Together
- Franca Molinaro - Vita Charities
- Brenda Scott - Kerry's Place
- Olga Sen - Sunrise Seniors Living of Unionville
- Kwong Liu - Yee Hong Centre for Geriatric Care
- Crystal Galea - Community Home Assistance to Seniors (CHATS)
- Joanne Vanderveer - Region of York Alternative Community Living Program: Cedar Crest Manor
- Joanne Scoffield - Unionville Home Society
- Derian Peterson - Cedar Heights Residential Living
- Joanne Newberry - Independent Living Residences for the Deaf and Blind

Email Survey

- Nancy Lewis - York Support Services
- John O'Mara - Addiction Services for York Region
- Mary-Ann Proulx - Housing Help Centre
- Janice Chu - United Way of York Region
- Kandace Bond Wileman - Community Legal Clinic of York Region

Community Workshop Attendees

- David Rawcliffe - Mosaic Interchurch out of the Cold (MIOTC)
- Kelly Butcher - Pathways for Children, Youth & and Families of York Region
- Carolyn Donaldson - Crosslinks Housing & Support Services, Loft Community Services
- Mary Lou Holm - Canadian Mental Health Association: York Region
- Frances DiCarlo - Participation House: Markham
- Silvia De Abreu, Larry Palmer, Lloyd Chafe - Community Living York South
- Judy Arulajah, Jasmine Alibhai - York Support Services Network
- Julie Darboh - COSTI Immigrant Services
- Joanne Scofield - Unionville Home Society
- Joyce Derry-Fong - The Rose of Sharon
- Mary-Ann Proulx - Housing Help Centre
- Nancy Van Kessel - Habitat for Humanity - York Region
- Jane Wedlock - Alliance to End Homelessness Staff
- Pamela Roth - Markham Interchurch Committee on Affordable Housing
- Enzo Mizzi, John Romanov, James Li - Edgecon Contracting Corp.
- Charles Sutherland - Main Street Milliken Advisory Committee
- Reid McAlpine - Unionville Ratepayers Association; Markham Centre Advisory Committee
- Ralph Klingmann - Cornell Rate Payers Association
- Meg Stokes - Angus Glenn Rate Payers Association
- Shirin Shariff, Mary Anne McLeod, Barbara Brown - Rougebank Foundation (Thompson Court)
- Linda Gulston, David Wallace - Water Street Non-Profit Homes Inc
- Ian Russell - Ministry of Municipal Affairs and Housing
- Alex Chiu - Ward 8 Councillor
- Tonille Cocco, Jade Jang - Seneca College Students
- Shilagh Ostrosser, Karmel Taylor - New Path: COMPASS- Community Partners with Schools
- Matt Ziriada - 7s Group
- Naila Butt - Social Services Network

Town of Markham Staff:

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