

Building Markham's Future Together

Affordable and Special Needs Housing Strategy



Development Services Committee

April 13, 2010

Growth Management Context

- Forecast growth of 151,000 to 423,500 by 2031, largely fed by immigration
- Older adult population increasing in overall number
- Significant growth within the 35-49 age range.
- Market affordability challenged by:
 - the high cost of land
 - the rising cost of construction & infrastructure
 - supply and demand factors
- The market may provide affordable housing for moderate income households
- Provision of housing for lower income households will remain challenging
- Low income households will likely continue to be limited to social housing units

Growth Management Context

- Planning for growth must include planning for affordability
- GreenPrint objective of greater housing diversity implies greater ethnic and income diversity, increased live/work opportunities, and allows for aging in place
- Intensified compact communities can offer a wide variety of choices for living where residents will have easy access to shelter, food, education and health care facilities, arts, recreation and transit to meet the changing needs of Markham's population
- Demographic trends – increase in seniors, young families
- Some non-family households able to find apartments that suit their lifestyles and are relatively more affordable (ie. seniors)
- However, it is challenging to find affordable larger sized apartment units suitable for housing families due to high construction cost

Policy Context

- Although Markham has taken a supportive position on achieving affordable housing objectives, the Region is designated by the Province as the Service Manager for housing responsible for policy, planning, financial management and service delivery
- In 2003, Council adopted a strategy for affordable housing that defined an advocacy/partnership, policy and financial role for the Town in support of the provision of affordable and rental housing
- In adopting the strategy, Council established a cooperative role for the Town regarding affordable housing relative to senior government, private sector and community interests, and determined how the Town will respond to initiatives of other stakeholders

Policy Context

- Canada-Ontario AHP funded affordable homeownership and rental projects in Markham:
 - in 2005 OKC 135 affordable ownership townhouse units
 - in 2008 EMNPH 120 affordable rental apartment units
- 2008, York Region Habitat for Humanity project in Cornell
- May 2009, Council directed no further action be taken by staff with respect to a new strategy to permit second suites
- Sept 2009, Regional Council recommended to the Province two Markham projects receive capital funding under the Canada-Ontario AHP Program 2009 Extension including MICAH (84 units) and Birchcliff Homes (72 units).

Affordable & Special Needs Housing

- Provincial and Regional policy requirements for Affordable & Special Needs Housing
- Provincial Definition of “Affordable” and “Special Needs” in PPS and York Region Official Plan
- In 2009, TOR issued for the study and preparation of a new Affordable Housing and Special Needs Housing Strategy for the Town
- SHS Consulting awarded the contract
- Council adoption of Strategy targeted for the Fall of 2010
- Affordable & Special Needs Housing Strategy Study will provide input in to the GreenPrint and Growth Management Strategy exercises



Town of Markham Affordable and Special Needs Housing Strategy

**Presentation to the
Development Services Committee
April 13, 2010**

Presentation Overview



- Context
 - Growth Management & Policy Context
 - Defining Affordable Housing and Special Needs Housing
- Overview of Study
 - Objectives, Approach, Community Consultation
- Preliminary Key Findings and Key Housing Issues
- Developing the Markham Strategy
 - Policy Framework, Role of Partners, Approach
- Next Steps
 - Affordable Housing and Special Needs Workshop

Context



GROWTH MANAGEMENT & POLICY

Context



DEFINING AFFORDABLE HOUSING AND SPECIAL NEEDS HOUSING

Defining Affordable Housing In Markham



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Affordable Housing

Where housing costs do not exceed 30% of gross household income for households in the lowest 60% of the income distribution

Owner Households

38,375
Households

Households
earning less
than
\$103,453

Max:
\$384,138

Renter Households

5,133
Households

Households
earning less
than \$44,595

Max:
\$1,115/
month

Lowest 30% of the Income Distribution

23,075
Households

Households
earning less
than \$51,951

Max:
\$192,903

2,567
Households

Households
earning less
than \$23,431

Max: \$586 /
month

Defining Special Needs Housing in Markham

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Special Needs Housing is 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.

Study Overview



STUDY OBJECTIVES
STUDY APPROACH
COMMUNITY CONSULTATION

Study Objectives



1. Identify issues related to planning and provision of affordable and special needs housing for Town to address
2. Assess Town's current role
3. Review requirements of the Provincial Policy Statement and draft York Region Official Plan
4. Identify planning activities, strategic actions and funding mechanisms to be taken by the Town to encourage development of affordable and special needs housing
5. Prepare a new Strategy

Study Approach



Task 1:
Update
Housing
Needs
Analysis

Task 2:
Compare to
Housing
Needs
Identified in
Markham
Housing Task
Force 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 for
Discussion

Task 6:
Finalize
Strategy
based on
Community
Feedback

Consultation Strategy

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Research & Analysis

Development of Strategy

Compile list of key stakeholders

Conduct Surveys & Interviews

Stakeholder Consultation Session

Project team

Information on emergency, transitional, & supportive housing

Housing issues

General information & "big picture" interviews

Input & feedback from:

- Project Team
- Development Services Committee
- Emergency, Transitional, & Supportive Housing Providers
- Community Agencies
- Private Sector
- Regional & Town Staff

Research and Analysis



- Background report includes research and analysis on:
 - Demographic profile of the population and households
 - Supply of housing, including ownership, rental, social/affordable housing
 - Emergency, Transitional and Special Needs Housing
 - Housing affordability by income decile, including of households of diverse groups
 - ✦ immigrants, new immigrants, visible minorities, lone parents, female-led households, persons with disabilities, youth and seniors
- Analysis and consultation led to development of preliminary housing issues

Preliminary Findings



HOUSING MIX AND AVAILABILITY
HOUSING AFFORDABILITY
SPECIAL NEEDS HOUSING

Preliminary Key Housing Issues



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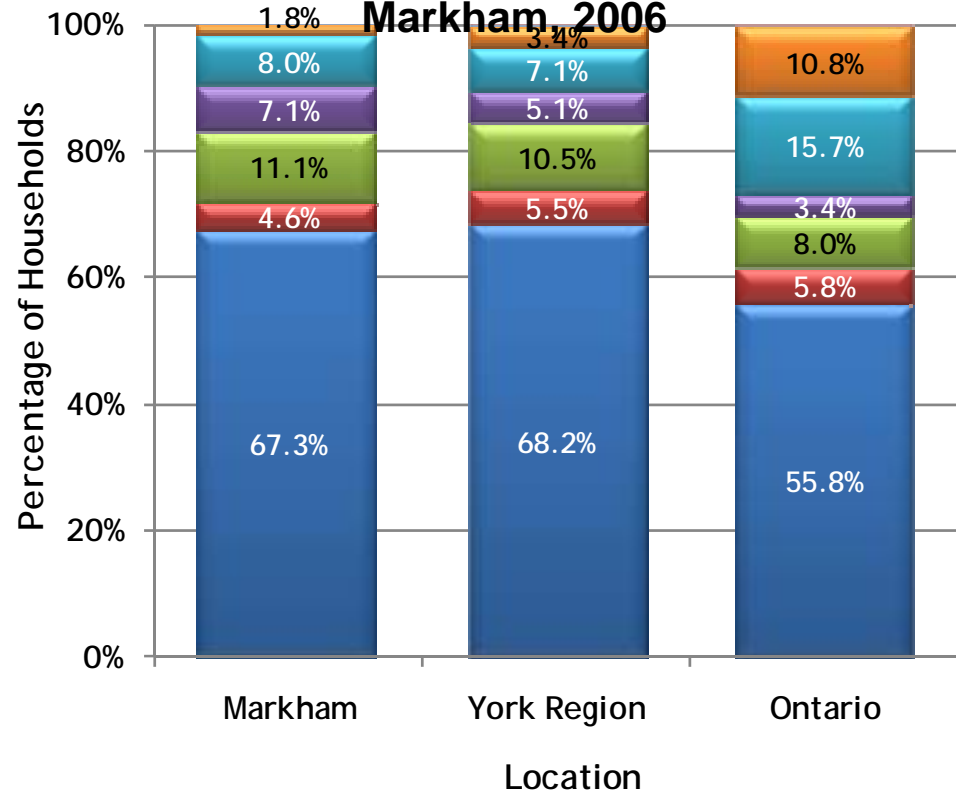
Housing Mix and Availability

1. There is a need for a diverse housing supply to meet the full range of housing needs of current and future residents
 - a) There is a need to ensure the mix of housing types continue to diversify
 - b) There is a continued need to increase the supply of rental housing
 - c) There is a need to ensure there are a range of housing choices for the aging population
 - d) There is a shortage of accessible units to meet the needs of persons with physical disabilities
 - e) There is a need for a diverse housing supply that can respond to the unique needs of new immigrant-led households
 - f) There is a need for an adequate range of housing options for families

Housing Mix & Availability

Markham's housing stock is primarily comprised of single detached dwellings

Total Housing Stock by Dwelling Type: Town of Markham, 2006

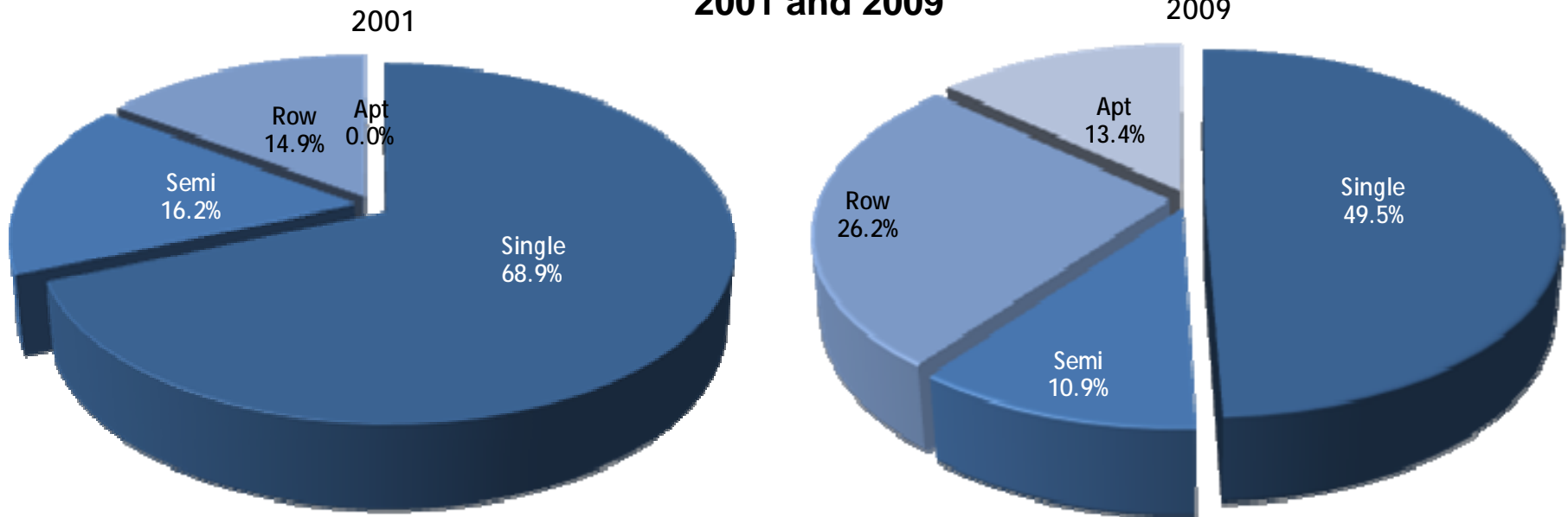


Source: Statistics Canada Custom Tabulations, Census 2006

Housing Mix & Availability

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**Comparison of Housing Starts by Dwelling Type: Town of Markham,
2001 and 2009**



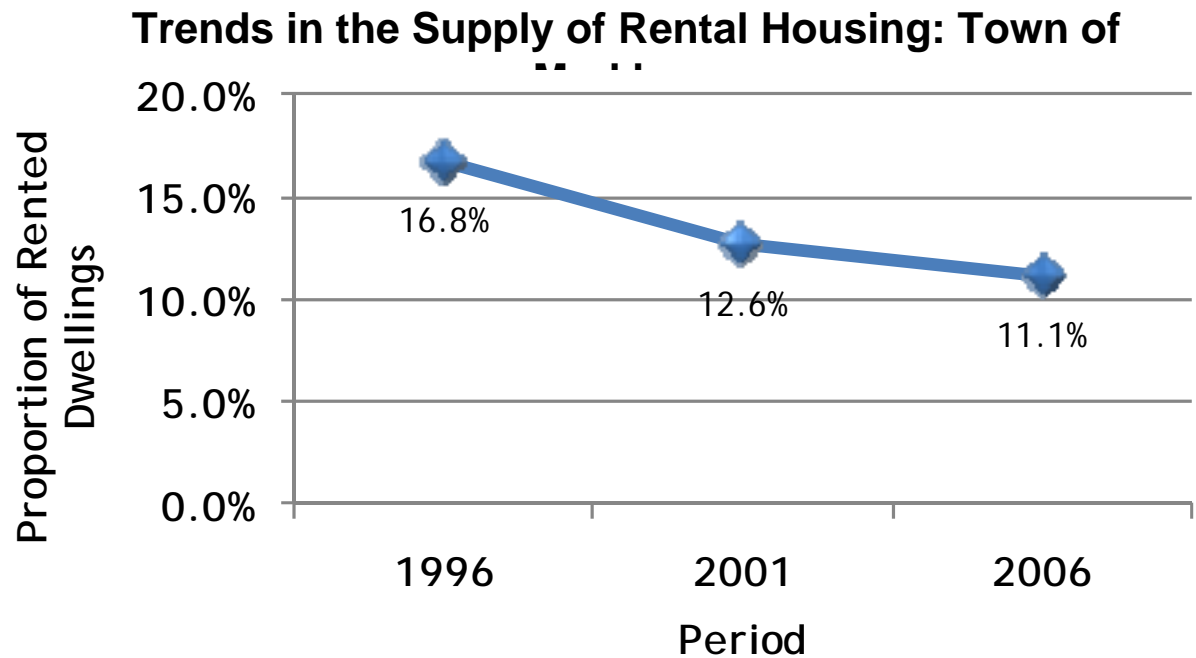
Source: CMHC Housing Starts, Town of Markham

There is some signs of diversification in the housing stock with starts for single detached dwellings decreasing from 68.9% of all housing starts in 2001 to 49.5% in 2009

Housing Mix & Availability

Rental housing as a proportion of the overall housing stock decreased from 16.8% in 1996 to 11.1% in 2006

Markham had one of the lowest proportions of rental housing in York Region



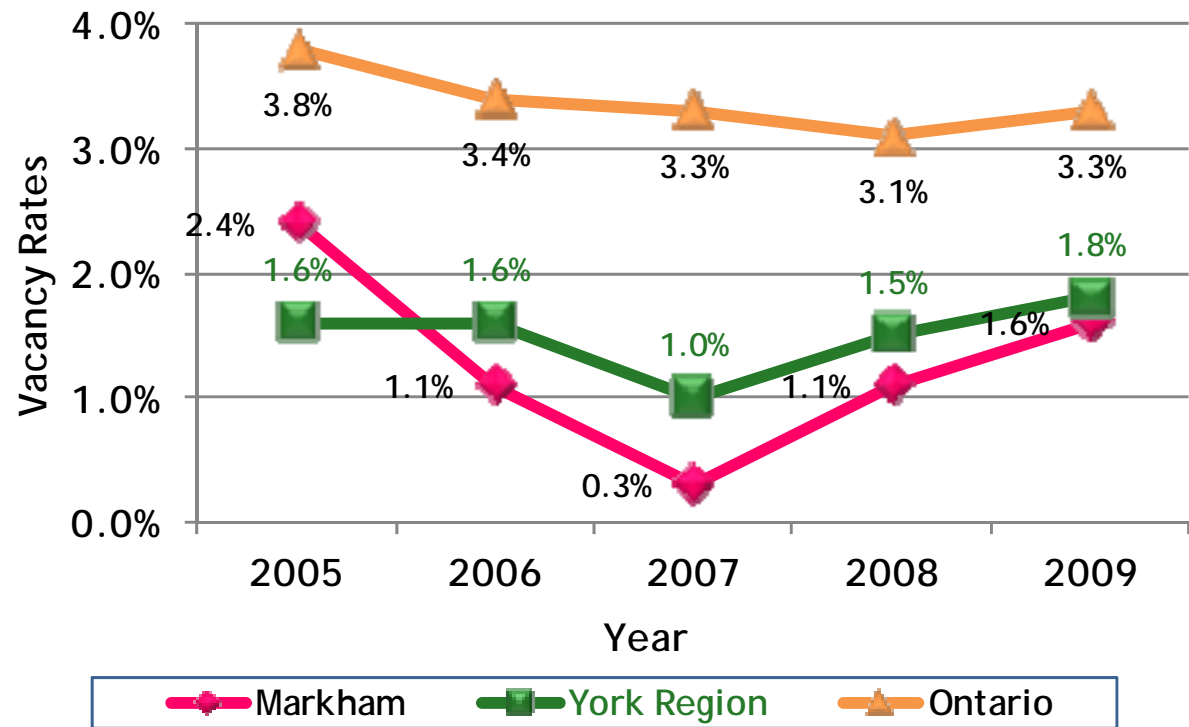
Source: Statistics Canada, Custom Tabulations, 1996-2006

Housing Mix & Availability

The overall vacancy rate in Markham for 2009 was 1.6%; lower than Regional and Provincial averages

The vacancy rate in Markham decreased from 2.4% in 2005 to 1.6% in 2009

Trends in Apartment Vacancy Rates: Town of Markham, York Region, and Ontario



Source: CMHC Rental Market Reports: GTA & Ontario, 2005-2009



Housing Mix & Availability

Household composition in Markham is showing signs of diversification, especially with the increase of households led by seniors and new immigrants.

There is also a continued strong presence of family households in Markham.

- Population projections identify that the proportion of seniors over the age of 75 will grow by 80.4% between 2006 and 2031 and result in:
 - increase in smaller households as the population ages
 - increase in demand for units that are accessible to enable seniors to age in place
 - need for a range of housing choices for seniors as they age so that they can remain in Markham
- Culturally appropriate housing for the increasing number of new immigrant households in Markham is needed:
 - includes housing for multiple families, supply of rental housing and affordable housing
- Markham is projected to continue to be a family-oriented community with proportion of population in 30-39 age group to be 13% by 2031, a slight decrease from 15% in 2006
 - housing suited for families should also be considered as part of the future supply of housing

Preliminary Key Housing Issues



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Housing Affordability

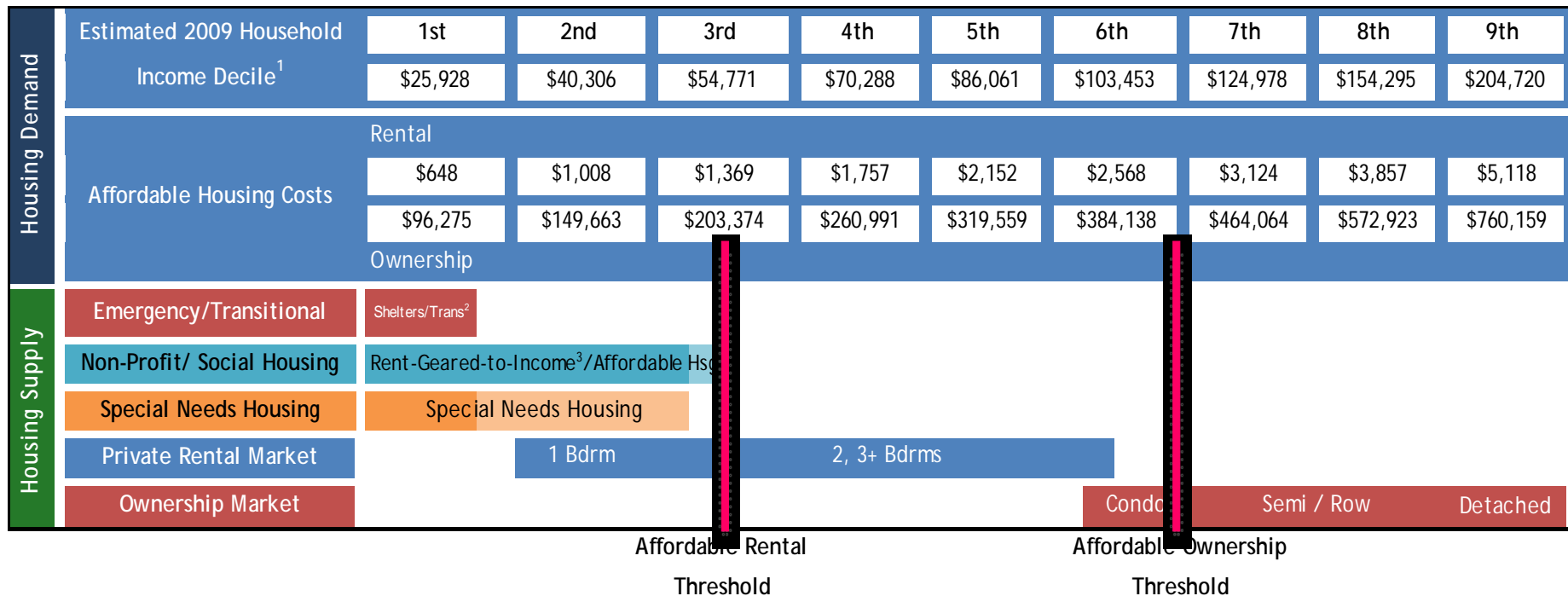
2. There is a need to increase the supply of affordable ownership and rental housing in Markham

- a) There is a lack of affordable ownership housing, especially for households with incomes below the 60th income percentile (those earning less than \$103,453)
- b) There is a lack of affordable rental housing, especially for households with incomes below the 30th income percentile (those earning less than \$54,771)
- c) There is a need to increase the supply of social/affordable housing
- d) Some diverse population groups are in particular need of affordable rental housing, including youth-led households, recent immigrant households and lone-parent households

Markham Housing Continuum



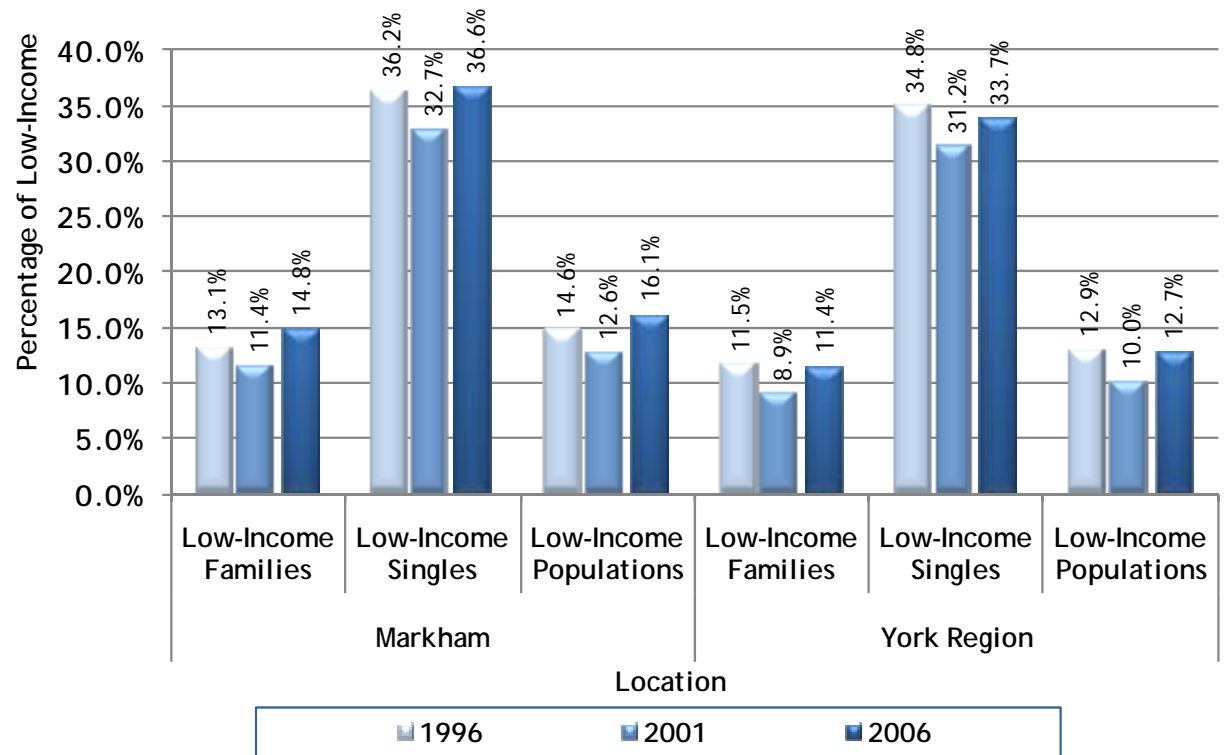
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Housing Affordability

Sixteen percent of the population of Markham was living in households classified as low income in 2006

Trends in the Incidence of Low Income: Town of Markham and York Region



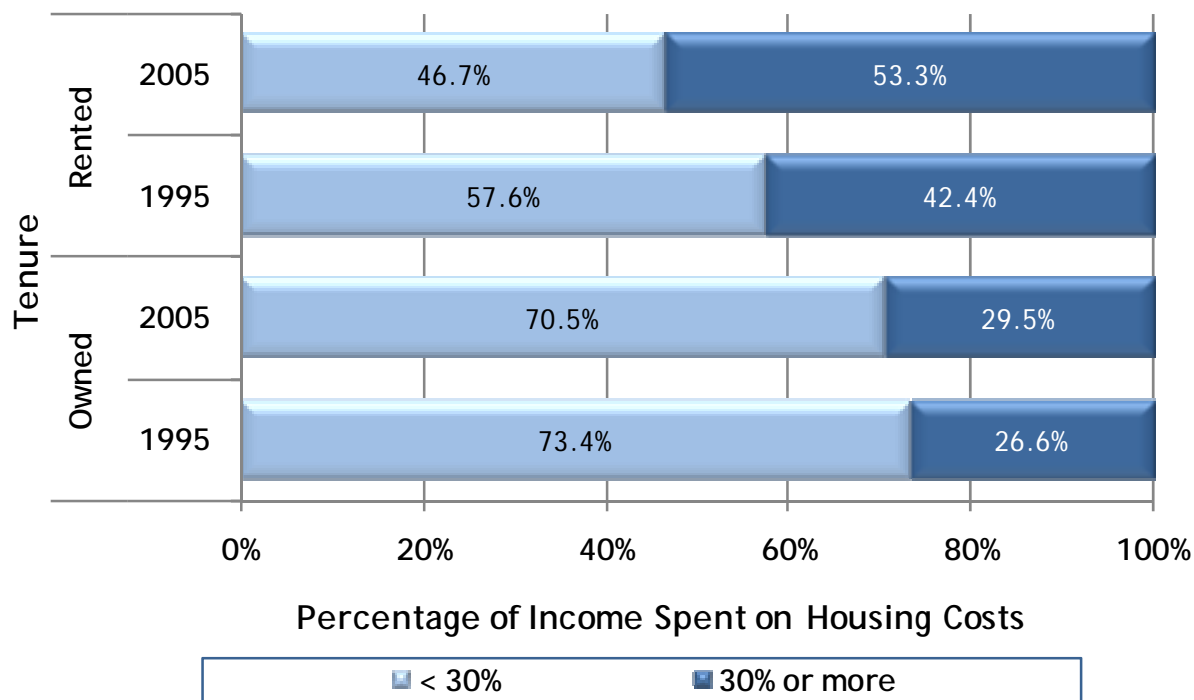
Source: Statistics Canada Community Profile, Census 1996-2006

Housing Affordability

Over half (53.3%) of renter households in 2005 were spending more than 30% of their income on rent

Almost 30% (29.5%) of owner households were spending more than 30% of their income on rent

Trends in Percentage of Household Income Spent on Housing Costs by Tenure: Town of Markham

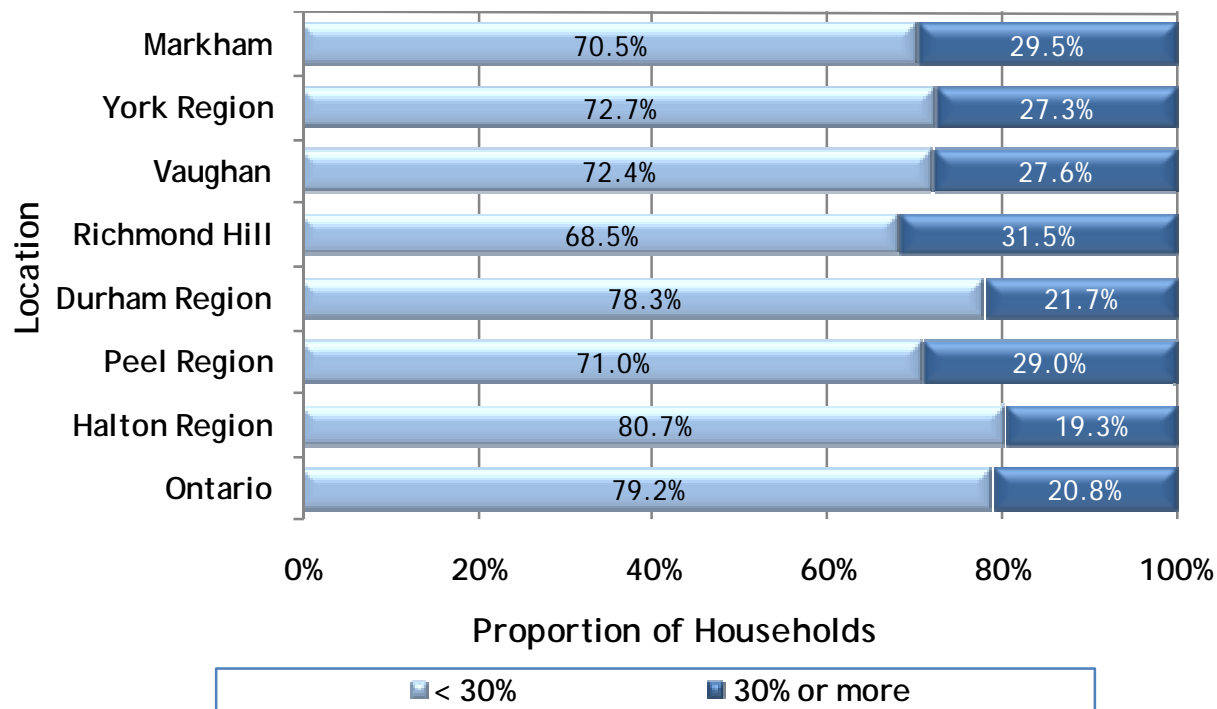


Source: Statistics Canada Custom Tabulations, Census 1996, 2006

Housing Affordability

Markham has a greater proportion of *owner* households spending more than 30% of their income on housing costs compared to York Region, Vaughan, Durham Region, Peel Region, Halton Region,

Percentage of Household Income Spent by Owner Households on Housing Costs: Town of Markham, York Region, Vaughan, Richmond Hill, Durham Region, Peel Region, Halton Region, and Ontario, 2006

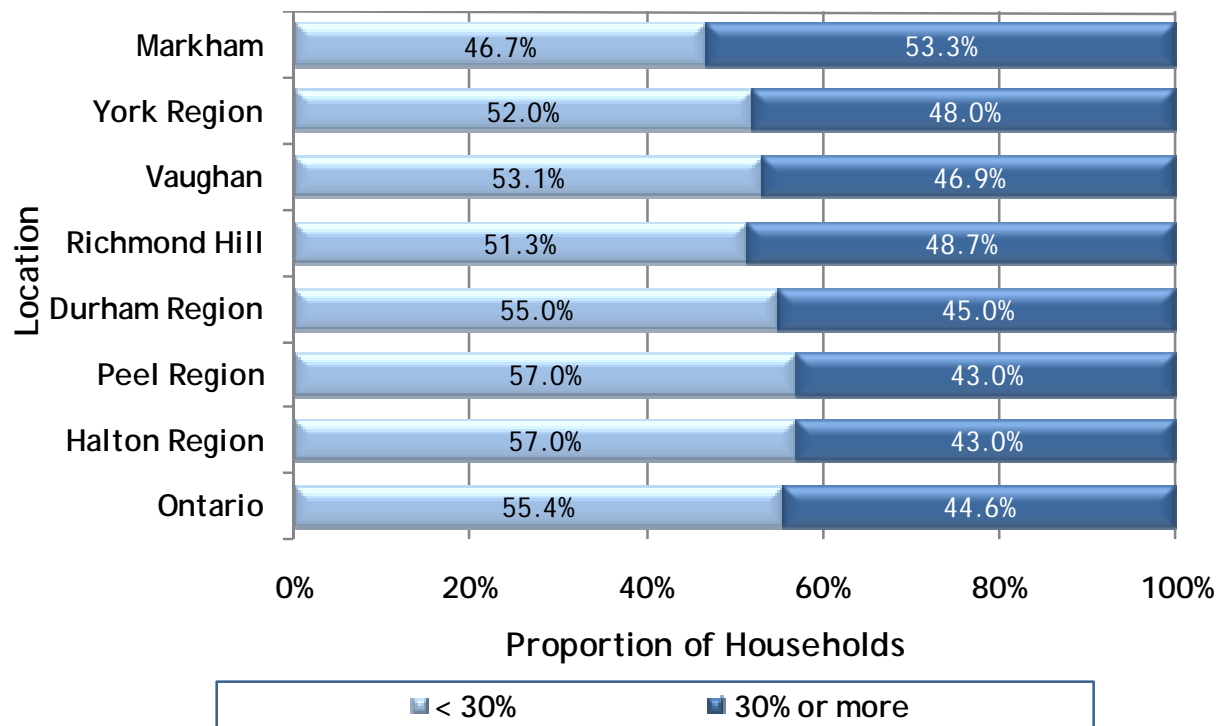


Source: Statistics Canada, Custom Tabulations, 2006

Housing Affordability

Markham has a greater proportion of *tenant* households spending more than 30% of their income on housing costs compared to York Region, Vaughan, Richmond Hill, Durham Region, Peel Region, Halton Region, and Ontario, 2006

Percentage of Household Income Spent by Tenant Households on Housing Costs: Town of Markham, York Region, Vaughan, Richmond Hill, Durham Region, Peel Region, Halton Region, and Ontario, 2006

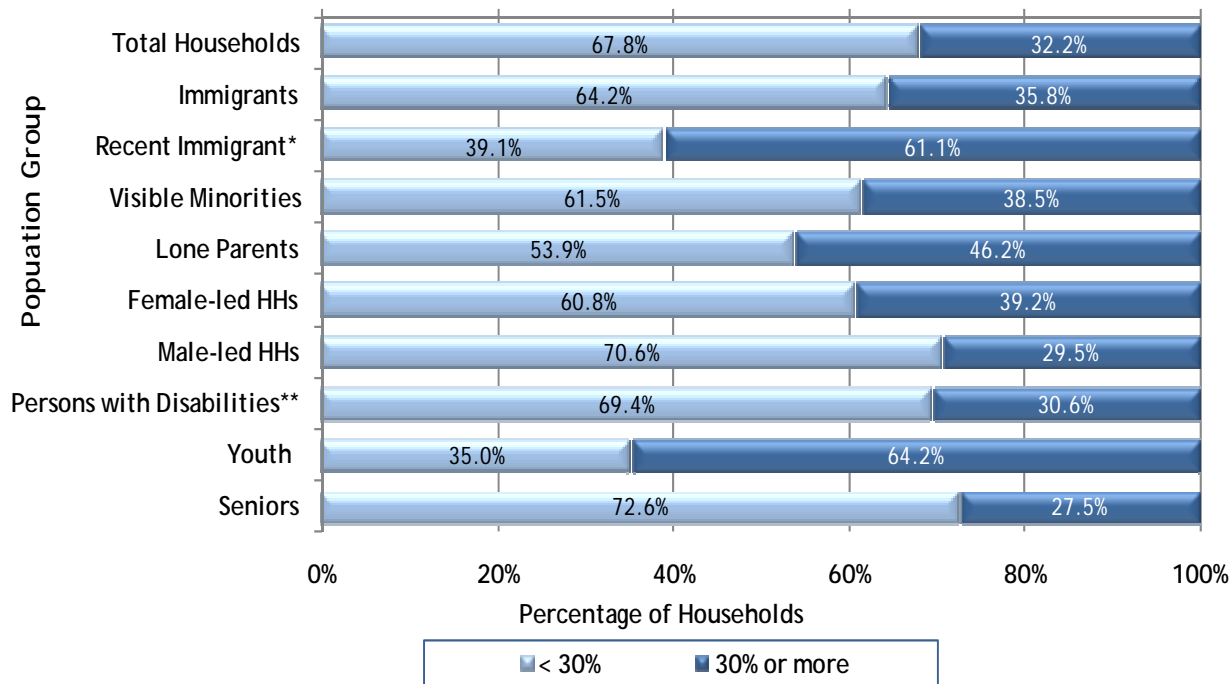


Source: Statistics Canada, Custom Tabulations, 2006

Housing Affordability

Recent immigrants, lone-parent families, one-person households, and youth have the greatest proportion of households spending more than 30% of their income on shelter

Percentage of Household Income Spent on Housing Costs by Diverse Population Group: Town of Markham, 2006



Source: Statistics Canada Custom Tabulations, Census 2006

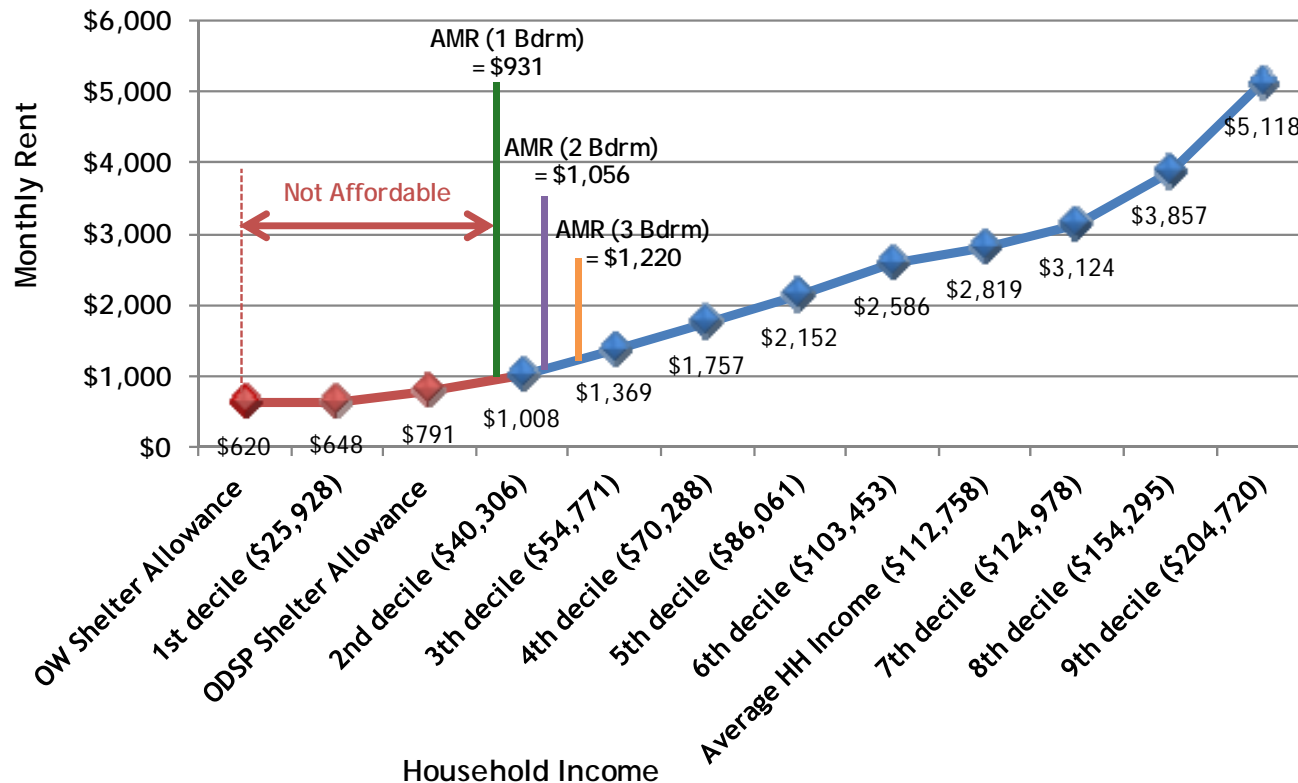
*Recent Immigrants are immigrants arriving within the past 5 years of the census year.

**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.

Housing Affordability

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Comparison of Affordable Rents and Average Market Rents: Town of Markham, 2009

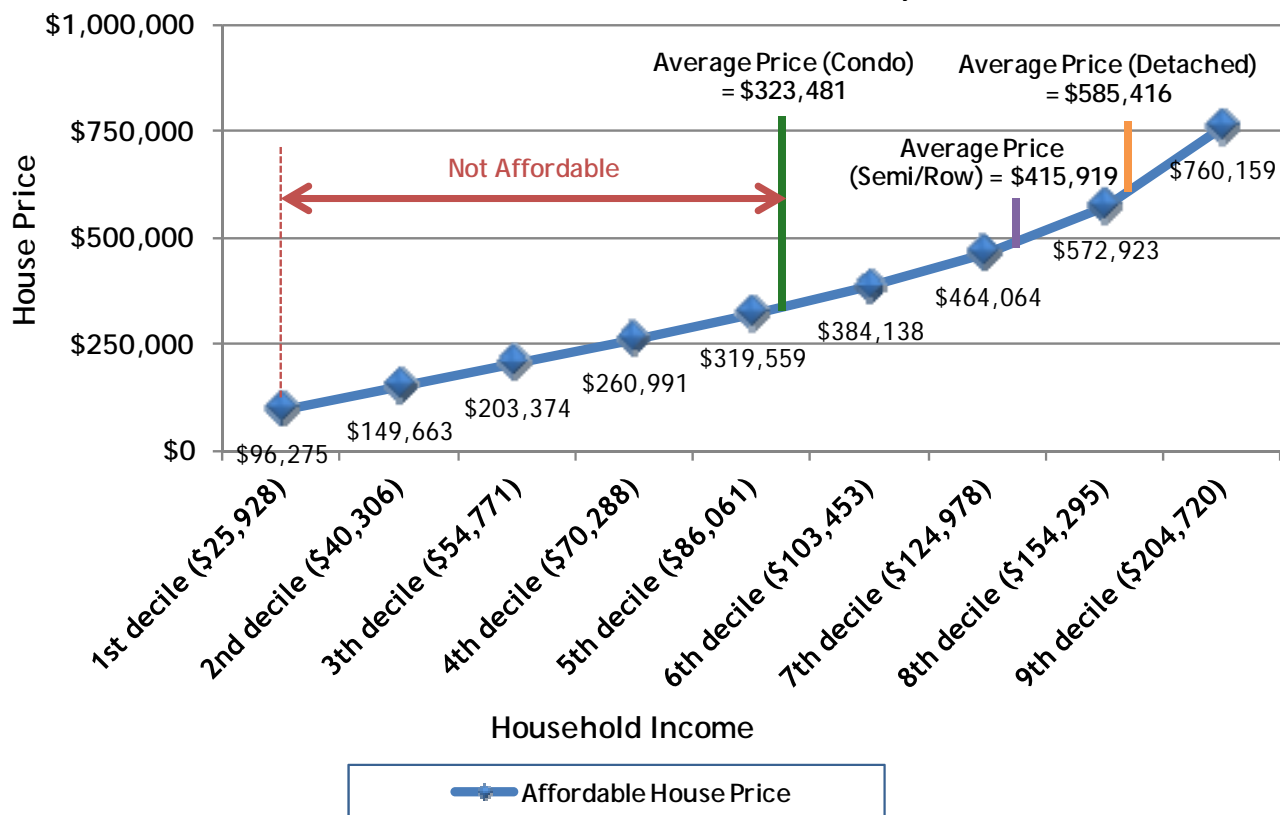


Source: Statistics Canada Custom Tabulations, 2006; Ontario Works Program 1997, Ontario Regulation 134/98; Ontario Disability Support Program Act 1997, Ontario Regulation 222/98; CMHC Rental Market Report: GTA, 2009; SHS Calculations based on 30% of income for housing costs

Housing Affordability

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Comparison of Affordable House Prices to Average House Prices: Town of Markham, 2009

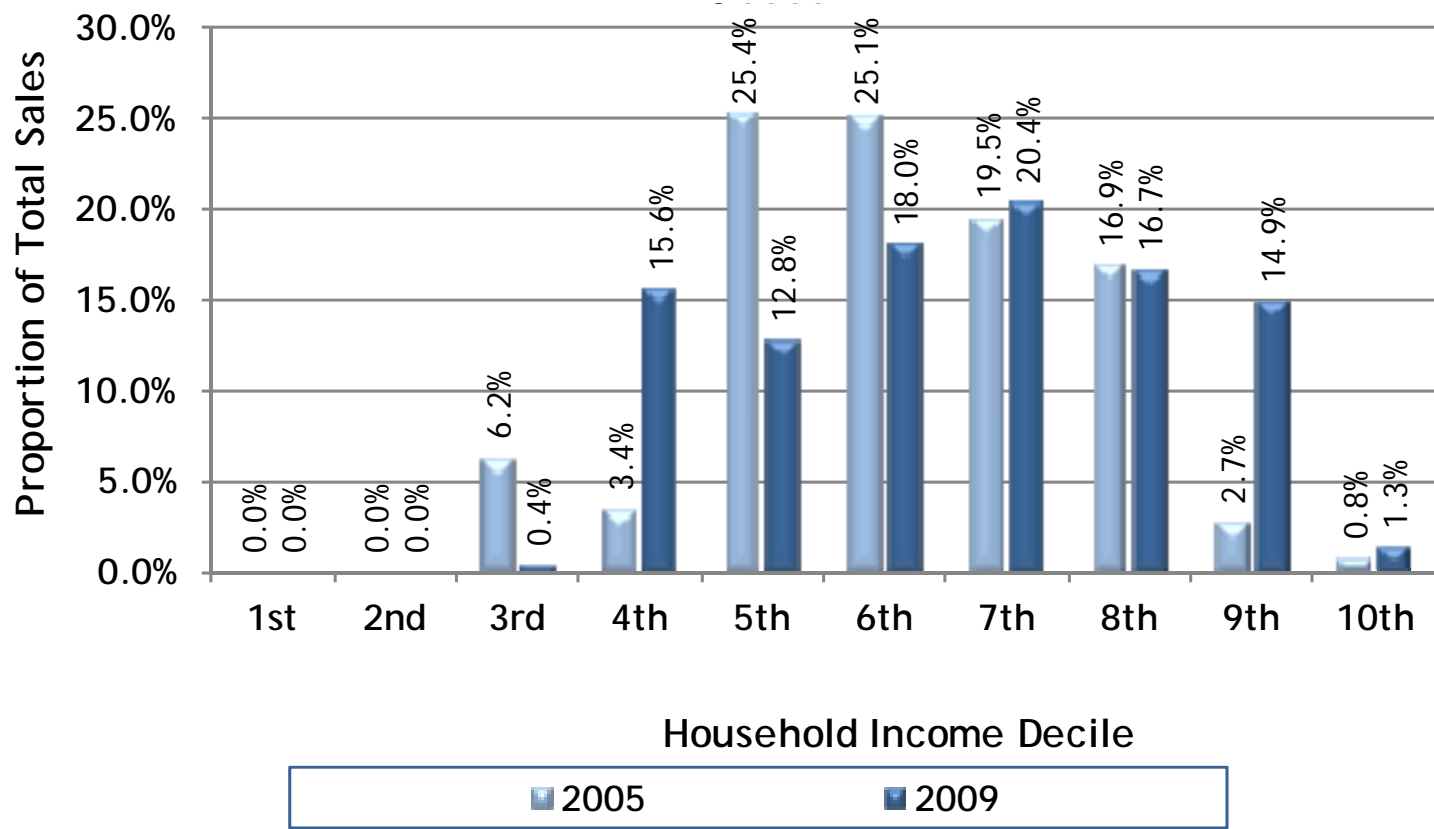


Source: Statistics Canada, Custom Tabulations, 2006; RealNet data for average house prices, 2009; SHS Calculations based on a 10% downpayment, 25-year amortization period, and 5.48 interest rate

Housing Affordability

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Proportion of Sales by Affordable House Price by Household Income Deciles: Town of Markham, 2005



Source: RealNet Canada, 2010

Housing Affordability



Wait List for Social Housing by Mandate: Town of Markham, March 2010

Mandate	Supply	Demand
Family / Mixed	595	2,329
With Dependents		1,486
No Dependents		843
Seniors	495	1,979
Total	1,090	4,308

About 63% of applicants on the York Region wait list are waiting for social housing units in Markham.

Preliminary Key Housing Issues



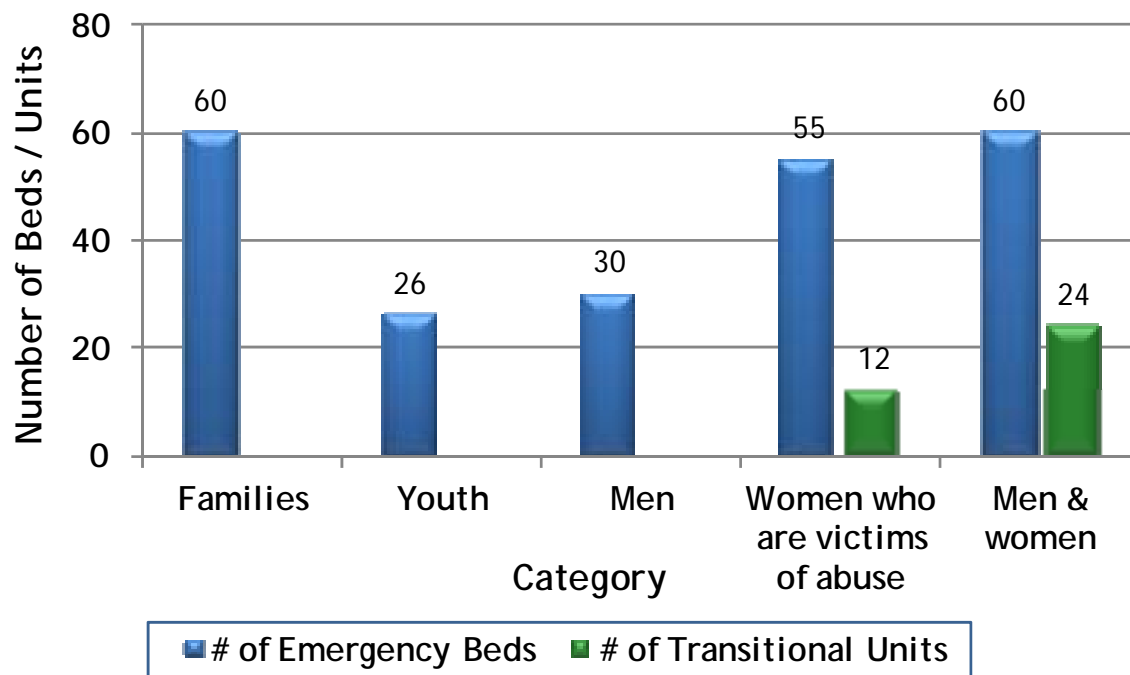
Emergency Shelters and Transitional Housing

3. The supply of emergency housing is not able to respond to the needs of Markham residents
 - a) There is a shortage of emergency shelter facilities for families
 - b) There is a shortage of emergency facilities for men
 - c) There is a lack of emergency shelter beds for women who are not victims of domestic violence

Special Needs Housing

Emergency & transitional housing providers serve Markham residents with a range of special housing needs

Number of Emergency & Transitional Housing Units: York Region, 2009



Special Needs Housing



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Supply and Demand for Emergency Shelter: York Region, 2009

Housing Provider	# of Beds	Demand
Blue Door Shelters (East Gwillimbury & Newmarket)	100 beds	100% occupancy
Yellow Brick House (Aurora)	25 beds	100% occupancy
Sandgate Women's Shelter (Jackson's Point & Richmond)	30 beds	75-80% occupancy
Salvation Army Sutton Youth Shelter	16 beds	85% occupancy
MIOTC (5 locations in Thornhill & Newmarket)	30 beds (seasonal)	70% occupancy
Inn from the Cold (Newmarket)	30 beds (seasonal)	1,042 housed in 2009

Supply and Demand for Transitional Housing: York Region, 2009

Housing	# of	Demand
Yellow Brick House (Richmond Hill)	8 units	85% occupancy
Sandgate Women's Shelter (Jackson's Point & Richmond Hill)	4 units	100% occupancy
Salvation Army Sutton Youth Shelter (Sutton)	10 units	6 units vacant
Pathways for Children, Youth & Families (Markham)	14 units	100% occupancy

Preliminary Key Housing Issues



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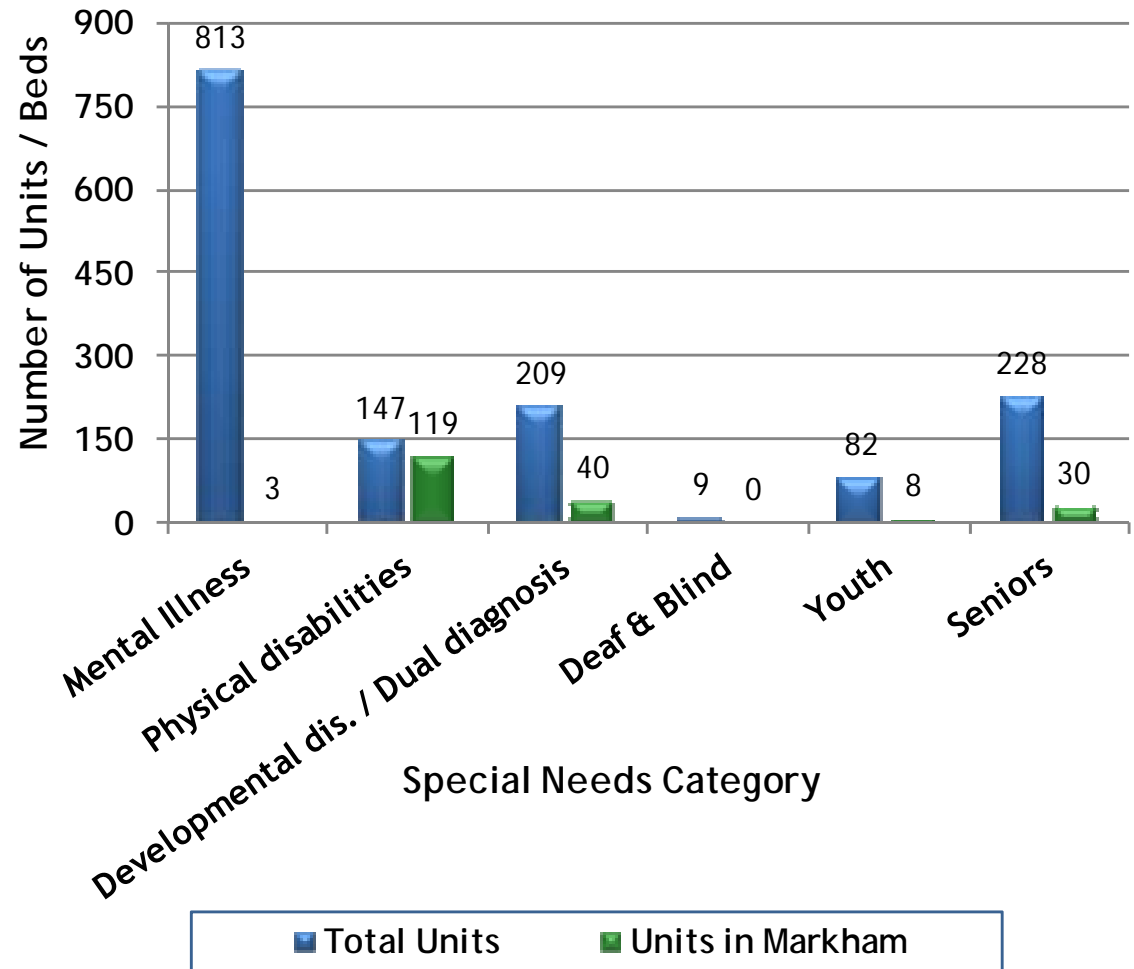
Special Needs Housing

4. There is a need to increase the supply of supportive housing, in particular for:
 - a) Persons with physical disabilities
 - b) Persons with developmental disabilities and/or dual diagnosis
 - c) Frail seniors requiring supports to maintain their housing

Special Needs Housing

Supportive housing providers serve Markham residents with a range of special housing needs

Number of Supportive Housing Units: York Region and Markham, 2009



Special Needs Housing



Supply and Demand for Supportive Housing: York Region and Markham, 2009

Housing Provider	Client Group	Supply (Markham)	Demand
Ontario March of Dimes	Persons with physical disabilities	14 units	21 applicants in Markham
Participation House - Markham	Persons with physical disabilities	105 units	265 applicants (for South East area which includes Markham)
Community Living York South	Persons with developmental	40 beds	111 applicants in Markham
Cedar Heights Residential Living	Youth	8 beds	100% occupancy in Markham
Alternative Community Living Program	Seniors	30 beds	12 applicants within Cedar Crest Manor in Markham Approximately 350 total applicants (York Region)
York Support Services Network	Persons with developmental disabilities / dual diagnosis		653 applicants (York Region) 116 applicants (Markham) Maintains centralized wait list for 20 organizations

Developing the Strategy



**POLICY FRAMEWORK
ROLE OF PARTNERS
APPROACH**

Policy Framework for Developing the Housing Strategy

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Markham Policy

- Official Plan
- Zoning By-law
- Economic Competitiveness Strategy
- Draft Growth Management Strategy
- Draft Green Print
- Draft Leisure Master Plan

Partners in Housing

**Town of
Markham**

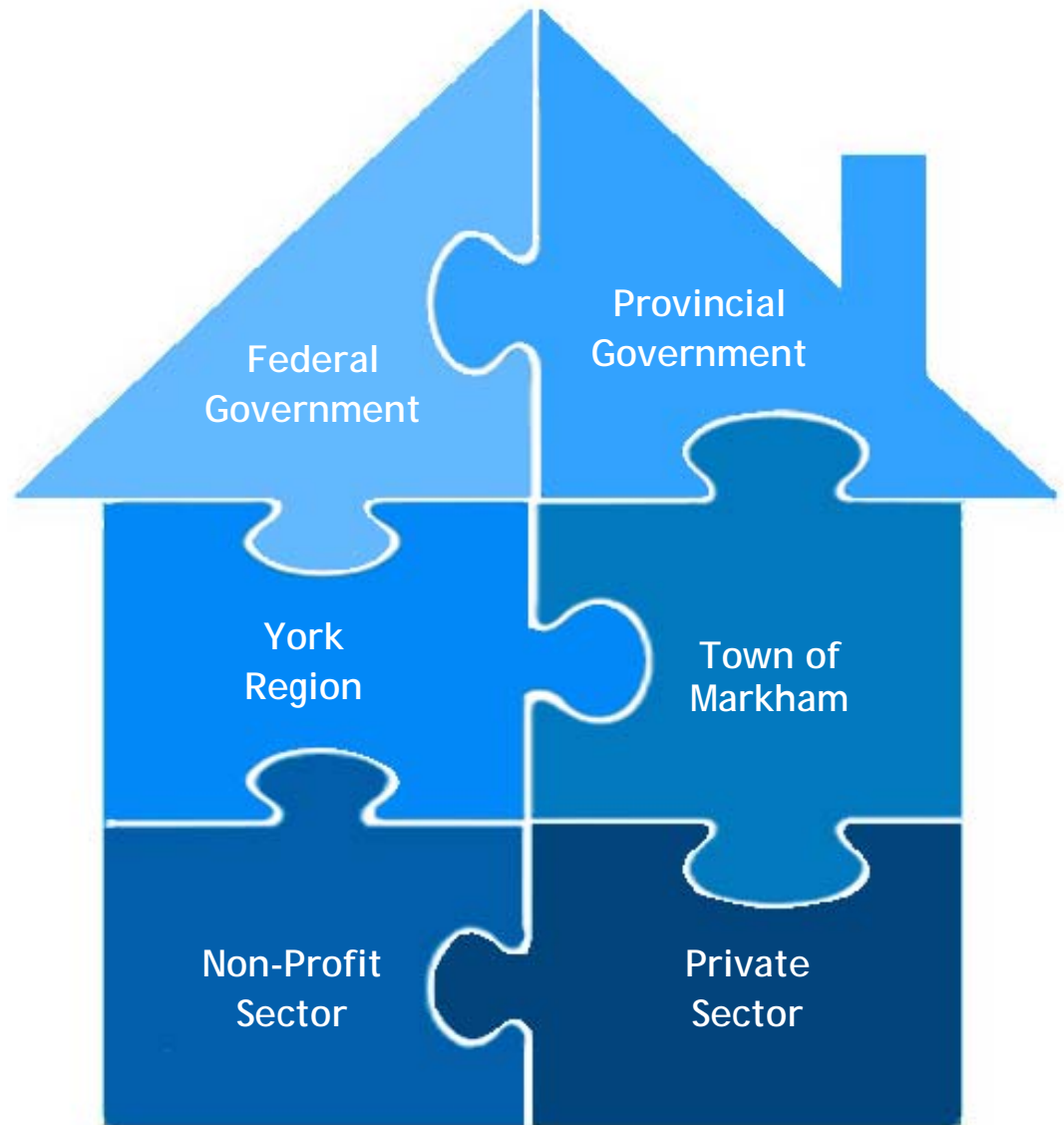
York Region

**Provincial
Government**

**Federal
Government**

Non-Profit Sector

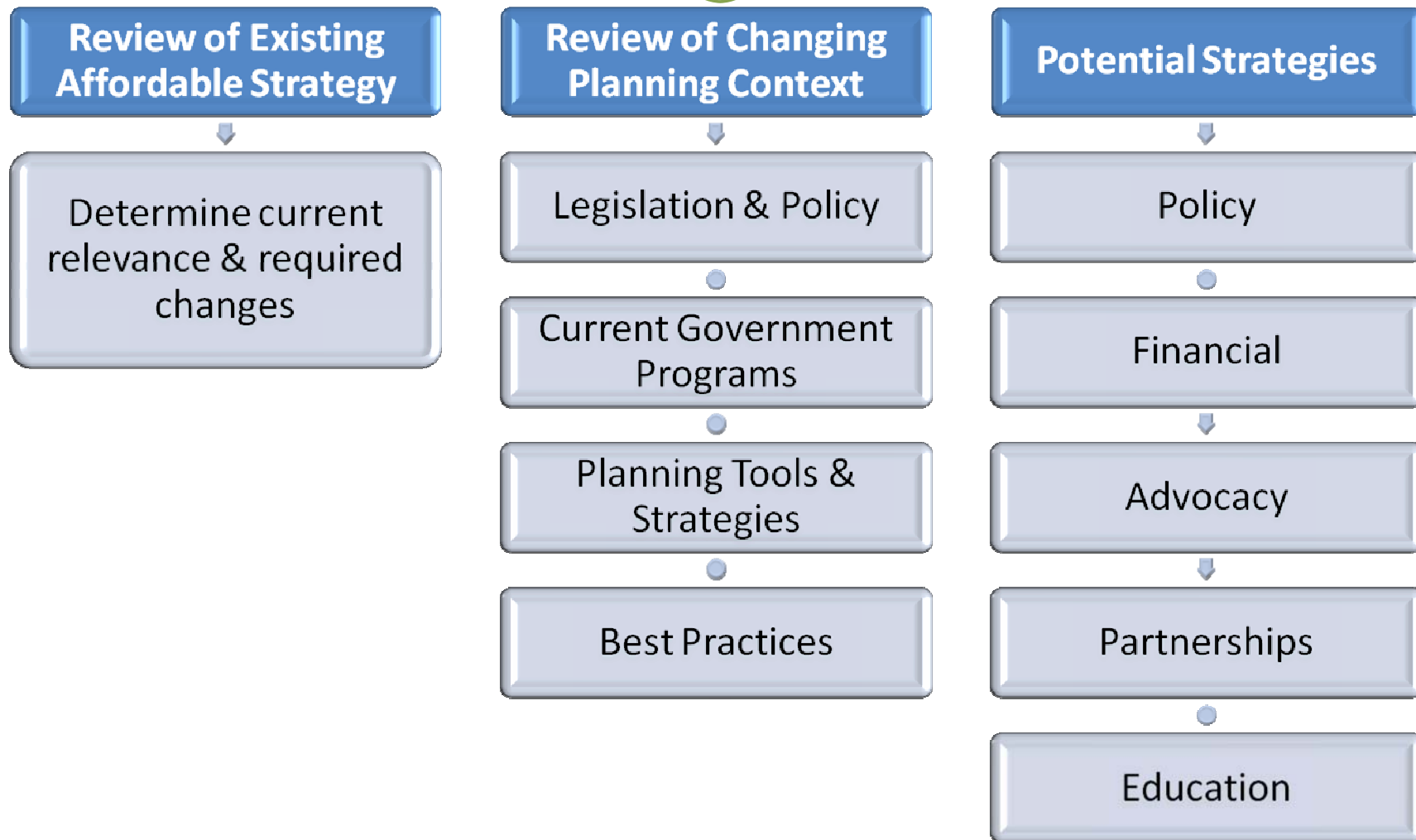
Private Sector



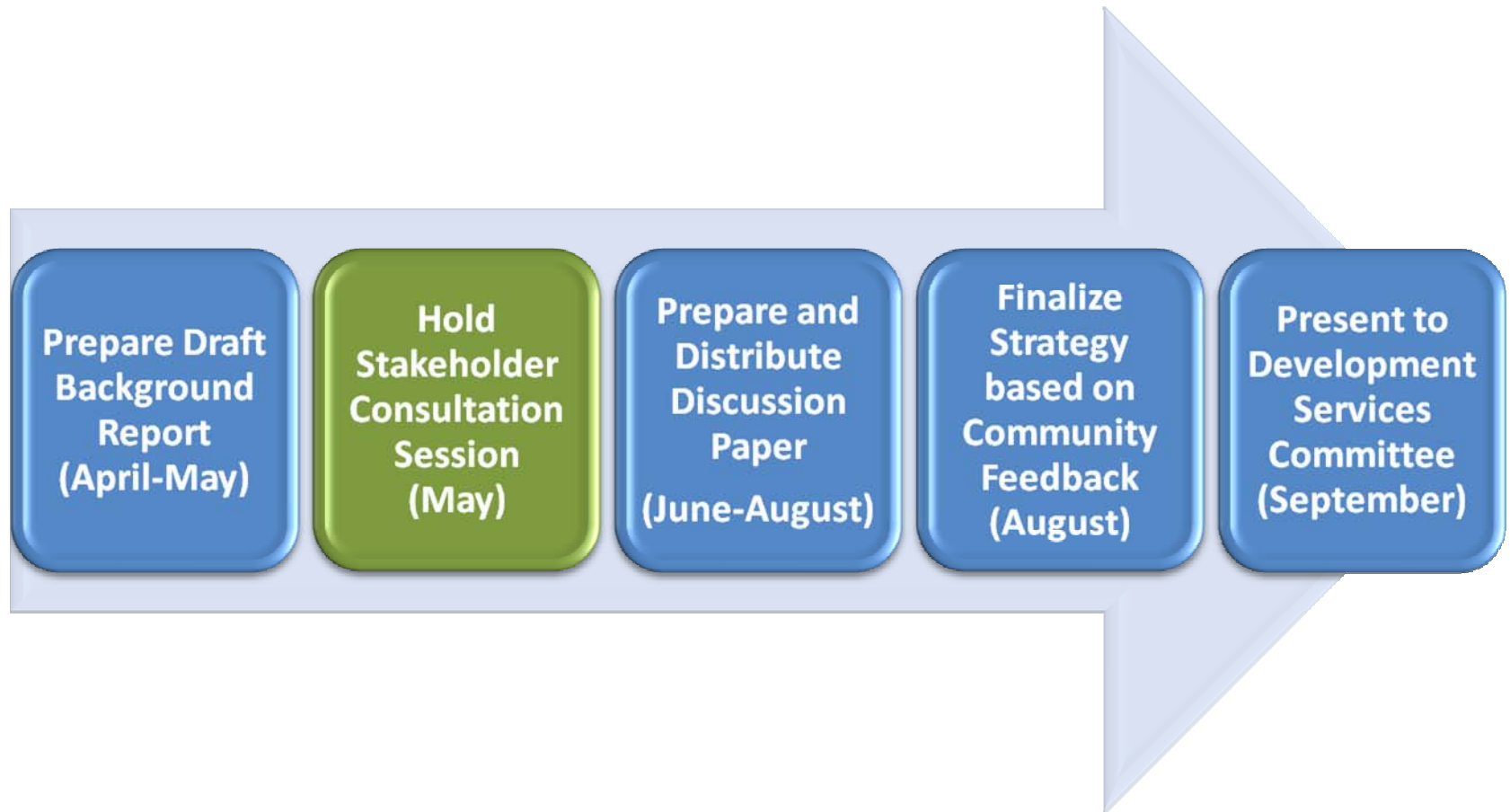
Approach in Developing the Strategy



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Next Steps



Affordable & Special Needs Housing Workshop

When: May 19th,
9 am to 2
pm

Where: Canada
Room

TIME	ITEM
8:30 - 9:00	Registration and Continental Breakfast
9:00 - 9:10	Welcome and Overview of Agenda Christine Pacini, SHS Consulting
9:10 - 9:20	Housing Strategy in Context Murray Boyce, Markham Planning
9:20 - 9:30	Overview of Housing Strategy Framework Christine Pacini, SHS Consulting
9:30 - 9:45	Presentation by Housing Partners Raj Mohabeer, Markham Sustainability Office
9:45 - 10:00	Presentation by Housing Partners John Waller, Region of York, Planning
10:00 - 10:15	Presentation by Housing Partners Kerry Hobbs, Region of York
10:15 - 10:30	Presentation by Housing Partners Pamela Roth, East Markham Non-Profit Homes
10:30 - 10:45	Break
10:45 - 10:50	Overview of Roundtable Discussion
10:50 - 11:10	Overview of Key Housing Issues Jodi Ball, SHS Consulting
11:10 - 11:40	Roundtable Session - Part 1 Housing Issues
11:40 - 11:55	Report Back on Part 1 Housing Policies
11:55 - 12:10	Overview of Housing Strategies Christine Pacini, SHS Consulting
12:10 - 12:40	Roundtable Session - Part 2 Housing Strategies
12:40 - 12:55	Report Back on Part 2 Housing Strategies

Questions/Comments



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 - cpacini@shs-inc.ca
- Jodi Ball
 - jball@shs-inc.ca