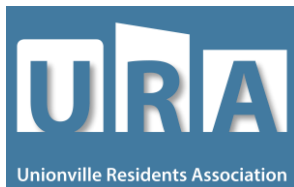


# Forum on Housing Affordability in Markham

brought to you by

Unionville Residents Association  
Markham Deputy Mayor Jack Heath

May 6<sup>th</sup>, 2017 (9:00 AM - 12:30 PM)  
Markham Civic Centre, Council Chamber



# Goal of Forum

- \* Educate residents
- \* Identify possible actions for Markham and York Region governments
- \* Caveat: Very complex topic. This forum only starts a dialogue

# Key Definitions

- \* **Affordable Housing**

In Canada, housing is considered affordable if shelter expense account for less than 30 per cent of before-tax household income whether it is rental, ownership or cooperative ownership

- \* **Housing Affordability**

People in households that spend 30% or more of total household income on shelter expenses are defined as having a "housing affordability" problem.

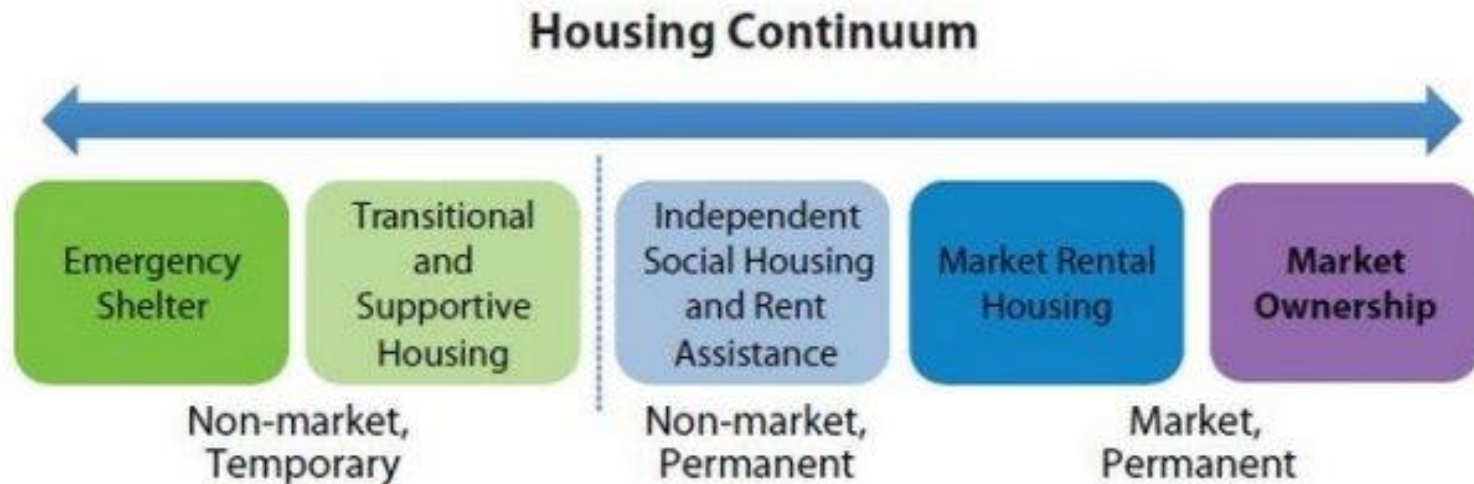
- \* **Shelter Expenses**

Shelter expenses include electricity, oil, gas, coal, wood or other fuels, water and other municipal services, monthly mortgage payments, property taxes, condominium fees, and rent.

- \* **Social Housing**

Social housing is just one category of affordable housing and usually refers to rental housing subsidized by the government.

# Housing Continuum



# Potential Remedies & Solutions

## Increasing Housing Supply

<b>Legalize Secondary Suites, Rooming Housing</b>	<b>Purpose-Built Rentals</b>
<b>Inclusionary Zoning</b>	<b>More Social Housing</b>
<b>Streamline Approvals</b>	<b>Shrink the Greenbelt</b>
<b>Encourage Intensification</b>	<b>Restrict Air BnB</b>
<b>Incentives for “Missing Middle” Homes</b>	<b>Repurpose surplus government or industrial land</b>

# Potential Remedies & Solutions

## Restraining Housing Demand

Capital Gains Tax Changes	Foreign buyer tax or Non Resident Speculative Tax
Vacant House Tax	Progressive Surtax
Restrict bidding wars, bully offers	Tighter Mortgage Rules

# Thank You!

Please join  
Unionville Residents Association

**Together our voice is stronger !!**

<http://unionvilleresidents.ca/>

[info@unionvilleresidents.ca](mailto:info@unionvilleresidents.ca)