



**Mayor's Taskforce on Building More Homes Advisory Committee Meeting Agenda  
Additional Information**

**Wednesday, March 18, 2026, 12:30 p.m.  
McNaughton Room - 3rd Floor, City Hall**

---

**Pages**

**9. Housing Affordability Action Plan Update**

**\*9.1 Housing Affordability Action Plan Update**

**2 - 4**

Project Manager Summer Stevenson to provide an update on the Housing Affordability Action Plan.

Memorandum from Project Manager Summer Stevenson, dated March 16, 2026, providing an update on the Housing Affordability Action Plan. (Distributed separately on Monday, March 16, 2026.)

## MEMORANDUM

---

**TO:** Mayor’s Taskforce on Building More Homes Advisory Committee

**FROM:** Summer Stevenson, Project Manager – Housing Accelerator

**DATE:** March 16, 2026

**RE:** **Housing Affordability Action Plan Update**

---

The purpose of this memorandum is to provide an update on the status of the Housing Affordability Action Plan.

### **Background**

At the July 24, 2023, Committee of the Whole Meeting, Report 203-2023 – Application to the Federal Housing Accelerator Fund was presented and Council referred the report back to Administration requesting additional information.

At the August 11, 2023, Committee of the Whole Meeting, additional information was provided, and council approved the City’s application to Canada Mortgage and Housing Corporation’s (CMHC) Housing Accelerator Fund, including the HAF Action Plan.

In February 2024, the City of Thunder Bay was approved for up to \$20.7 million in HAF funding. The total funding amount was increased to \$22.9 million in March 2025 following the submission of the first HAF Annual Report. To receive the full funding amount, the City committed to the following Housing Supply Growth Target and sub-targets:

- By February 28, 2027:
  - 1,755 permitted housing units (net).
    - 429 missing middle housing units.
    - 328 other multi-unit housing units.
    - 20.61% of the Housing Supply Growth Target are affordable units.

Implementation of the HAF Action Plan is progressing on track, with 17 of 24 milestones complete (71%). The remaining 7 milestones will be completed before December 31, 2026, per the Contribution Agreement. A progress report on the HAF Action Plan is available in the “Housing Accelerator Fund – Annual Report” memorandum dated March 10, 2026.

At the end of the second reporting period, Thunder Bay has achieved 50% of its overall 3-year Housing Supply Growth Target, with a positive year-over-year unit trend. Thunder Bay has already achieved the missing middle and other-multi unit sub-targets, illustrating the success of the HAF Action Plan initiatives in incentivizing these unit types. However, only 15% of new units permitted since 2024 are considered affordable, suggesting that additional efforts are required to support the development of new affordable housing.

In spring 2025, Administration engaged HTFC Planning & Design to conduct a Housing Affordability Study following the completion of the Thunder Bay Housing Land Needs Study and Strategy prepared by the firm in 2024. The Housing Affordability Study will inform the creation of a Housing Affordability Action Plan (HAAP) that will guide administration's work on housing following the completion of the HAF Action Plan.

The completion of the Housing Affordability Action Plan will address the following actions in the City Manager's Workplan:

- Affordable Housing Action Plan (Tier 2)
- HAF Next Steps (Tier 4)

The completion of the Housing Affordability Action Plan directly supports R16\* in the Smart Growth Action Plan by creating an action plan to improve housing mix and affordability. In addition, the findings from this exercise and supportive actions will help inform over 25 actions in the Plan.

### **Scope of Work**

This initiative includes two components: (1) Housing Affordability Study conducted by HTFC, and (2) Housing Affordability Action Plan developed by City Administration.

#### **Housing Affordability Study**

The Housing Affordability Study builds on the 2024 Housing Land Needs Study and Strategy, exploring policy, funding, partnerships, and legislative options available to the City to address housing affordability challenges, both in home ownership and rental markets.

- Phase 1: Background Study Report
  - Collect and review relevant affordable housing data; prepare an updated narrative to the Housing Land Needs Study and Strategy; review best practices in affordable housing in other Ontario municipalities; review provincial and municipal planning policies and studies; highlight funding opportunities for affordable housing creation.
- Phase 2: Projections, Analysis and Needs Assessment Report
  - Identify current and projected housing needs relative to supply in both ownership and rental sector; project affordable housing need, demand, supply, and condition for the next 5-years.
- Phase 3: Strategic Action Recommendations Report
  - Identify tools available to the municipality; engage with stakeholders on tools and priorities; summarize feedback; refine tools and recommend strategic actions to support identified and projected housing needs.

---

\* R16. Housing Mix and Affordability. In collaboration with other levels of government, the District of Thunder Bay Social Services Administration Board (DSSAB), developers, employers, and housing partners, develop action plans to improve housing mix and affordability.

## **Housing Affordability Action Plan**

The Housing Affordability Action Plan will present the actions administration will explore to improve housing affordability by reducing barriers to development across the housing continuum and increasing supports for non-market affordable housing providers.

- Phase 4: Housing Affordability Action Plan
  - Develop a set of actions to guide the next 5-years of work on housing.

### **Next Steps**

HTFC is finalizing the Phase 2 and 3 reports following internal review. The final reports will be delivered by April 8. Following the acceptance of these documents, the Housing Affordability Study is concluded.

Development Services has prepared a draft Housing Affordability Action Plan based on the draft consultant reports. Remaining work is tentatively scheduled as follows:

April 8	Housing Affordability Study concludes
April 14	Internal review with Strategy & Engagement Division
April 15	Mayor's Taskforce Meeting – Draft Action Plan Review
April 27	Action Plan finalized for Committee report
May 12	Study and Action Plan presented to Growth Standing Committee
TBD	City Council