



## Mayor's Taskforce on Building More Homes Advisory Committee Meeting Agenda

Wednesday, April 15, 2026, 12:30 p.m.

McNaughton Room - 3rd Floor, City Hall

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Pages

1. **Mayor's Taskforce on Building More Homes Advisory Committee Meeting 04-2026**

Chair: Mayor Ken Boshcoff

2. **Members**

Mayor Ken Boshcoff

Justyn Desjardins - Representative - Institution Delivering Construction and Trades Training

Karen Hill - Representative - Real Estate Association

Harold Lindstrom - Representative - Construction/trades Association involved in Housing Construction

Paul Magiskan - Representative - Indigenous led Stakeholder with Affordable Housing Development Experience

Ken Ranta - Representative - Public/Non-Profit Housing Organization involved in Affordable Housing

John Stephenson - Member of Public with Working Knowledge of Research involvement in Housing and Housing Affordability and Development

3. **Officials**

John Collin, City Manager

Krista Power, Director of Legislative Services & City Clerk

Kerri Marshall, Commissioner - Growth

Joel DePeuter, Director - Development Services

Summer Stevenson, Project Manager - Housing Accelerator

Larry Joy, Policy Assistant to the Mayor

Cheryl Lamers, Acting Manager - Community Development

Lori Wiitala, Committee Clerk & Legislative Specialist

4. **Disclosures of Interest**

5. **Agenda Approval**

WITH RESPECT to the April 15, 2026 meeting of the Mayor's Taskforce on Building More Homes Advisory Committee, we recommend that the agenda as

printed, including any additional information and new business, be confirmed.

6. **Confirmation of Previous Minutes** 3 - 6  
The Minutes of Meeting 03-2026 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on March 18, 2026, to be confirmed.  

THAT the Minutes of Meeting 03-2026 Mayor's Taskforce on Building More Homes Advisory Committee, held on March 18, 2026, be confirmed.
7. **2026 Grant Intake Results** 7 - 9  
Memorandum from Project Manager Summer Stevenson dated Tuesday, April 7, 2026, providing an overview of the results from the third housing grant intake held from February 2 – 27, 2026.
8. **April Housing Accelerator Plan Update** 10 - 11  
Memorandum from Project Manager Summer Stevenson dated Tuesday, April 7, 2026, providing an update on the Housing Accelerator Fund Action Plan.
9. **Draft Housing Affordability Action Plan Review**  
Project Manager Summer Stevenson to provide a PowerPoint presentation including an overview of the Draft Housing Affordability Action Plan and review activity.
10. **Roundtable Updates**
11. **New Business**
12. **Next Meeting**  
The next meeting will be held on May 20, 2026 at 12:30 p.m. in the McNaughton Room.
13. **Adjournment**



## **Mayor's Taskforce on Building More Homes Advisory Committee Meeting Minutes**

**Wednesday, March 18, 2026, 12:30 p.m.**

**McNaughton Room - 3rd Floor, City Hall**

### **1. Mayor's Taskforce on Building More Homes Advisory Committee Meeting 03-2026**

Chair: Mayor Ken Boshcoff

### **2. Members**

Mayor Ken Boshcoff

Justyn Desjardins - Representative - Institution Delivering Construction and Trades Training

Harold Lindstrom - Representative - Construction/trades Association involved in Housing Construction

Paul Magiskan - Representative - Indigenous led Stakeholder with Affordable Housing Development Experience

Ken Ranta - Representative - Public/Non-Profit Housing Organization involved in Affordable Housing

John Stephenson - Member of Public with Working Knowledge of Research involvement in Housing and Housing Affordability and Development

### **3. Officials**

John Collin, City Manager

Joel DePeuter, Director - Development Services

Summer Stevenson, Project Manager - Housing Accelerator

Larry Joy, Policy Assistant to the Mayor

Cheryl Lamers, Acting Manager - Community Development

Lori Wiitala, Committee Clerk & Legislative Specialist

### **4. Disclosures of Interest**

None.

**5. Agenda Approval**

MOVED BY: John Stephenson  
SECONDED BY: Ken Ranta

WITH RESPECT to the March 18, 2026 meeting of the Mayor's Taskforce on Building More Homes Advisory Committee, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

**6. Confirmation of Previous Minutes**

The Minutes of Meeting 02-2026 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on February 18, 2026, to be confirmed.

MOVED BY: Justyn DesJardins  
SECONDED BY: John Stephenson

THAT the Minutes of Meeting 02-2026 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on February 18, 2026, be confirmed.

CARRIED

**7. Housing Accelerator Fund Annual Report**

Memorandum from Project Manager Summer Stevenson, dated March 10, 2026, providing an update on the HAF annual report. Includes HAF-CMHC 2026 Annual Report Text Copy attachment.

Project Manager Summer Stevenson provided an update on the Memorandum dated March 10, 2026, relative to the Housing Accelerator Fund Annual Report that was included in the agenda.

- Report was submitted March 9, 2026 and currently under review with CMHC; final approval anticipated by end of March
- Third advance expected by March 31
- Reporting period reflects 530 new units (reporting period)
- Combined Year 1 and 2 progress at approximately 86% of target
- Missing middle and multi-unit targets exceeded; affordable housing remains below target

The Committee noted strong progress toward overall housing targets; labour shortages and increased construction costs continue to impact delivery.

The Additional Dwelling Unit (ADU) program experienced high demand, noting long wait times for contractor services.

#### **8. Housing Accelerator Fund (HAF) Action Plan Update**

Memorandum from Project Manager Summer Stevenson, dated March 10, 2026, providing a HAF update for the month of March.

Project Manager Stevenson provided an overview of the HAF Action Plan.

- overall housing supply target of 1,755 units
- current progress at approximately 50% (877 units)
- grant programs continue to advance with permits issued and applications under review.
- third intake closed February 27, 2026; applications under evaluation.

The Committee discussed continued progress toward HAF targets and implementation timelines. The final reporting period for the Action Plan remains December 31, 2026. The focus for 2026 is on implementation and achieving remaining milestones. Ongoing challenges include labour capacity and project viability.

#### **9. Housing Affordability Action Plan Update**

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

Project Manager Stevenson provided an update on the Housing Affordability Action Plan.

- Housing Affordability Study nearing completion (April 2026)
- Action Plan to guide work over the next five years of housing-related work

Key upcoming dates:

- April 15, 2026 - Taskforce review
- April 27, 2026 - Finalization
- May 12, 2026 - Presentation to Growth Standing Committee

The Committee discussed alignment with the Community Safety & Well-Being Plan.

Challenges in delivering affordable housing units without additional incentives were noted. Market conditions, including high construction costs and labour

shortages, continue to affect feasibility. Importance of partnerships and senior government funding support was emphasized.

**10. Roundtable Updates**

Thunder Bay and District Social Services Administration Board (TBDSSAB) will present their 10-year plan at the April 17, 2026 meeting.

Director, Development Services Joel DePeuter offered thanks to Project Manager Summer Stevenson, the Development Services team, and stakeholders involved relative to the success of the project this far.

Manager, Community Development Cheryl Lamers provided an update on 2 studies the CEDC is currently working on regarding Housing affordability and a Labour Market Study (immigration and the RCIP). It was noted that the RCIP is highly successful and have found students transferring to Thunder Bay as a result.

It is recommended to invite representatives from the Provincial and Federal governments to attend a committee meeting.

**11. Next Meeting**

The next meeting will be held on April 15, 2026 at 12:30 p.m. in the McNaughton Room.

**12. Adjournment**

The meeting adjourned at 2:01 p.m.

**MEMORANDUM**

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

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

**DATE:** April 7, 2026

**RE:** **2026 Grant Intake Results**

The purpose of this memorandum is to provide an overview of the results of the 2026 Housing Accelerator Fund (HAF) grant intake.

**2026 Grant Intake Overview**

The third HAF grant intake opened on February 2, 2026, and closed on February 27, 2026. 28 applications were received over the four-week period. All applications were reviewed for completeness and eligibility. 11 applications did not meet the eligibility criteria. 17 eligible applications were evaluated using the published evaluation criteria.

Following application evaluation, all eligible projects were selected for funding. Applicants were notified of the funding decision via email on April 2, 2026. Funded projects must comply with the requirements in their respective Community Improvement Plans before advancing to provisional approval. Following provisional approval, applicants will have 60 days to apply for a building permit, and 6 months to demonstrate significant progress.

Deadline extensions may be requested and granted upon request. However, all projects must submit a complete building permit application by September 30, 2026, to continue in the program. This deadline was established to provide a suitable buffer for the permit deadline of February 28, 2027, outlined in the City’s HAF Contribution Agreement.

A summary of the intake is provided in table 1. Projects must be issued a building permit before a Financial Agreement is executed. As such, all numbers are considered preliminary.

*Table 1. Summary of applications received during the third grant intake.*

<b>Grant Type</b>	<b>Total Apps</b>	<b>Eligible Apps</b>	<b>Min Score</b>	<b>Max Score</b>	<b>Avg Score</b>	<b>HAF Units</b>	<b>Funding Request</b>
CAG	5	4	35	55	44	85	\$ 770,000
MUR	23	13	19	89	55	166	\$ 1,210,000
<b>Total</b>	<b>28</b>	<b>17</b>				<b>251</b>	<b>\$ 1,980,000</b>

## **Application Evaluation – Construction Assistance Grant**

5 applications were received for the Construction Assistance Grant (CAG) program during the third intake window. 4 projects met the eligibility criteria and were evaluated (table 2).

*Table 2. Evaluation summary of eligible CAG applications received during intake three.*

Project	Units	Funding	Homes Provided (20)	Dev Status (40)	Affordability (10)	Energy Efficiency (20)	Accessibility (10)	Score (100)
CAG 1	8	\$ 250,000	10	30	0	10	5	55
CAG 2	3	\$ 100,000	5	40	0	0	0	45
CAG 3	70	\$ 310,000	20	10	10	0	0	40
CAG 4	4	\$ 110,000	5	30	0	0	0	35
<b>Total</b>	85	\$ 770,000						

Projects 1, 2, and 4 are located in the North Core, and Project 3 is located in the South Core. The projects are at various stages of development readiness, with one project meeting the definition of shovel ready and one project in the early stages of project planning.

One applicant reported that their project would exceed the energy efficiency requirements in the Ontario Building Code by increasing insulation values and installing Energy Star certified equipment. The remaining projects do not include energy efficiency considerations.

The projects include a mix of unit types (66 studio, 6 one-bedroom, and 13 two-bedroom), and average anticipated monthly rents of: \$1,250 studio, \$1,617 one-bedroom, and \$1,958 two-bedroom. 70 units meet the definition of affordable, with monthly rents less than \$1,660.

## **Application Evaluation – Multi-Unit Residential Grant**

23 applications were received for the Multi-Unit Residential (MUR) grant program during the third intake window. 13 projects met the eligibility criteria and were evaluated (table 3).

*Table 3. Evaluation summary of eligible MUR grant applications received during intake three.*

Project	Units	Funding	Homes Provided (20)	Dev Status (35)	Affordability (10)	Energy Efficiency (20)	Location (5)	Accessibility (10)	Score (100)
MUR 1	50	\$ 310,000	20	35	10	20	4	0	89
MUR 2	6	\$ 55,000	10	35	5	20	4	10	84
MUR 3	5	\$ 47,500	10	35	5	10	2	0	62

MUR 4	5	\$ 310,000	20	10	10	10	2	10	62
MUR 5	12	\$ 100,000	20	35	0	0	2	0	57
MUR 6	2	\$ 25,000	5	35	0	10	5	0	55
MUR 7	4	\$ 40,000	5	35	0	10	5	0	55
MUR 8	12	\$ 100,000	20	10	0	10	2	10	52
MUR 9	4	\$ 40,000	5	10	10	20	5	0	50
MUR 10	6	\$ 55,000	6	25	0	0	2	10	47
MUR 11	6	\$ 55,000	6	25	0	0	2	10	47
MUR 12	3	\$ 32,500	5	25	0	0	2	0	32
MUR 13	4	\$ 40,000	5	10	0	0	4	0	19
<b>Total</b>	166	\$ 1,210,000							

The projects are at various stages of development readiness, with six projects meeting the definition of shovel ready and four projects in the early stages of project planning.

8 projects (62%) are planned to have electric space and water heating, with 3 of those projects further exceeding the energy efficiency requirements outlined in the Ontario Building Code. One project (MUR 5) did not include electric space and water heating but did complete energy modelling that demonstrates how the project will result in a 40% decrease in energy consumption relative to the 2015 National Building Code. Based on the scorecard, this project receives 0 points for energy efficiency, despite exceeding energy efficiency requirements.

The 5 projects that do not, or do not plan to, have electric space and water heating provided the following rationales as to why not:

- Increased equipment costs.
- Required electrical infrastructure upgrades would increase capital costs.
- Concern about the effectiveness of heat pumps in Thunder Bay’s climate, and the operating cost of resistance heating should it be required.
- Concern about relying on electric systems should power outages occur during inclement weather.

The projects include a mix of unit types (12 studio, 39 one-bedroom, 72 two-bedroom, and 43 three-bedroom), and average anticipated monthly rents of: \$1,450 studio, \$1,545 one-bedroom, \$2,195 two-bedroom, and \$2,292 three-bedroom. 51 units meet the definition of affordable, with monthly rents less than \$1,660.

## MEMORANDUM

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

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

**DATE:** April 7, 2026

**RE:** **Housing Accelerator Fund Action Plan Update – April 2026**

The purpose of this memorandum is to provide an update on the progress made towards achieving the Housing Accelerator Fund (HAF) targets and Action Plan milestones.

### Housing Target: Progress Update

The overall housing supply growth target (March 1, 2024, to February 28, 2027) is 1,755 units.

*Table 1. Net permitted units, as of April 7, 2026.*

Target Type	Target	Net	Remain	Progress
<b>Total Units</b>	<b>1,755</b>	<b>887</b>	<b>868</b>	<b>51%</b>
Missing Middle	429	472	0	110%
Other Multi-unit	328	341	0	104%
Affordable Units	362	135	227	37%

### Grant Funding Update: Intakes 1 & 2

The team continues to monitor the status of funded projects (table 2). All funded projects that have not submitted a building permit application are under review.

*Table 2. Status of projects approved through HAF grants, as of April 7, 2026.*

Grant	Approved Projects	Cancelled	Issued Permit	Permit App Under Review	No Permit App	Complete
ARHFP	6	0	4	1	1	0
ADU	74	21	44	7	2	22
CAG	12	3	7	1	1	1
MUR	33	12	14	3	4	6
<b>Total</b>	<b>125</b>	<b>36</b>	<b>69</b>	<b>12</b>	<b>8</b>	<b>29</b>

Table 3. Units in receipt of HAF funding by program and year, compared to all units permitted per calendar year.

Year	ARHFP	ADU	CAG	MUR	HAF Total	All Units (Gross)	% HAF
2024	0	14	4	94	112	343	33%
2025	44	33	38	14	129	374	35%
2026	101	3	0	90	194	205	95%

### **Housing Starts: Provincial Target**

The provincial Building Faster Fund (BFF) is a three-year program based on housing starts. 2026 is the final year of the BFF program, with funding calculated based on 2025 performance. The final count and associated funding have not yet been confirmed by the province.

Table 5. Annual housing starts as of February 28, 2026.

Year	Target	Unit Starts	Remain	Progress
2022		141		
2023	161	200	0	124%
2024	183	262	0	143%
2025	220	243*	0	110%
2026		96*		
<b>2031</b>	<b>2,200</b>	<b>942</b>	<b>1,257</b>	<b>43%</b>

\*Housing starts data from the Canada Mortgage and Housing Corporation (CMHC), includes Housing Starts and Residential Conversions and Demolitions surveys.

### **Action Plan: Progress Update**

#### **Initiative 6: Secondary Planning & Infrastructure Planning in Support of Housing Strategy, Milestone 3: Undertake Secondary/Neighbourhood Planning.**

- Central Avenue Development Lands
  - Open House delayed. Details will be available on the project's Get Involved page when finalized: <https://getinvolvedthunderbay.ca/central-avenue-development-lands>