

TOOLS FOR HOUSING AFFORDABILITY IN THUNDER BAY

Financial Tools

Item	Action Steps			Responsibility	Workshop Feedback*	Investment**	City Priority**
	Immediate (2026)	Short-Term (2027-2028)	Medium-Term (2029 - 2031)				
1. Exemptions on permit fees					7 votes All tax/rebate schemes were popular		
2. Property tax increment grants and rebates					7 votes All tax/rebate schemes were popular		
3. Multi-residential and affordable housing tax rates					5 votes All tax/rebate schemes were popular		
4. Municipal capital facilities & municipal housing facility by-law					3 votes All tax/rebate schemes were popular		
5. Vacant home / land taxes					7 votes All tax/rebate schemes were popular		

*voting asked for top three choices (19 guests at the workshop on Oct 23, 2025), see What We Heard for full details of table discussions

**Investment & Priority Legend	Investment (Estimated):	Minimal: Under \$100,000	Moderate: \$100,000 to \$500,000	Major: More than \$500,000
	Priority:	Scale from 1 to 5		

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6. Municipal service rebates					5 votes All tax/rebate schemes were popular		
7. Affordable housing reserve funds and grants Existing Program: Affordable Rental Housing Funding Program					8 votes		
8. Seed funding for affordable housing projects					11 votes Could also apply to renovation projects		
9. Existing housing grants through the Housing & Strategic Core Areas Community Improvement Plans					NEW		

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Zoning Tools

Item	Action Steps			Responsibility	Workshop Feedback*	Investment**	City Priority**
	Immediate (2026)	Short-Term (2027-2028)	Medium-Term (2029 - 2031)				
1. Prezoning					7 votes Seen as a way to increase access to land		
2. Upzoning					11 votes		
3. Parking reform					5 votes Led to discussions of public transit quality		
4. Inclusionary zoning Limitations under the Planning Act currently restrict Thunder Bay's ability to use this tool.					10 votes		
5. Streamlining development processes					15 votes		

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Other Tools

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	Immediate (2026)	Short-Term (2027-2028)	Medium-Term (2029 - 2031)				
1. Rental conversion policies					1 vote		
2. Leveraging public lands for housing					12 votes		
3. Land banking and housing acquisition					10 votes		
4. Counter-NIMBY strategy					10 votes Addresses a persistent problem in TBay		

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5. Partner with Indigenous and newcomer organizations					8 votes		
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6. Municipal arms-length development corporations					6 votes Very popular idea in discussion despite low poll		
7. Short-term rental regulation					2 votes		

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