



## **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.