



Minutes

Housing Affordability Task Force

October 7, 2021
Electronic Meeting

Members: W. Emmerson, M. Bevilacqua, J. DiPaola, V. Hackson, I. Lovatt,
T. Mrakas, S. Pellegrini, M. Quirk, J. Taylor

Staff: D. Basso, L. Bigioni, S. Cameron, A.M. Carroll, P. Casey,
P. Freeman, C. Goodeve, D. Kuzmyk, J. Li, Y. Luo,
B. Macgregor, S. Malcic, N. Murchison, C. Raynor, B. Tam

A. Call to Order

The Housing Affordability Task Force was called to order at 9 a.m. with Regional Chairman Emmerson presiding.

B. Disclosures of Interest

None

C. Presentations

C.1 Housing Affordability in York Region

The Housing Affordability Task Force received the presentation by Sarah Cameron, Senior Planner.

C.2 Supporting a Mix and Range of Housing Options

The Housing Affordability Task Force received the presentation by Yi Luo, Manager, Growth Economics and Finance.

C.3 Vacant Homes Tax to Support Affordable Housing

The Housing Affordability Task Force received the presentation by Bonny Tam, Manager, Tax and Intergovernmental Revenue.

D. Deputations

None

E. Communications

None

F. Reports

None

G. Other Business

Discussion and Next Steps

- York Region housing affordability challenges are the greatest in the Greater Toronto Area
- Housing affordability has had an adverse impact on York Region residents in both the rental and home ownership markets
- Need to develop family friendly policies and rent to own options
- Additional information on rental applications to determine where in York Region rentals are available
- Consider third party not-for-profit agencies to encourage subsidized rental housing by waving Development Charges
- Options to support housing affordability in York Region including, granny flats, stacked townhomes, facilitate rental and non-profit housing with interest free Development Charge deferral (including Development Charge phasing provisions)
- Staff noted from previous discussions that purpose built rental buildings be eligible for 36 month Development Charge deferral
- Review Development Charge square foot averages from 700 square feet for small apartment rate to 850 square feet
- Staff agreed to prepare a presentation to illustrate housing modeling options from neighbouring regions and other municipalities at a future meeting
- More information on the vacant home tax with a focus on administration of the tax, requiring homeowners to disclose vacancy status and data from similar areas where the program is in place

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- Data to support and identify the number of homes that are currently sitting vacant in York Region
- Review the proposed development status of existing vacant properties in relation to servicing capacity
- Regional Chairman Emmerson suggested the next meeting take place in early 2022 with more details to follow

H. Adjournment

The Housing Affordability Task Force meeting adjourned at 10:50 a.m.