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## Report of the Commissioner of Community and Health Services **Establishing a Housing and Homelessness Committee of Council**

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### **1. Recommendations**

1. Council establish a Housing and Homelessness Committee as a Special Committee of Council.
2. Council refer the proposed mandate and Terms of Reference for the Housing and Homelessness Committee as outlined in Appendix A to its first meeting and direct the Committee to report back with any further recommended changes.

### **2. Purpose**

This report seeks Council approval to establish a Housing and Homelessness Committee, a Special Committee of Council, with a focus on guiding development and overseeing the next 10-year housing and homelessness plan, including increasing supply of emergency and transitional, affordable, and community housing.

Key Points:

- Under the Region's Procedure [Bylaw 2024-52](#), Council may establish a Special Committee or Task Force to consider and report on a specific subject
- In [February 2021](#), Council declared a housing affordability crisis in York Region and in response, established the Housing Affordability Task Force (Task Force)
- This Task Force identified housing affordability as its mandate, and explored opportunities to address private market housing affordability challenges. In accordance with the Region's Procedure Bylaw, the Task Force was deemed to be discharged on March 30, 2025, as 10 consecutive months have passed since its last meeting
- As housing and homelessness challenges persist, it is recommended a Housing and Homelessness Committee be established to identify and prioritize solutions across the entire housing and homelessness system

- As Service Manager, the Region has a legislated requirement to develop a 10-year housing and homelessness plan. The proposed mandate for the Housing and Homelessness Committee is to oversee development of the next 10-year plan and early stages of implementation, including accelerating development of emergency, transitional and community housing with heightened funding from senior governments, policy approaches, program responses, and investment strategies, as outlined in Appendix A
- At its first meeting, the Housing and Homelessness Committee will review the proposed mandate and Terms of Reference and report back to Council with any further recommended changes. The final Terms of Reference will be approved by Regional Council

### 3. Background

#### **As Service Manager, York Region is responsible for planning, funding, implementing, and delivering housing and homelessness services**

York Region is one of 47 Service Managers in Ontario responsible for the housing and homelessness system, as required by the *Housing Services Act, 2011* (“Act”). In exercising its authority as Service Manager, the Region engages in the following:

- Developing and maintaining a 10-year housing and homelessness plan that addresses local needs and matters of Provincial interest as defined through the Act, and is consistent with policy direction in the [Provincial Policy Statement](#). The Region’s first plan, [Housing Solutions: A place for everyone](#) was approved by Council in [June 2014](#) and updated in [October 2019](#).
- Administering and delivering homelessness prevention and housing stability supports, including funding for community agencies to provide services
- Managing emergency and transitional housing, delivered in collaboration with community agencies
- Funding and administering the community housing system, including maintaining a wait list for subsidized housing, funding rent subsidies, and ensuring community housing providers comply with Provincial legislation and funding agreements
- Allocating and administering funding for Federal and Provincial housing and homelessness programs

The current Provincial Policy Statement for 10-year housing and homelessness plans articulates responsibility for Service Managers to address homelessness, roles of non-profit and co-operative community housing providers, and the private market. The Policy Statement has not been updated since 2016, and does not reflect housing-related priorities and programs advanced by the current Provincial government.

Development of the next plan is underway, to be completed pending release of new Provincial requirements for 10-year plans. No updates have been provided on the Provincial review, first communicated to Council in [March 2024](#).

## **Housing York Inc. Board of Directors oversees operations and strategic direction of the Region's local housing corporation, distinct from the Region's Service Manager role**

Separate from the Region's role as Service Manager, Housing York Inc. (HYI) is responsible for operations, tenancy management and maintenance of its 38 community housing locations and maintenance of seven emergency and transitional housing facilities. HYI is governed by a Council-appointed Board of Directors. The Board's responsibilities include setting HYI's strategic direction in alignment with Shareholder direction, providing strategic oversight of business, and approving HYI's operating and capital budget, annual reports, and audited financial statements. York Regional Council is the shareholder for HYI.

## **Council established the Housing Affordability Task Force to identify solutions in the private market to help address York Region's housing affordability crisis**

In [February 2021](#), Council declared a housing affordability crisis in York Region and in response, established the Task Force. Task Force first convened in [May 2021](#) and identified housing affordability as its mandate, with consideration to the following:

- Inviting partners, such as local planners, Conservation Authorities and members of Building Industry and Land Development Association (BILD) and Canada Mortgage and Housing Corporation (CMHC) to depute at future Task Force meetings
- Identifying how to overcome existing challenges using best practices and available tools, including opportunities to provide incentives and advocacy
- Identifying appropriate rental housing locations within York Region and working together for a Regional solution
- Considering if expediting housing supply addresses the housing affordability issue and whether the Task Force's focus should be on increasing rental supply

This Task Force focused on challenges and opportunities for private market housing. Eight meetings were held from 2021 to 2024. The last meeting, held in [May 2024](#), focused on options to address housing affordability challenges through financial incentives, partnerships and advocacy. Task Force feedback was used to inform actions to increase supply of affordable and community housing under the next 10-year housing and homelessness plan, presented to Council in [October 2024](#). In accordance with the Region's Procedure Bylaw, the Task Force was deemed to be discharged on March 30, 2025, as 10 consecutive months have passed since its last meeting.

## **Demand for emergency and transitional, affordable and community housing continues to outpace available supply**

York Region continues to experience a housing crisis as more residents struggle to find housing they can afford. As communicated to Council in [March 2025](#) through the 2024 York Region Health and Well-Being Review, a housing system with a range of options is needed to keep residents housed. With ownership and rental costs increasing, households with low and moderate incomes have

limited housing options. In 2024, the number of households on the subsidized housing wait list grew to 18,419 households, with about 4,500 new applications added.

There were 2,525 people known to have experienced homelessness in 2024, reflecting a 35% increase compared to 2023. There were 986 people known to have experienced chronic homelessness and accessed homelessness services in 2024, a 108% increase from 2023. The number of known encampment locations increased from 62 to 361 between 2021 and 2024. York Region's emergency housing beds are regularly at or near capacity because of increased demand and length of stay. As people stay longer in emergency housing, less capacity is available for others to get help.

### **Rapid deployment actions are increasing emergency housing capacity and supports to people experiencing homelessness**

In [June 2024](#), Council approved the [2024 to 2027 Homelessness Service System Plan and Rapid Deployment Actions](#), guiding the Region's approach and investments on actions to reduce and prevent homelessness, including creating more emergency, transitional and longer-term housing options. As communicated to Council in [February 2025](#), Region successfully secured over \$16.2 million in temporary funding under Federal Unsheltered Homelessness and Encampment Initiative and Provincial Encampment Response Initiative and Last Mile funding. Funding builds on Rapid Deployment Actions by providing additional targeted supports for people living unsheltered or in encampments, and Last Mile funding supports new community, transitional and emergency housing projects. While investment from the Region and senior governments has increased and helped to provide additional services for residents, more needs to be done to address growing needs.

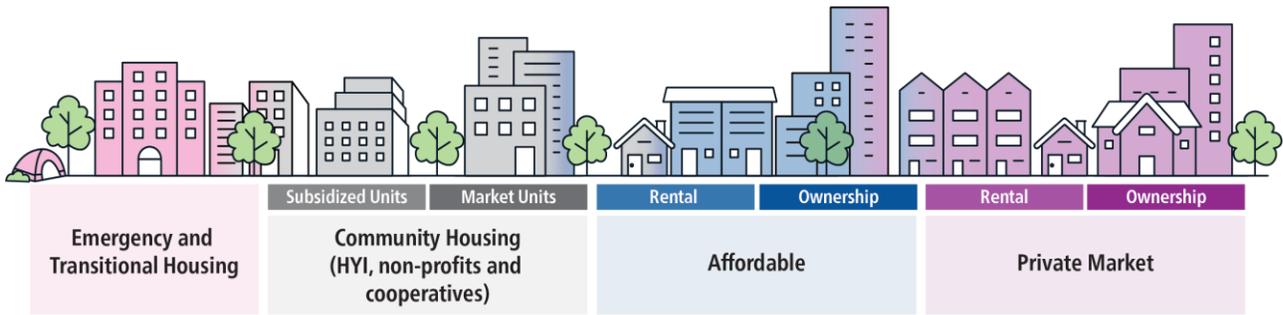
## **4. Analysis**

### **A Special Committee of Council is recommended to identify and prioritize solutions across the entire housing and homelessness system**

In accordance with the Region's Procedure Bylaw 2024-52, Council may establish a Special Committee or Task Force to consider and report on a specific subject.

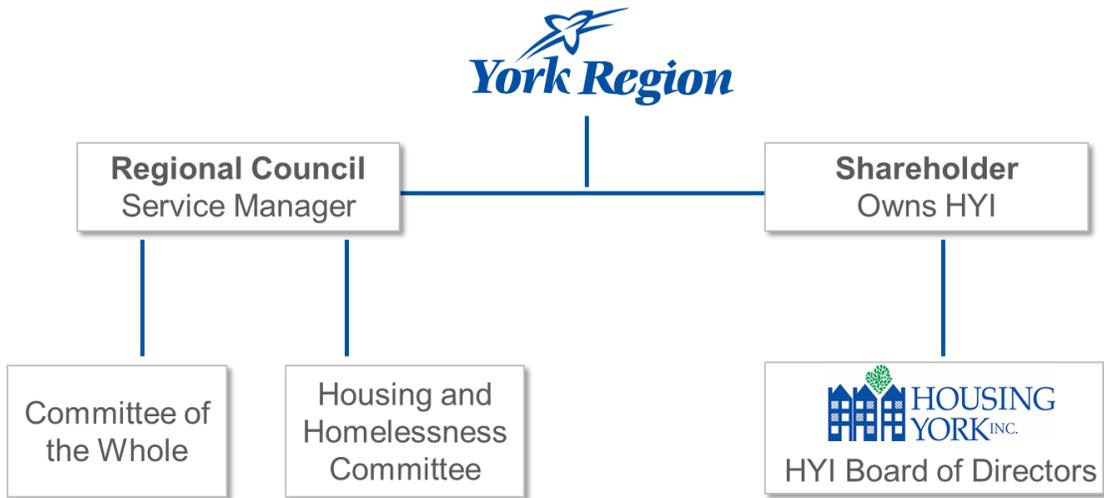
Addressing York Region's housing challenges is a priority for Council, and housing affordability challenges persist. It is recommended a Housing and Homelessness Committee be established as a Special Committee of Council to help prioritize and recommend solutions across the broader housing system (Figure 1). This includes increasing the supply of emergency and transitional, affordable and community housing.

**Figure 1  
Housing and Homelessness System**



As a Special Committee of Council, the Housing and Homelessness Committee will report directly to Regional Council. Minutes of Housing and Homelessness Committee meetings will be provided to Regional Council for adoption, as well as any recommendations to advance the Region’s housing and homelessness priorities for approval. This approach provides appropriate governance structure that enables the Special Committee to make recommendations to Regional Council for endorsement. As the Region and HYI have distinct roles, responsibilities related to HYI will continue to be governed by the HYI Board of Directors in accordance with existing governance structures. The proposed structure with the Housing and Homelessness Committee is included in Figure 2.

**Figure 2  
Governance Structure**



Composition of the Housing and Homelessness Committee is to be determined by the Regional Chairman and CEO. To maintain consistency and build on the work of the Task Force, it is recommended that the composition include the Regional Chairmain and CEO, and Mayors from the nine local municipalities.

## **Housing and Homelessness Committee’s mandate would focus on guiding the next 10-year housing and homelessness plan and early stages of implementation**

The proposed committee mandate is to guide development, implementation, and monitoring of the Region’s next 10-year housing and homelessness plan, which is supported by the Homelessness Service System Plan. This will include work related to affordable and community housing, emergency and transitional housing, supply-related challenges, policy approaches, program responses and investment strategies.

Key responsibilities would include:

- Identifying, prioritizing, and recommending solutions to address needs across the housing system to inform the next 10-year housing and homelessness plan. This includes increasing and accelerating new supply of affordable and community housing, and emergency and transitional housing with heightened funding from Federal and Provincial governments, as well as supporting capital needs to sustain existing supply
- Supporting coordination with key partners, such as local municipalities, to advance shared housing and homelessness priorities
- Advocating for investment from all levels of government and supporting the Region in securing relevant funding opportunities that advance the Region’s housing goals
- Monitoring and evaluating the effectiveness of housing strategies, policies, and programs to ensure they advance the Region’s goals and adapt to changing local needs
- Other responsibilities identified by the Housing and Homelessness Committee and approved by Council

The proposed Terms of Reference for the Housing and Homelessness Committee is included as Appendix A. At its first meeting, the Housing and Homelessness Committee will review the proposed mandate and Terms of Reference and report back to Council with any further recommended changes. The final Terms of Reference will be approved by Regional Council.

## **Meetings are proposed throughout 2025 to advance the Region’s housing priorities, focused on increasing supply**

At least four Housing and Homelessness Committee meetings are proposed for 2025 to inform development of the 10-year housing and homelessness plan, focusing on increasing the supply of emergency, transitional, affordable and community housing. These meetings will enable committee members to review and make recommendations to Council on:

- Leveraging Regional, local municipal, and private lands to enable new supply. This will involve reviewing site selection approaches and methodologies to identify optimal locations for emergency, transitional, affordable, and community housing.
- Approaches to accelerate housing projects through private and non-profit partnerships, using innovative and rapid building techniques, and identifying a demonstration project in York Region that offers acceleration options.

The proposed meeting schedule and topics are included as Appendix B. The Housing and Homelessness Committee will build on previous work of the Task Force. A summary of previous Task Force meetings is included as Appendix C. A final report on work of the Committee and progress made will be provided to Council in December 2026.

## **Housing and Homelessness Committee will advance the Healthy Communities Area of Focus toward Vision**

The Healthy Communities Area of Focus of York Regional Council's [Vision](#) focuses on the livability, health, safety and social well-being of our communities. The proposed mandate of the Housing and Homelessness Committee aligns with the [2023 to 2027 Strategic Plan](#) priority of Supporting Community Well-Being, including sustaining and increasing affordable housing choices.

## **5. Financial Considerations**

This report does not have a financial component or financial implications. Financial implications of any recommendations through the Housing and Homelessness Committee may be addressed through subsequent reports to Council or future budget processes. The Housing and Homelessness Committee will be supported through existing resources in the Community and Health Services Department and Office of the Regional Clerk.

## **6. Local Impact**

Housing affordability challenges and homelessness affects all local municipalities in York Region. Under Bill 23, *More Homes Built Faster Act, 2022*, authority for land use planning matters shifted from upper-tier to lower-tier municipalities. The updated [Provincial Planning Statement \(2024\)](#) requires local municipalities to coordinate land use planning and planning for housing with Service Managers to address the full range of housing options, including affordable housing needs. It also includes coordination with Service Managers when dealing with Provincial housing policies and plans, including those that address homelessness. As local planning authorities, the Region's nine local municipalities have an important role in enabling and supporting emergency, transitional, affordable and community housing development.

Local municipalities are integral partners in advancing the Region's housing and homelessness priorities. The Housing and Homelessness Committee can support coordination of local municipal efforts and strengthen collaboration on initiatives to address housing needs of residents.

## **7. Conclusion**

This report recommends creation of a Housing and Homelessness Committee, a Special Committee of Council, with a focus and mandate on guiding the next 10-year housing and homelessness plan, including increasing the supply of affordable and community housing, and emergency and transitional housing.

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For more information on this report, please contact Karen Antonio-Hadcock, Acting General Manager, Housing Services at 1-877-464-9675 ext. 72088 or Kevin Pal, General Manager, Social Service at 1-877-464-9675 ext. 72150. Accessible formats or communication supports are available upon request.



Recommended by:

**Lisa Gonsalves**  
Commissioner of Community and Health Services



Approved for Submission:

**Erin Mahoney**  
Chief Administrative Officer

Appendix A – Terms of Reference

Appendix B – Proposed Schedule

Appendix C – Previous Housing Affordability Task Force Meetings

March 28, 2025

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The Regional Municipality of York  
Housing and Homelessness Committee  
Terms of Reference

Purpose	What will the Committee do?
	<p>The Housing and Homelessness Committee is a Special Committee of Council to inform development of the Region's next 10-year housing and homelessness plan, with a focus on addressing supply-related challenges across the Region's overall housing and homelessness system. This includes accelerating development of emergency and transitional, affordable and community housing with heightened Federal and Provincial funding.</p> <p>As Service Manager for housing and homelessness services, the Region is required under the <i>Housing Services Act, 2011</i> to have a 10-year housing and homelessness plan that addresses local needs and matters of Provincial interest. The mandate of the Housing and Homelessness Committee is to guide the development, implementation, and monitoring of the Region's next 10-year housing and homelessness plan. This will include affordable and community housing, emergency and transitional housing, supply-related challenges, policy approaches, program responses, and investment strategies.</p> <p>Key responsibilities include:</p> <ul style="list-style-type: none"> <li>• Identifying, prioritizing, and recommending solutions to Council to address needs across the housing system to inform the next 10-year housing and homelessness plan. This includes increasing and accelerating new supply of affordable and community housing, and emergency and transitional housing, as well as supporting capital needs to sustain existing supply</li> <li>• Supporting coordination with key partners, such as local municipalities, non-profit and private sectors to advance shared housing and homelessness priorities</li> <li>• Advocating for investment from all levels of government and supporting the Region in securing relevant funding opportunities that advance the Region's housing goals</li> <li>• Monitoring and evaluating the effectiveness of housing strategies, policies, and programs to ensure they advance the Region's goals and adapt to changing local needs</li> <li>• Other responsibilities identified by the Housing and Homelessness Committee and approved by Council</li> </ul>
Background	Why was it created?
	<p>In <a href="#">February 2021</a>, Regional Council declared a housing affordability crisis in York Region and in response, established the Housing Affordability Task Force. The Task Force discussed opportunities to increase affordable housing supply, with a focus on the private rental market. In accordance with the Region's Procedure Bylaw 2024-52, the Task Force will be deemed to be discharged on March 30, 2025.</p>

Addressing York Region’s housing and homelessness challenges is a priority for Council and housing affordability is a top concern for residents. A Special Committee of Council is needed to help prioritize and recommend solutions with a focus on the broader housing and homelessness system to guide development of the next 10-year housing and homelessness plan, including accelerating development of emergency and transitional, affordable and community housing with heightened funding from senior governments.

As Service Manager for community housing and homelessness programs, York Region is required to have a 10-year housing and homelessness plan. Council approved York Region’s first plan in 2014. Development of the next plan is underway, to be completed pending release of new Provincial requirements for 10-year plans. The Housing and Homelessness Committee will advise on commitments under the next 10-year plan, ensure alignment across the housing and homelessness system, and support coordination and collaboration at the local municipal level.

<b>Committee Composition</b>	<b>Who is on the Committee?</b>
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Composition of the Housing and Homelessness Committee is to be determined by Regional Chairman and CEO.

As determined by the Regional Chairman and CEO, for 2025 and 2026, composition will include the Regional Chairman and CEO, and Mayors from the nine local municipalities to maintain consistency and build on the work of the Task Force.

The Housing and Homelessness Committee will appoint a Chair and Vice-Chair at its first meeting. Quorum will be a majority of members of the Housing and Homelessness Committee.

The Housing and Homelessness Committee will be supported by representatives from senior management and the following Departments:

- Office of the CAO
- Community and Health Services
- Corporate Services
- Finance
- Legal Services
- Public Works

<b>Term of Membership and Meetings</b>	<b>How long is the commitment for the Committee?</b>
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Membership on the Housing and Homelessness Committee will coincide with the term of Council. As a new term of Council commences, the Regional Chairman and CEO will determine membership.

The Housing and Homelessness Committee will be scheduled to meet at least three times per year, with specific dates and times for meetings to be determined. The Chair of the Committee may call additional meetings and/or cancel any meetings. Meetings of the Housing and Homelessness Committee will not conflict with the regular meetings of Council.

<b>Responsibilities</b>	<b>How will the Committee work together to meet its purpose?</b>
	<p>Housing and Homelessness Committee members are expected to attend all scheduled meetings. The Committee may provide feedback to Regional staff, request information, inform actions and strategies to advance the Region’s housing and homelessness priorities, and make recommendations to Council.</p> <p>Key deliverables include development of the Region’s next 10-year housing and homelessness plan targeted for December 2025, pending the release of Provincial requirements. Following approval of the 10-year plan by Regional Council, the Housing and Homelessness Committee will continue to meet over 2026 to guide early implementation of approved commitments. A final report on work of the Committee and progress made will be provided to Council in December 2026.</p> <p>As a Special Committee of Council, the Housing and Homelessness Committee will report directly to Regional Council. . Following each meeting, Housing and Homelessness Committee minutes will be provided to Regional Council for adoption, as well as any recommendations to advance the Region’s housing priorities for approval.</p> <p>Responsibilities related to Housing York Inc. will continue to be governed by the Housing York Inc. Board of Directors.</p>
<b>Accountability</b>	<b>What needs to be done and by whom?</b>
	<p>The Regional Clerk, in consultation with Housing Services and Social Services, within the Community and Health Services Department, will solicit agenda items and prepare meeting agendas and minutes.</p> <p>The Housing and Homelessness Committee is subject to the <i>Municipal Act, 2001</i>, and all applicable rules of procedure and policies that govern Council, including public access to meetings.</p>

## Housing and Homelessness Committee 2025 Proposed Schedule

Timeline	Proposed Subjects	Details and Deliverables
<b>May 2025</b>	<i>Setting the Stage:</i> Housing and homelessness challenges, governance structure and looking ahead	<ul style="list-style-type: none"> <li>• Review Housing and Homelessness Committee proposed mandate and Terms of Reference</li> <li>• Receive information on challenges and recent work in York Region’s housing system, and update on <a href="#">2024-2027 Homelessness Service System Plan/Rapid Deployment Actions</a></li> <li>• Provide feedback to inform future discussions on opportunities to address housing and homelessness challenges</li> </ul>
<b>June 2025</b>	<i>Identify Opportunities:</i> Accelerate emergency & transitional, affordable and community housing, overcome barriers, and leverage innovative solutions	<ul style="list-style-type: none"> <li>• Receive Housing Supply and Affordability update (Measuring and Monitoring Report)</li> <li>• Provide feedback on leveraging Regional, local municipal, and private lands to advance site selection for Regional housing priorities, including emergency a transitional, affordable and community housing</li> <li>• Identify strategies and methods to accelerate housing projects and priorities with heightened senior government funding, building on Council’s request in <a href="#">January 2025</a> to explore options for increasing housing affordability</li> </ul>
<b>September 2025</b>	<i>Identify Opportunities:</i> Learn from experience and explore a pilot project	<ul style="list-style-type: none"> <li>• Review direction and implementation of actions to increase the supply of affordable and community housing presented to Council on <a href="#">October 2024</a>, including: <ul style="list-style-type: none"> <li>○ Housing development coordination program (“conciierge”) that supports connection to funding opportunities, system navigation, and connects non-profits and private developers</li> <li>○ Non-profit pre-development supports and rent supplement opportunities</li> <li>○ Alignment and coordination with local municipalities on actions</li> </ul> </li> <li>• Provide feedback on work to advance emergency and transitional housing sites</li> <li>• Receive information on barriers, opportunities, and lessons learned from panel on municipal, non-profit, and private affordable housing projects</li> <li>• Inform approaches to accelerate housing projects through private and non-profit partnerships using innovative and rapid building techniques, and identify a pilot project that offers acceleration options</li> </ul>
<b>October 2025</b>	<i>Moving Forward:</i> Advance a pilot project in York Region	<ul style="list-style-type: none"> <li>• Receive update on development of the next 10-year housing and homelessness plan</li> <li>• Recommend a pilot project for Council’s consideration</li> </ul>

Topics for Housing and Homelessness Committee meetings may be subject to change based on progression of projects. A special event may also be considered in November 2025 in recognition of National Housing Day to highlight accomplishments, work underway, and support advocacy to all levels of government.

## Past Housing Affordability Task Force Meetings and Topics

Theme	Agenda Topics/Speaker
Taking Action: Inaugural meeting of Task Force  <a href="#">(May 2021)</a>	Presentation: <a href="#">York Region Housing Information</a> Paul Freeman, Chief Planner <ul style="list-style-type: none"> <li>• Provided information on housing, housing affordability and population growth to support mandate discussion.</li> <li>• Task Force identified housing affordability as its mandate and confirmed requirement to identify solutions to the housing affordability problem, including consideration of stakeholder perspectives, best practices, available tools.</li> </ul>
Financial Challenges and Approaches: Overview of tools being implemented or considered.  <a href="#">(October 2021)</a>	Presentation: <a href="#">Housing Affordability in York Region</a> Sarah Cameron, Senior Planner <ul style="list-style-type: none"> <li>• Information on housing affordability in York Region and approaches to address affordability challenges, including built form and diversification, design and construction, municipal programs and process improvements and financial tools.</li> </ul> Presentation: <a href="#">Supporting a Mix and Range of Housing Options</a> Yi Luo, Manager Growth Economics and Finance <ul style="list-style-type: none"> <li>• Approaches to addressing affordability challenges through the DC Bylaw update, consistent with Statistics Canada's categorization when reporting occupancy data, stacked townhomes being treated as apartment, charging all units &lt;700 sq. ft. a small apartment rate, exempting additional residential units, phasing in payments for non-profit and rental developments, updating the 3-year rental deferral to remove the 4-storey criteria.</li> </ul> Presentation: <a href="#">Vacant Homes Tax to Support Affordable Housing</a> Bonny Tam, Manager Tax, and Intergovernmental Revenue <ul style="list-style-type: none"> <li>• Background information on a Vacant Homes Tax including an interjurisdictional scan, regional implications, and next steps.</li> <li>• In <a href="#">May 2023</a>, Council directed not to implement a Vacant Homes Tax.</li> </ul>
Demand Perspective: Super charged demand also impacting housing affordability.  <a href="#">(February 2022)</a>	Presentation: <a href="#">Current Trends in the Ontario Housing Market</a> Steve Pomeroy, Industry Professor, Canadian Housing Evidence Collaborative <ul style="list-style-type: none"> <li>• Outlined causes of price increases including a combination of supply (some targeted shortages) and demand (supercharged).</li> <li>• Articulated that expanding and increasing supply alone will not stall or slow rate of price and rent increases. New supply is coming on market at very high prices and rents.</li> <li>• There is a need more targeted incentives and/or conditions to create moderate price/rent increases.</li> </ul> Presentation: <a href="#">Affordable Housing through Partnership</a> Martin Blake, Vice President, Daniels Corporation and Alexis Minz, Associate Investments, Daniels Corporation <ul style="list-style-type: none"> <li>• Provided examples of creating purposeful opportunities for affordable housing including first home pre-built communities (downpayment assistance), shared equity mortgages, partnership with Habitat for Humanity, joint ventures (Peel community housing)</li> <li>• Creating affordable housing requires partnership, joint risk and stacking of incentives and benefits.</li> </ul>

Theme	Agenda Topics/Speaker
	<p>Presentation: <a href="#">Back to Basics – One Customer, One Process</a> Teema Kanji, Manager, Programs and Process Improvement, Planning and Economic Development</p> <ul style="list-style-type: none"> <li>Approaches to unlocking housing supply through a digital, streamlined, customer service approach to data exchange and to increase transparency, accountability, and efficiency.</li> </ul> <p>Presentation: <a href="#">Affordable Private Market Housing Implementation Plan</a> Sandra Malcic, Director Long Range Planning, Planning and Economic Development</p> <ul style="list-style-type: none"> <li>Overview of the Affordable Private Market Implementation Plan (AHIP) which will identify actions, advocacy and partnership approaches York Region should be pursuing to address private market housing gaps in the short, medium, and long term.</li> </ul> <p>Memo: <a href="#">Summary of Provincial Housing Affordability Summit with Premier Ford, Minister Clark, Mayors and Chairs – January 19, 2022</a> Paul Freeman, Chief Planner</p> <ul style="list-style-type: none"> <li>Provided a summary of the Summit, including two key questions: (1) what has been working well in your municipality? (2) What more can we do together?</li> <li>The purpose of the summit was to share best practices to increase housing supply and reduce barriers.</li> </ul> <p>Memo: <a href="#">Housing Supply Update, Attachment 1 and Attachment 2</a> Paul Freeman, Chief Planner</p> <ul style="list-style-type: none"> <li>Provided updated housing supply data using best available as of Dec 2021: <ul style="list-style-type: none"> <li>Approximately 29,000 draft approved units and over 7,500 registered units (4.5 years of growth)</li> <li>Approximately 15,200 units under construction</li> <li>Approximately 10,750 units through MZO's (additional 1.5 year supply)</li> </ul> </li> </ul> <p>Memo: <a href="#">Report of the Ontario Housing Affordability Task Force and Attachment 1</a> Paul Freeman, Chief Planner</p> <ul style="list-style-type: none"> <li>Recommendations made by the Provincial Housing Affordability Task Force to the Minister of Municipal Affairs and Housing focusing on getting more homes built, making land available to build, cutting red tape, reducing costs, and incentives.</li> </ul>
<p>Housing as a Human Right: Government has a role and responsibility to support progressive realization of housing as a human right.</p> <p><a href="#">(September 2022)</a></p>	<p>Presentation: <a href="#">Housing Affordability Challenges: The Shift Perspective</a> Leilani Farha, Global Director, The Shift, Former UN Special Rapporteur on the Right to Housing (2014-2020)</p> <ul style="list-style-type: none"> <li>Approaches to addressing housing need from a human rights perspective (the right to housing)</li> </ul> <p>Presentation: <a href="#">Summary and Commentary on Smart Prosperity Institute's report "Ontario's Need For 1.5 Million More Homes"</a> Paul Bottomley, Manager Policy, Research and Forecasting</p> <ul style="list-style-type: none"> <li>Outlined findings from the Smart Prosperity report, identified historical development in the GTHA, summarized the ROP forecasts, and identified other factors influencing housing supply (approval timelines, construction timelines, supply chain)</li> </ul>
<p>Government Role: Government intervention required to address affordable housing.</p>	<p>Presentation: <a href="#">Task Force Updates and Recap</a> Paul Freeman, Chief Planner</p> <ul style="list-style-type: none"> <li>Updated the Task Force on senior government initiatives (National Housing Strategy, Ontario Housing Supply Plan)</li> </ul> <p>Presentation: <a href="#">The Municipal Role in Addressing the Housing Crisis in York Region</a> Dr. Carolyn Whitzman, Expert Advisor to HART, UBC</p>

Theme	Agenda Topics/Speaker
<a href="#">(March 2023)</a>	<ul style="list-style-type: none"> <li>Identified evidence-based approaches to addressing housing affordability including targets, approaches to land, land banking, planning, and zoning approaches, municipal financing, land leasing and acquisitions.</li> </ul> <p>Presentation: <a href="#">Streamlining the Development Approval Process</a> Teema Kanji, Manager Programs and Process Improvement and Julie Millson, Program Manager, Partnerships</p> <ul style="list-style-type: none"> <li>Summarized approaches to continue to streamline development including developing common planning data standards, establishing common processes, enhancing internal process, increased data exchange, transparency, data quality, and improved customer experience.</li> </ul> <p>Presentation: <a href="#">Provincial Housing Supply</a> Paul Bottomley, Manager Policy, Research and Forecasting</p> <ul style="list-style-type: none"> <li>Housing supply across the province as of December 2022: Greater Toronto and Hamilton Area (GTHA) has a 25-year supply, the Greater Golden Horseshoe (GGH) a 15 year supply and outside of the GGH a 10.5 year supply.</li> </ul> <p>Presentation: <a href="#">Task Force 2023 Outlook</a> Paul Freeman, Chief Planner</p> <ul style="list-style-type: none"> <li>Provided an outline of objectives, outcomes, and discussion topics for the coming year.</li> </ul>
<p>Development Industry Perspective: Need to work together to address housing challenges.</p> <p><a href="#">(September 2023)</a></p>	<p>Presentation: <a href="#">Recap and Introduction presentation</a> Paul Freeman, Chief Planner</p> <ul style="list-style-type: none"> <li>Reminded the Task Force of previous work and upcoming reports.</li> </ul> <p>Presentation: <a href="#">Collaborative Solutions to Housing Supply</a> Dave Wilkes, President and CEO of BILD GTA</p> <ul style="list-style-type: none"> <li>Identified market context, elasticity of demand, current BILD studies and potential solutions.</li> <li>Potential solutions included federal government advocacy to remove HST on purpose built rental, resolve unintended consequence of Bill 109, better understand why some approvals have not moved to construction, promote Region's DC deferrals and servicing allocation reserve for purpose built rental.</li> </ul> <p>Presentation and Memo: <a href="#">York Region Housing Supply Update</a> Paul Bottomley, Manager Policy, Research and Forecasting</p> <ul style="list-style-type: none"> <li>Provided updated housing supply data as of August 2023, including: <ul style="list-style-type: none"> <li>Approximately 34,100 draft approved units and 10,000 registered units</li> <li>Approximately 19,000 units under construction</li> <li>Approximately 46,200 units through MZO's</li> </ul> </li> </ul>
<p>Taking Action: Options to address private market housing affordability challenges.</p> <p><a href="#">(January 2024)</a></p>	<p>Presentation: <a href="#">Task Force Introduction and Purpose</a> Sandra Malcic, Director Planning Policy and Data</p> <ul style="list-style-type: none"> <li>Summarized previous meetings of the Task Force, provided updated affordability data and outlined the session to follow.</li> </ul> <p>Presentation and <a href="#">Communication: Affordable Housing Implementation Plan (Options)</a> Nick Michael, Partner, N. Barry Lyons Consulting Limited</p> <ul style="list-style-type: none"> <li>Identified options that could address private market housing challenges under the categories of financial incentives, partnerships and advocacy for Task Force discussion and input.</li> <li>For each option regional role, impact on housing market, cost and timeline are identified.</li> </ul>

Theme	Agenda Topics/Speaker
<p>Taking Action: Recommendations to address private market housing affordability challenges.</p> <p><a href="#">(May 2024)</a></p>	<p>Presentation: <a href="#">Task Force Meeting Overview and Updates</a> Sandra Malcic, Director Planning Policy and Data</p> <ul style="list-style-type: none"> <li>• Overview of the Task Force and outlined upcoming presentation and memo of NBLC recommended approaches to addressing private market housing challenges, including key funding considerations.</li> </ul>
	<p>Presentation and Memo: <a href="#">AHIP Scenarios and Recommendation Nick Michael, Partner, N. Barry Lyons Consulting Limited</a></p> <ul style="list-style-type: none"> <li>• Approaches to address housing need through a base, moderate and high scenario through action (financial), partnership and advocacy approaches.</li> <li>• Recommended Council pursue the high scenario which includes enhanced purpose-built rental development charge and property tax incentives, concierge services for priority developments, a formal lands program and expanding the existing community housing grant program to the private market and providing funding at \$33 million per year.</li> </ul>
	<p>Memo: <a href="#">Senior Government Funding Available to Support Private Market Housing</a> Paul Freeman, Chief Planner</p> <ul style="list-style-type: none"> <li>• Information on senior government funding sources available to support private market housing and supportive infrastructure.</li> </ul>