



Affordable Housing Strategy Implementation Committee

Minutes

AHSIC#02-24

Tuesday, October 29, 2024, 1:30 p.m.

An Affordable Housing Strategy Implementation Committee meeting of the Council of the City of Richmond Hill was held on Tuesday, October 29, 2024 at 1:30 p.m. via videoconference.

Committee Member present in Council Chambers:

Mayor West (Chair)

Committee Members present via videoconference:

Regional and Local Councillor DiPaola (Vice-Chair)

Michael Clare

Cheryl Geness

Kathleen Mochnacki

Christopher Robinson

Committee Member Regrets:

Gabe DiMartino

Council Member also present in Council Chambers:

Councillor Davidson

Council Members also in attendance via videoconference:

Councillor Thompson

Councillor Cilevitz

Councillor Shiu

Staff Members present via videoconference:

D. Joslin, City Manager

S. Adams, Commissioner of Corporate and Financial Services

G. Galanis, Commissioner of Planning and Building Services

P. Masaro, Commissioner of Infrastructure and Engineering Services

T. Steele, Commissioner of Community Services

M. Flores, Director, Policy Planning
P. Chow, Manager, Policy Planning
C. Chu, Senior Planner – Policy

Staff Members present in Council Chambers:

R. Ban, Deputy City Clerk
S. Dumont, Council/Committee Coordinator
L. Sampogna, Council/Committee Coordinator

1. Call to Order

The Chair called the meeting to order at 1:31 p.m.

Chair West extended welcoming remarks to Christopher Robinson, representative from Habitat for Humanity GTA, as the Committee’s newest member.

2. Adoption of Agenda

Moved by: C. Geness

That the agenda be adopted as distributed by the Clerk.

Carried

3. Disclosures of Pecuniary Interest and General Nature Thereof

There were no disclosures of pecuniary interest by members of the Committee under the *Municipal Conflict of Interest Act*.

4. Adoption of Previous Minutes

4.1 Minutes - Affordable Housing Strategy Implementation Committee meeting AHSIC#01-24 held March 5, 2024

Moved by: M. Clare

a) That the minutes of Affordable Housing Strategy Implementation Committee meeting AHSIC#01-24 held March 5, 2024, be adopted.

Carried

5. Delegation(s)

There were no delegations.

6. Scheduled Business

6.1 Update on City Initiatives Related to Affordable Housing

Chun Chu, Senior Planner – Policy, welcomed the new Affordable Housing Strategy Implementation Committee member Christopher Robinson, a representative from Habitat for Humanity GTA, and introduced a new staff member Ashley Dickinson, as the Affordable Housing Project Manager. She continued by reviewing the topics on today's meeting agenda concerning the City's affordable housing initiatives.

C. Chu began the presentation by reviewing the purpose of the Community Improvement Plan (CIP) for affordable housing and sustainable design. She explained that the Housing Accelerator Fund (HAF) was the major funding source for the CIP, and that the final CIP was targeted for presentation at the November 20, 2024, Committee of the Whole meeting, with implementation set to begin in early 2025. She continued by summarizing the eligibility criteria, the four incentive streams available, and project selection evaluation criteria for the CIP. C. Chu reviewed the purpose of the Housing Needs Assessment and Inclusionary Zoning Impact Assessment, highlighting the three staff reports that were being brought forward to the Committee of the Whole on November 6, 2024. She summarized key findings for housing demand, supply, and affordability, noting that persistent housing gaps since 2021, further validated the goals of the Affordable Housing Strategy.

C. Chu explained Inclusionary Zoning (IZ), highlighted updates to the Peer Review of the 2021 Inclusionary Zoning Impact Assessment and provided details about the 2024 Inclusionary Zoning Impact Assessment. She concluded the presentation by outlining staff's recommendations and the date of the next committee meeting.

Committee members inquired about the issuance of Building Permits under the HAF program, and the percentage allocated to deeply affordable housing. Staff affirmed the City's commitment to building a specific number of units by 2026, noting that while the City's planning process was more efficient, the decision to proceed with construction remained with the developers.

Members sought clarification on aspects of the CIP related to municipal land availability, specifically regarding the target of 80% of the average market rate and mixed-income projects. They also inquired whether the application process would be an open call or conducted annually, inquired about stakeholder interest and support, and requested details about risk mitigation measures for the CIP.

Staff responded to the Committee's questions by explaining how the CIP program could incentivize future use of public lands when available. They added that a Request for Proposal (RFP) process detailing project criteria and eligibility, would be implemented in early 2025. Additionally, staff noted that the CIP program would be promoted on the City's website, and through direct outreach to stakeholders. Staff noted that they were aware of several interested developers who would likely meet the criteria for the CIP and that the development of an affordable housing concierge program was being designed to expedite the application process and inform developers about additional government funding programs. The Committee expressed optimism about the CIP program, noting its significant potential to enhance housing affordability.

Moved by: M. Clare

a) That the presentation by Chun Chu, Senior Planner - Policy, regarding an update on City initiatives related to affordable housing, be received and all comments be referred back to staff.

Carried

7. Adjournment

Moved by: C. Robinson

That the meeting be adjourned.

Carried

The meeting was adjourned at 2:11 p.m.