



## **Affordable Housing Strategy Implementation Committee**

### **Minutes**

**AHSIC#03-24**

**Tuesday, December 3, 2024, 1:30 p.m.**

**225 East Beaver Creek Road**

**Richmond Hill, Ontario**

An Affordable Housing Strategy Implementation Committee meeting of the Council of the City of Richmond Hill was held on Tuesday, December 3, 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

Gabe DiMartino

Cheryl Geness

Kathleen Mochnacki

Christopher Robinson

Council Members also in attendance via videoconference:

Councillor Davidson

Councillor Thompson

Councillor Cilevitz

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

T. Steele, Commissioner of Community Services

G. Li, Director, Financial Services and Treasurer

M. Flores, Director, Policy Planning

P. Chow, Manager, Policy Planning

L. Conde, Manager, Strategy and Government Relations

C. Chu, Senior Planner – Policy  
A. Dickinson, Project Manager – Affordable Housing  
S. Van, Planner II - Policy

Staff Members present in Council Chambers:

R. Ban, Deputy City Clerk  
S. Dumont, Council/Committee Coordinator  
C. Connolly, Legislative Services Assistant

The following York Region staff were in attendance via videoconference: Michael Backs, Manager - Housing Strategic Initiatives, Kevin Pal, General Manager - Social Services, Karen Antonio-Hadcock, Director and General Manager - Housing Services, Brian Kreps, Director - Housing Strategy and Program Delivery, and Sarah Cameron, Senior Planner - Economic & Development Services.

**1. Call to Order**

The Chair called the meeting to order at 1:30 p.m.

**2. Adoption of Agenda**

Moved by: C. Robinson

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#02-24 held October 29, 2024**

Moved by: M. Clare

a) That the minutes of the Affordable Housing Strategy Implementation Committee meeting AHSIC#02-24 held October 29, 2024, be adopted.

Carried

**5. Delegation(s)**

There were no delegations.

## **6. Scheduled Business**

### **6.1 Presentation by Michael Backs, Manager, Housing Strategic Initiatives, York Region, regarding Updates on York Region's 10-Year Housing and Homelessness Plan**

Michael Backs, Manager, Housing Strategic Initiatives, York Region, made introductory remarks regarding the Region's 10-Year Housing and Homelessness Plan (Plan), and outlined the roles and responsibilities of York Region and local municipalities regarding housing and homelessness services. He reviewed the goals within the Plan, progress made in advancing them, and next steps in the development of the next 10-year plan. M. Backs outlined ongoing pressures and challenges affecting housing affordability in York Region, key actions for consideration through the next plan, and concluded with next steps.

There was discussion regarding the Region's ability to purchase low-income units when they become available, highlighting challenges related to funding sources. Questions were raised regarding the strategy for non-profit providers with maturing mortgages, along with a request for details on the housing spectrum that will be included in the next 10-year plan. A suggestion was also made to consider an acquisition program as part of the strategy.

Concerns were expressed about the impact of social housing responsibilities downloaded from the Province, including the Region's inability to collect Development Charges (DC) to fund those obligations. The implications of Bill 23 on lost DC revenues, and the potential taxpayer burden from DC deferrals and property tax discounts proposed in the next plan, were discussed.

Moved by: G. DiMartino

a) That the presentation by Michael Backs, Manager, Housing Strategic Initiatives, York Region, regarding Updates on York Region's 10-year Housing and Homelessness Plan, be received with thanks.

Carried

### **6.2 Presentation by Ashley Dickenson, Project Manager - Affordable Housing, regarding Affordable Housing Strategy Action Plan Update**

Ashley Dickenson, Project Manager – Affordable Housing, delivered an update on the Affordable Housing Strategy Action Plan. She outlined the

actions that have been completed since 2023, policy and regulatory tools underway, and future actions.

There was discussion regarding the role of Inclusionary Zoning in the Affordable Housing Strategy and its challenges, and a consideration brought forward to expand the role of Housing York as the principal social housing provider, funded by combining Housing Accelerator Funds from the lower tier municipalities. It was emphasized that access to land was the biggest challenge for non-profits, and that ensuring alignment between available land, Community Improvement Plan benefits, and other funding opportunities was critical. The need for consistent definitions across programs and the Official Plan was also emphasized, with caution regarding alignment with the Province's definitions of ownership.

Moved by: C. Geness

a) That the presentation by Ashley Dickinson, Project Manager – Affordable Housing, provided an update regarding Affordable Housing Strategy Action Plan Update, be received.

Carried

## **7. Adjournment**

Moved by: C. Robinson

That the meeting be adjourned.

Carried

The meeting was adjourned at 2:37 p.m.