



**Meeting Date:** July 5, 2023

**Submitted by:** Michael Di Lullo, CAO

**Report No:** CAO-18-2023

**Subject:** Housing Accelerator Fund

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**Recommendation:**

THAT Report CAO-18-2023, re: Housing Accelerator Fund (HAF) be received;

AND THAT Council direct staff to complete an application for the Housing Accelerator Fund, inclusive of all supporting documentation, to the Housing Accelerator Fund;

AND FURTHER THAT the CAO report back once more details have been provided in finalizing formal application to the Housing Accelerator Fund.

**Purpose:**

The intent of this report is to provide an overview of a Federal housing initiative to provide financial support to local government and request direction to pursue this funding allocation, through the creation of a housing action plan.

**Background:**

It was announced in the Federal Budget 2022 that \$4 billion in funding would be allocated until 2026-27, to launch the [Housing Accelerator Fund \(HAF\)](#) which will be administered by the [Canada Mortgage and Housing Corporation \(CMHC\)](#).

The Fund is an application-based program with one application window in early summer 2023 and will only be open for 45 days. The specific intake date is yet to be published. The program is intended to drive transformational change within the sphere of control of local government regarding land use planning and development approvals. Once the plan is developed, it will be brought forward for Council approval.

The Fund's objective is to accelerate the supply of housing across Canada, resulting in at least 100,000 more housing units permitted than would have occurred without the program. The Housing Accelerator Fund aims to support lasting changes that will improve housing supply for years to come. The program will provide incentive funding to local governments encouraging initiatives aimed at increasing housing supply. It will also support the development of complete, low-carbon and climate-resilient communities that are affordable, inclusive, equitable and diverse.

CMHC has identified that the application intake will open in early summer 2023. There are a number of criteria required to be eligible for funding, most notably, that the Municipality is required to produce and provide a housing action plan specific to the use of funds. Through this report, staff is seeking Council's approval to proceed with the development of an action plan in preparation for the application being released in the coming months. There have been discussions with the County of Middlesex who are aiding the lower-tier municipalities in the creation of a housing action plan and gathering the necessary reports that would form a submission.

### **Analysis:**

This funding allocation is applicable for local governments within Canada that have delegated authority over land use planning and development approvals with a population of 10,000 or more (Large/Urban intake).

The Housing Accelerator Fund supports the following strategic priorities:

- **Healthy, Vibrant Community:** create a community that encourages healthy, active living for people of all ages and abilities.
- **Infrastructure:** ensure that infrastructure assets meet the emerging needs of our growing community.
- **Economic Prosperity:** create an environment that fosters prosperity for local businesses.
- **Environmental Stewardship:** act as stewards of our natural environment through advocacy and proactive policies

Attached to this Report is the National Housing Strategy Key Elements. Some of the objectives that are noted in the presentation include:

- Implementation of initiatives to get more homes built faster.
- Speed up approvals and building processes.
- Development of complete communities.
- Development of affordable, inclusive, equitable and diverse communities.
- Development of low carbon and climate resilient communities.

### Possible uses of HAF:

- Expand the Komoka Wastewater Facility;
- Expand the Ilderton Wastewater Facility;
- Upgrade sections of linear infrastructure that have insufficient capacity for planned growth (remove bottlenecks or pinch points in systems);
- Upgrade Komoka pumping station and force main to provide capacity for additional housing units;
- Complete an interconnect between the Arva water system and the LHPWSS and disconnect from the City of London's water supply (thereby removing water capacity constraints);
- Contribute to sanitary upgrades within the City of London sanitary sewer system downstream of Arva to allow for increased capacity allocation in Arva;
- Convert roads that have are seeing significant increases in traffic from tar and chip to hot mix asphalt (LCB to HCB);
- Convert the private pond at 22447 Komoka Road to a municipal stormwater facility including a new outlet to the Thames River which will provide a suitable outlet for upstream lands that require an outlet as well as Glendon Drive road improvements;
- Glendon Drive pedestrian improvements (multi use path, street lighting) with the County Road upgrades; and
- Construct new sports fields for the growing community.

### Next Steps:

If Council agrees, staff will put forward a submission, in cooperation with the County of Middlesex. The County has offered to attain a consultant that would assist with the growth studies, coupled with the findings from the official plan review process, Middlesex Centre is in good standing to complete a submission.

Staff are recommending that an application be put forward for consideration as part of the Housing Action Plan program. A follow up report will be made in the near future once more details are known and a motion of support will be required from Council in order to make the formal grant submission.

### **Financial Implications:**

The housing action plan and the application to CMHC will require significant and focused staff resources to meet the application. The County has offered to attain consulting services to help with the completion of the funding application.

**Strategic Plan:**

This matter aligns with following strategic priorities:

- Vibrant Local Economy
- Sustainable Infrastructure and Services
- Responsive Municipal Government

The HAF is incentivizing local governments to do what they can to get more housing built. Middlesex Centre has consistently been one of the faster growing communities in Southwestern Ontario; however, this funding will enable more diversified housing in our Municipality.

**Attachments:**

Attachment: Housing Accelerator Fund – Key Elements