

Housing Accelerator Fund – Key elements



This presentation will allow you to quickly find information on programs and initiatives currently offered by CMHC. The details provided are for general information only and are not exhaustive. The information is subject to change without prior notice. Please ensure that you have the most up-to-date information from CMHC.



Session Agenda

- Program overview
- Eligibility and requirements
- Prioritization
- Funding framework
- Key dates and resources



The Housing Accelerator Fund (HAF)

Encourages local governments to implement initiatives that will speed up housing development and increase supply.

The HAF is incentivizing local governments to do what they can to get more housing built. This means more homes can be built faster and, over the longer run, make housing more affordable to everyone living in Canada.



Objectives and supported priorities



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



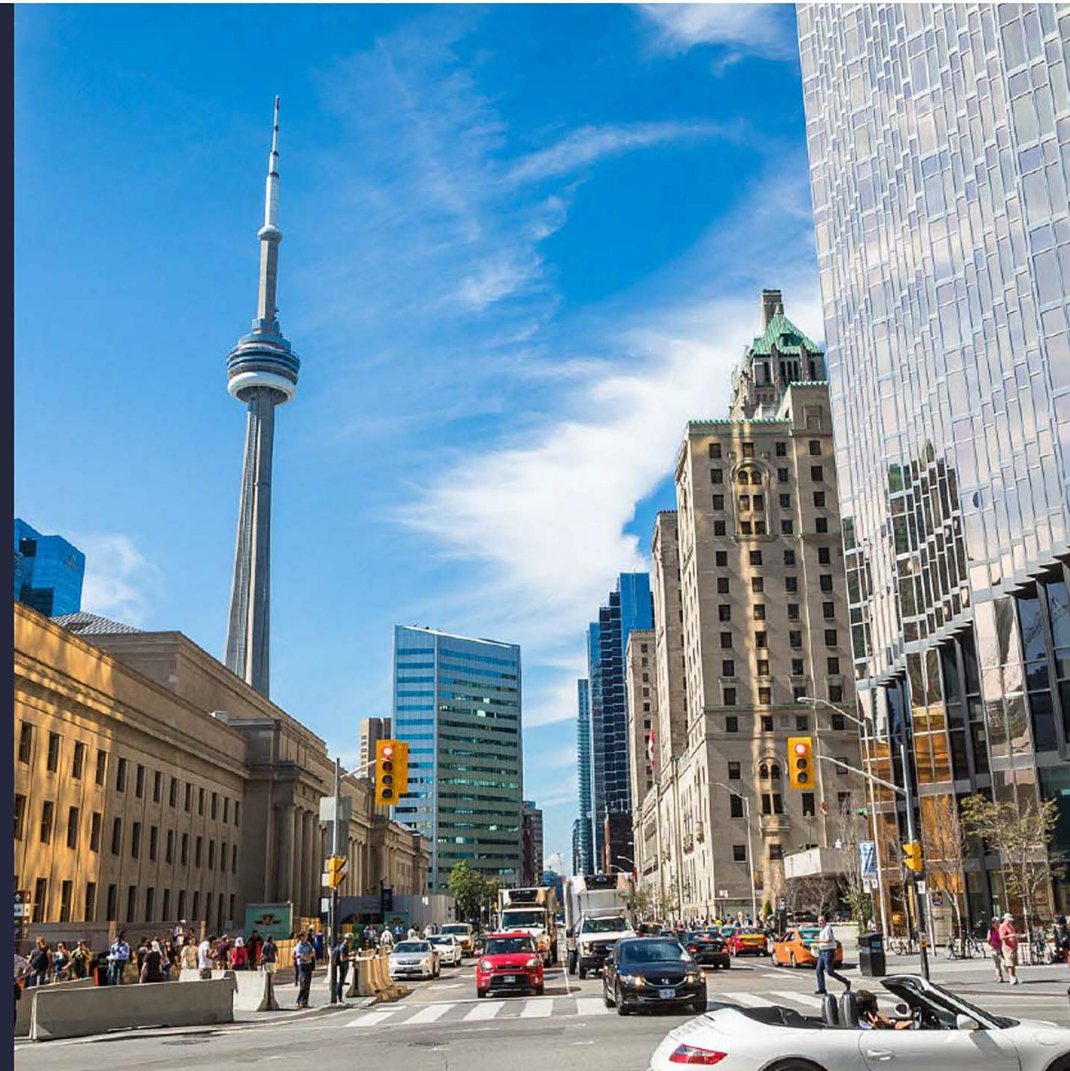
Development of **low-carbon** and **climate-resilient** communities.

\$4 billion

until 2026-2027

100,000

Net new permitted
housing units



Who can Apply to HAF?

Local governments who have delegated authority over land use planning and development approvals



Application Streams



Large/Urban

Located in a Canadian province and
Population* of $\geq 10,000$



Small/Rural/North/Indigenous

Located in a territory or
Is an Indigenous community or
Located in a Canadian province and
Population* of $< 10,000$

*Population based on 2021 census data from Statistic Canada



Application Requirements

Minimum Requirements

Applicants must:

- Develop an action plan
- Commit to a housing growth target
- Complete/ update housing needs assessment
- Submit periodic reports



Action Plan – Key Elements



Housing supply
growth target



Additional targets



Action plan
initiatives



Housing Supply Growth Target

- Projections of permitted housing units **without** and **with** HAF
- Based on a three-year period ending September 1, 2026

Housing Supply Growth Rate - Example



Current Housing Stock /Number of dwellings	100,000
Total number of housing units projected to be permitted <u>without</u> HAF	7,000
Total number of housing units projected to be permitted <u>with</u> HAF (i.e.. Housing Supply Growth Target)	8,000
Annual Housing Supply Growth Rate	2.67%
Housing Supply Growth Rate Increase	14.29%

Annual Housing Supply Growth Rate

- Based on the housing supply growth target and the current housing stock
- Annual housing supply growth rate must exceed 1.1%

Current Housing Stock /Number of dwellings	100,000
Total number of housing units projected to be permitted <u>without</u> HAF	7,000
Housing Supply Growth Target	8,000
Annual Housing Supply Growth Rate	2.67%
Housing Supply Growth Rate Increase	14.29%

$$8,000 \div 100,000 = 8.00\%$$

$$8.00\% \div 3 = 2.67\% \text{ /year}$$

Housing Supply Growth Rate Increase

- Based on the housing supply growth target and the total number of permitted units projected without HAF
- 10% minimum increase over a 3-year period

Current Housing Stock /Number of dwellings	100,000
Total number of housing units projected to be permitted <u>without</u> HAF	7,000
Housing Supply Growth Target	8,000
Annual Housing Supply Growth Rate	2.67%
Housing Supply Growth Rate Increase	14.29%

$$(8,000 - 7,000) \div 7,000 = 14.29\%$$



Additional Targets

Additional Targets



Multi-unit housing

- In close proximity to rapid transit
- Missing middle
- Other



Affordable housing

- For households whose needs are not met by the marketplace.
- Local definition of affordable housing to be used



Multi-units Missing Middle



Ground-oriented housing types:

- Garden suites
- Secondary suites
- Duplexes
- Triplexes
- Fourplexes
- Courtyard housing
- Row houses
- Low-rise apartments (less than 4 stories).

Example



1.	Total number of housing units projected to be permitted without any support afforded by HAF. If this projection does not align with historical trends, use the comment box below to explain and provide supporting details or analysis.	7,000
	Provide a breakdown by type of housing:	
	1.1 Single detached homes	1,000
	1.2 <u>Multi-unit</u> housing (in close proximity to rapid transit)	3,500
	1.3 <u>Multi-unit</u> housing (missing middle)	1,500
	1.4 <u>Multi-unit</u> housing (other)	1,000
	Total:	7,000
2.	Total number of housing units projected to be permitted with HAF support, referred to as the "HAF housing supply growth target."	8,000
	Provide a breakdown by type of housing:	
	2.1 Single detached homes	1,000
	2.2 <u>Multi-unit</u> housing (in close proximity to rapid transit)	3,750
	2.3 <u>Multi-unit</u> housing (missing middle)	2,000
	2.4 <u>Multi-unit</u> housing (other)	1,250
	Total:	8,000


In the application, you must provide a breakdown of your projected permitted housing units (by type of housing) with and without HAF.

This breakdown will determine the amount of funding per successful applicant.



Action Plan Initiatives



5 initiatives or more Small/ Rural/ North/
Indigenous

7 initiatives or more Large/ Urban

Example of initiatives





Permitted Uses

of HAF Incentive Funding

4 Categories

HAF Action Plans

Affordable Housing

**Housing-Related
Infrastructure**

**Community-Related
Infrastructure**



4 Categories

HAF Action Plans

Affordable Housing

Housing-Related
Infrastructure

Community-Related
Infrastructure

- Any initiatives included in applicant's action plan and approved by CMHC

For example: Implementing a new e-permitting system.



4 Categories

HAF Action Plans

Affordable Housing

Housing-Related
Infrastructure

Community-Related
Infrastructure

- Construction of affordable housing
- Repair or modernization of affordable housing
- Land or building acquisition for affordable housing



4 Categories

HAF Action Plans

Affordable Housing

**Housing-Related
Infrastructure**

Community-Related
Infrastructure

- Drinking water infrastructure
- Wastewater infrastructure
- Solid waste management
- Public transit
- Community energy systems
- Disaster mitigation
- Brownfield redevelopment
- Broadband and connectivity
- Site preparation for housing developments
- Capacity building

4 Categories

HAF Action Plans

Affordable Housing

Housing-Related
Infrastructure

**Community-Related
Infrastructure**

- Local roads and bridges
- Sidewalks, lighting, bicycle lanes
- Firehalls
- Landscaping and green space



Example of Uses



ACTION PLAN INITIATIVE	PERMITTED USES
Implement high-density as-of-right zoning	HAF Action Plans
Land acquisitions and construction of Affordable Housing	Affordable Housing
Wastewater infrastructure that supports housing	Housing-Related Infrastructure
Local roads, sidewalks, and bicycle lanes that supports housing	Community-Related Infrastructure



Example of Uses



ACTION PLAN INITIATIVE	PERMITTED USES
Implement a new e-permitting system	HAF Action Plans
Repair of Affordable Housing	Affordable Housing
Drinking water infrastructure that supports housing	Housing-Related Infrastructure
Firehalls that support housing	Community-Related Infrastructure





Prioritization

Application Intake

One application intake window in the Summer of 2023.



Application Intake

Key Documentation Requirements

When submitting an application, ensure to include the following documents:



Completed application form, including the action plan



Signed integrity declaration



Most recent audited financial statements



Current housing needs assessment report



Attestation letter signed by the applicant's Chief Financial Officer (or equivalent) on the action plan viability

How are applications prioritized?



The **commitment to increase** the housing supply



The **relevance** of the **initiative outcome(s)** to one or more of the objectives.



The **effectiveness of the initiative** in increasing the supply of housing



The **need for an increased** housing supply

Funding Framework

3 Components



Base funding

- To incent all types of housing supply
- Estimated to be \$20K* per unit

Funding Framework

3 Components



Base funding

- To incent all types of housing supply
- Estimated to be \$20K* per unit



Top-up funding

- To incent certain types of housing supply
- Referred as the **Additional Targets** in the action plans
- Estimated to be between \$7K and \$15K* per unit

Funding Framework

3 Components



Base funding

- To incent all types of housing supply
- Estimated to be \$20K* per unit



Top-up funding

- To incent certain types of housing supply
- Referred as the **Additional Targets** in the action plans
- Estimated to be between \$7K and \$15K* per unit



Affordable housing bonus

- To reward increased share of affordable housing units
- Estimated to be \$19K* per unit

Base Funding - Example



Total projected permitted units
without HAF

5,500

Base Funding - Example



Total projected permitted units <u>without</u> HAF	5,500
Housing Supply Growth Target (Total projected permitted units <u>with</u> HAF)	6,000
HAF incented units	500

Base Funding - Example



Total projected permitted units <u>without</u> HAF	5,500
Housing Supply Growth Target (Total projected permitted units <u>with</u> HAF)	6,000
HAF incented units	500
Per unit amount *	\$20,000
Base funding amount	<u>\$10,000,000</u>

** Per unit amounts are estimated amounts to assist in budgeting purposes*

Top-up Funding - Example



	Total projected units without HAF	Total projected units with HAF	Increase in housing Type		
Single detached homes	2,000	2,100	100		
Multi-Unit housing In close proximity to rapid transit	400	450	50		
Multi-Unit housing Missing middle	1,000	1,250	250		
Multi-Unit housing Other	2,100	2,200	100		
Total units	5,500	6,000	500		

Top-up Funding - Example



	Total projected units without HAF	Total projected units with HAF	Increase in housing Type	Per unit Amount *	Top-up funding amount
Single detached homes	2,000	2,100	100	\$0	\$0
Multi-Unit housing In close proximity to rapid transit	400	450	50	\$15,000	\$750,000
Multi-Unit housing Missing middle	1,000	1,250	250	\$12,000	\$3,000,000
Multi-Unit housing Other	2,100	2,200	100	\$7,000	\$700,000
Total units	5,500	6,000	500		
Top up funding					<u>\$4,450,000</u>

* Per unit amounts are estimated amounts to assist in budgeting purposes

Affordable Housing Bonus – Example



	Share of total projected affordable units without HAF					
Affordable Housing Bonus	2.00%					

5,500 $\xrightarrow{\text{HAF}}$ 6,000 units

Affordable Housing Bonus – Example



	Share of total projected affordable units without HAF	Share of total projected affordable units with HAF				
Affordable Housing Bonus	2.00%	2.00%				

5,500 $\xrightarrow{\text{HAF}}$ 6,000 units \times 2.00% = 120 units

Affordable Housing Bonus – Example



	Share of total projected affordable units without HAF	Share of total projected affordable units with HAF				
Affordable Housing Bonus	2.00%	2.00% 3.50%				

$$5,500 \xrightarrow{\text{HAF}} 6,000 \text{ units} \times 2.00\% = 120 \text{ units}$$

$$\qquad \qquad \qquad \qquad \qquad \times 3.50\% = 210 \text{ units}$$

Affordable Housing Bonus – Example



	Share of total projected affordable units without HAF	Share of total projected affordable units with HAF	Increase in the share of affordable housing units	Incremental affordable housing units	Per Unit Amount *	Affordable housing bonus amount
Affordable Housing Bonus	2.00%	3.50%	1.50%	90	\$19,000	<u>\$1,710,000</u>

5,500 $\xrightarrow{\text{HAF}}$ 6,000 units \times 2.00% = 120 units
 \times 3.50% = 210 units

* Per unit amounts are estimated amounts to assist in budgeting purposes

EXAMPLE - Estimated Funding Totals



HAF-Incented Units	500 units
Base Funding	<u>\$10,000,000</u>
Top-Up Bonus	<u>\$4,450,000</u>
Affordable Housing Bonus:	<u>\$1,710,000</u>
Total Amount:	\$16,160,000



Monitoring and Reporting

Monitoring and Reporting

There are three main reporting obligations.



Progress on the initiatives and commitments outlined in the action plan.

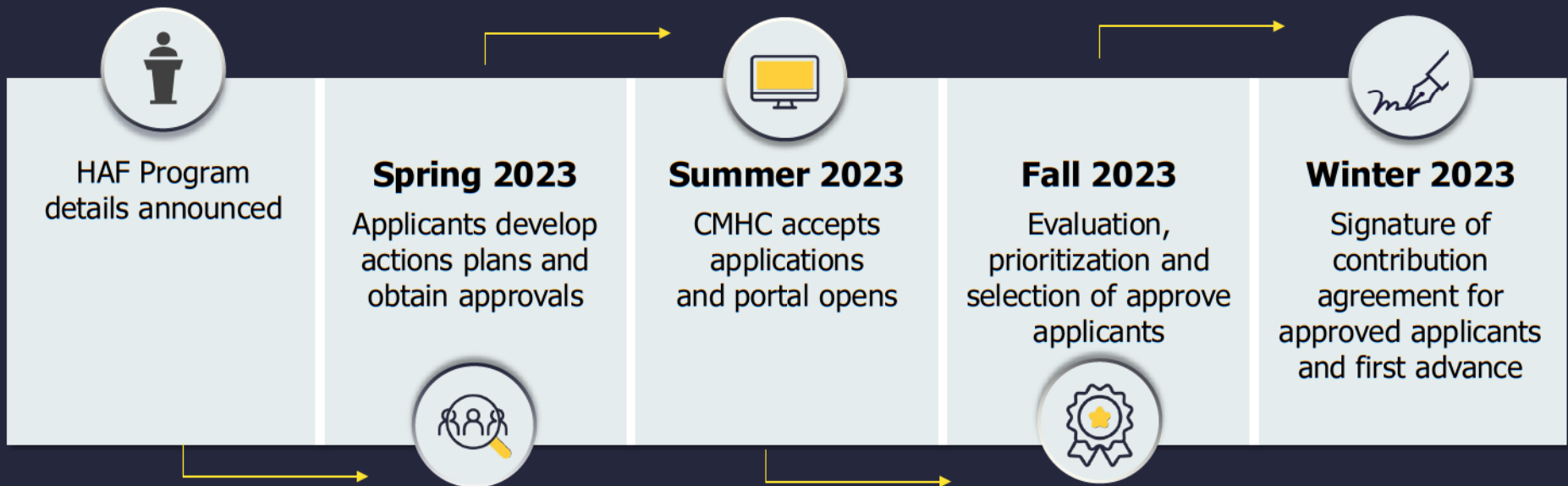


Permit data for all housing units permitted during the reporting period.



Details on how the Housing Accelerator Fund (HAF) funding was used during the reporting period.

HAF Key Dates



HAF Summary



\$4 Billion in contribution for local governments resulting in at least **100,000 net new permitted** housing units over the course of the 4-year program.



Support the **development of complete**, low-carbon, and climate-resilient communities across Canada, that are affordable, inclusive, equitable, and diverse across Canada.



Lasting systemic changes reducing **barriers** to housing supply and development approvals

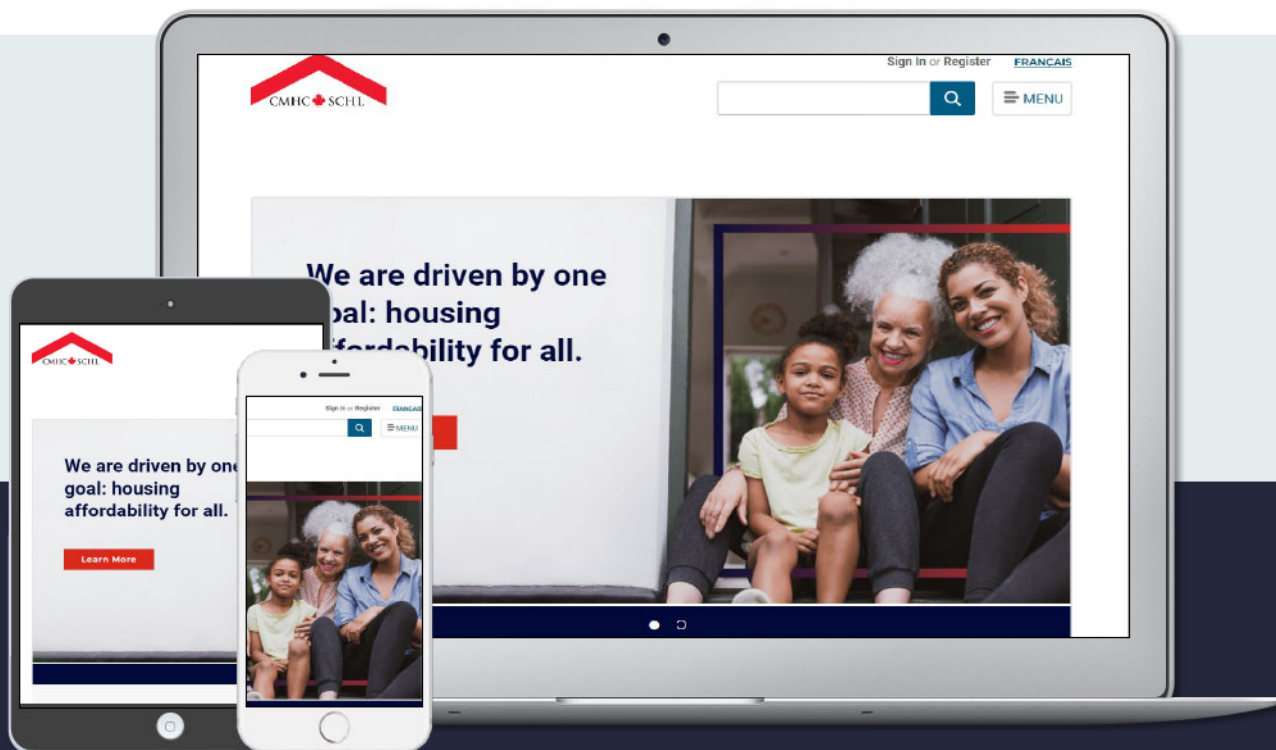


To **speed up housing development** and **increase supply**.



For more information, you can visit our website at **cmhc.ca/HAF**

Resources



cmhc.ca/HAF



Thank you