



**Meeting Date:** October 2, 2024

**Prepared By:** Stephanie Bergman, Manager of Planning and Development

**Submitted by:** Stephanie Bergman, Manager of Planning and Development

**Report No:** PLA-45-2024

**Subject:** Housing Accelerator Fund Round 2

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**Recommendation:**

THAT Report PLA-45-2024, re: Housing Accelerator Fund Round 2 be received;

AND THAT Council express support for the Municipality's application to Round 2 of the Housing Accelerator Fund;

AND FURTHER THAT staff report back on the status of the funding application.

**Purpose:**

The purpose of this report is to provide an overview of the Municipality's submission to Round 2 of the Housing Accelerator Fund, and to obtain a motion of support from Council as a requirement of the application.

**Background:**

The [Housing Accelerator Fund](#) (HAF) is a \$4-billion dollar federal fund intended to drive transformational change within the sphere of control of local government regarding land use planning and development approvals. 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 not have occurred without the program.

The Canadian Mortgage and Housing Corporation (CMHC) announced the second round of applications for the Housing Accelerator Fund program. With the assistance of Middlesex County staff, Middlesex Centre submitted an application to the first intake in 2023, and despite putting forward a strong application, the application was unsuccessful. The second intake has been announced, which is open only to those municipalities which applied, but were unsuccessful in the first intake.

Since considerable time and effort had been put into the initial submission in 2023, including the completion of the Housing Needs Assessment by the County of Middlesex, Municipal staff were able to work with County staff to undertake the necessary updates and submit the application.

### **Analysis:**

As part of the submission, municipalities were required to submit a housing action plan, which consists of a minimum of 7 initiatives suggested by CMHC aimed at reducing barriers and supporting growth. Staff worked with the County to build on the previous submission and to identify initiatives considered to be the most realistically achievable, and that most aligned with ongoing and planned initiatives.

It is important to note that the initiatives within the action plan represent commitments to explore various ways of reducing barriers and supporting growth, and that some initiatives are currently underway. The initiatives included in the action plan are identified below, and more information will be provided should Middlesex Centre be successful:

- End exclusionary zoning;
- Eliminate restrictions and add flexibility;
- Design and implementation guidelines;
- Affordable housing community improvement plans;
- Increase processing efficiency;
- Prioritized/Enhanced development approval process; and
- Grant programs to encourage diverse housing types.

If successful, funding can be applied to a range of growth-related projects and initiatives. Some potential uses of the HAF funding in Middlesex Centre include:

- Additional planning/engineering staff to support development reviews or initiatives such as the creation of additional design and building resources;
- Expansion of the Komoka Wastewater Facility;
- Expansion of 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;

- 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.

**Financial Implications:**

There are no direct financial implications associated with the Municipality's submission to HAF Round 2.

**Strategic Plan:**

This matter aligns with following strategic priorities:

- Balanced Growth
- Sustainable Infrastructure and Services
- Vibrant Local Economy

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 and the infrastructure required to support sustainable growth.

**Attachment:**

N/A