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# Housing Accelerator Fund

Regional Council

June 6, 2023

# Overview

- Program Components
- Growth Target Commitment
- Project Initiatives

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# Program Focus



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.

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# Minimum Requirements

## Applicants must:

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



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# HAF Funding Permitted Uses

## 1. Housing Accelerator Fund Initiatives

- HRM must have 7 initiatives

## 2. Affordable Housing

- Construction, Repair or Modernization, Land or Building Acquisition

## 3. Housing-Related Infrastructure

- Drinking Water, Wastewater, Solid Waste Management, Public Transit, Community Energy Systems, Disaster Mitigation, Brownfield Redevelopment, Broadband and Connectivity, Site Prep for Housing Developments, Capacity Building.

## 4. Community-Related Infrastructure

- Local Roads and Bridges, Sidewalks, Lighting, bicycles lanes, Firehalls, Landscaping and Green Space

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# Incentive Based Funding

	2023	2024	2025	2026
<b>% of Total Funding Available</b>	<b>25%</b>	<b>25%</b>	<b>25%</b>	<b>25%</b>
<b>Approximate \$ to HRM*</b>	<b>18 million</b>	<b>18 million</b>	<b>18 million</b>	<b>18 million</b>
<b>Conditions</b>	<b>Application Approved</b>	<b>HAF Initiatives Completed</b>		<b>Growth Target Met</b>

*\* Funding allocation based on proposed growth targets*

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# Unit Type Incentives

Base		Top Up		Affordable
\$20K/unit	+	Close to Transit \$15K/unit	+	\$19K/unit
		Missing Middle <sup>1</sup> \$12K/unit		
		Other \$7K/unit		

<sup>1</sup> Multi-unit housing characterized as missing middle refers to ground-oriented housing types. This includes garden suites, secondary suites, duplexes, triplexes, fourplexes, row houses, courtyard housing, low-rise apartments (4 storeys or less).

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# Growth Targets\*

	Single Detached	Missing Middle	Multi-Unit Other	Close to Transit	Total
Proportion	15.38%	16.54%	59.23%	8.85%	100%
Unit Count	400	430	1540	230	2,600

\* Growth targets have been projected over a three-year period (2023-2026).

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# Proposed HAF Initiatives

1. Streamline permitting processes and enhance customer support services
2. Reduce upfront costs for permit applications
3. Facilitate non-residential to residential conversions
4. Encourage development along Rapid Transit Corridors
5. Expedite heritage development agreements
6. Program for small scale residential construction
7. Permit fee reductions for small scale residential
8. Small scale pre-approved building plans
9. Small scale multiple unit dwelling pre-approved building plans
10. Expansion of affordable housing grant program
11. Resource Surplus Land for Affordable Housing Program

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# Proposed HAF Initiatives

Timeline	Units	Budget	HAF Revenue
Apr 2023 to July 2025	2600	\$13.66M	\$73.32M

## Budget of \$13.66 M is for:

- New positions to support rapid implementation and minimize impacts on existing operations
- Consulting costs for some pieces of program design, training and communications
- Program or project incentives

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# Recommendation

1. Direct the Chief Administrative Officer to submit a Housing Accelerator Fund Action Plan that includes the initiatives as generally outlined in Attachment A, along with all additional required documentation to the Canada Mortgage and Housing Corporation as the Municipality's application under the Housing Accelerator Fund program; and
2. Authorize the Chief Administrative Officer to enter into any contribution agreements or amending agreements that may be required should the Municipality be approved for funding under the program.

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