

STAFF REPORT

TO: Warden and Members of Shelburne Municipal Council

FROM: Val Kean, Director of Economic & Community Development

APPROVED BY: Warren MacLeod, Chief Administrative Officer

DATE: September 11, 2024

SUBJECT: **Housing Accelerator Fund Application**

PURPOSE

For Council to approve support an application for the second round of the Federal Housing Accelerator Fund.

RECOMMENDATION

It is recommended that:

The Municipality of the District of Shelburne approves the submission of a Housing Accelerator Action Plan that includes the initiatives generally outlined in this staff report, dated September 11, 2024, as the Municipality's application under the Housing Accelerator Fund 2 program.

BACKGROUND

The Housing Accelerator Fund 2 (HAF2) is a federal program administered by the Canada Mortgage and Housing Corporation (CMHC) that will provide up to \$400 million in funding directly to local authorities (primarily municipalities) to incentivize and support initiatives within the of control of local governments that accelerate the supply of housing.

In June 2023, the CMHC released round one of the HAF with a target application submission date of September 2023. The Municipality did apply however, we were not successful. In March of 2024, HAF2 was announced. To be eligible for HAF2 applicants must have applied under the first round and been declined for funding. The deadline for applications is September 13, 2024.

DISCUSSION

To participate, municipalities are required to further develop an Action Plan as the basis of their application. The Action Plan must set out a housing supply growth target as well as specific initiatives that the municipality will undertake to meet the growth target. Growth is measured by the number of permits issued for new units. In setting a growth target, municipalities are required to calculate their baseline growth for net-new permits

based on historical data and then commit to accelerating this baseline growth by a minimum of 10 per cent over the next three years.

The HAF Action Plan must identify a minimum of five initiatives that will be undertaken to meet this growth target. Below are the recommended initiatives that will form the Municipality's Housing Action Plan:

1. Surplus Lands Strategy – the municipality will strategically select municipally owned land to declare surplus and available for housing development.
2. Electronic Permitting and Succession Planning – Within the Building Inspection Department the municipality will implement a capacity building plan that will include the implementation of digital software and succession planning for Inspection services.
3. Affordable Housing Incentive Policy – the municipality will develop an incentive program that will encourage density building and affordable housing development.
4. Density Building Plans – the municipality will explore preapproved building plans for density building, including accessory dwellings, multi-unit dwelling and row housing.
5. Community Improvement Plan – explore and implement policies and partnerships that support the rapid employment of affordable housing and transitional housing. This initiative will also consider the cohesiveness of all our initiatives.