

MEMORANDUM

TO: Mayor's Taskforce on Building More Homes Advisory Committee

FROM: Summer Stevenson, Project Manager – Housing Accelerator

DATE: November 7, 2025

RE: **Housing Accelerator Fund Action Plan Update – November 2025**

The purpose of this memorandum is to provide an update on the progress made towards achieving the Housing Accelerator Fund (HAF) targets and Action Plan milestones.

Housing Target: Progress Update

As of October 16, 2025, the housing supply growth target for the second reporting period (March 1, 2025, to February 28, 2026) has been reduced to 676 net units (from 708 net units) and the target for the third reporting period has increased to 740 net units.

Table 1. Net permitted units since March 1, 2025, by target type, as of November 7, 2025.

Target Type	Target	Net	Remain	Progress
Total Units	676	217	459	32%
Missing Middle	305	162	143	53%
Other Multi-unit	147	18	129	12%
Affordable Units	335	23	313	7%

Table 2. Net permitted units in reporting period one and two, as of November 7, 2025.

Target Type	Target	Net	Remain	Progress
Total Units	1,015	562	453	55%
Missing Middle	429	286	143	67%
Other Multi-unit	328	199	129	61%
Affordable Units	362	50	312	14%

Housing Target: Permit Projections

The conservative unit projection by February 28, 2026, remains 350 – 400 net permitted units. Should 400 net units be issued permits, we will achieve 73% of the reporting period one and two target (1,015) and 42% of the total 3-year target.

Grant Funding Update

The team continues to monitor the status of funded projects (table 3). Waitlisted Additional Dwelling Unit (ADU) grant applications are being moved off the waitlist as projects are cancelled. To date, the waitlist has 51 applications (start = 67 applications).

Table 3. Status of units approved through HAF grants, as of November 7, 2025.

Grant	Approved Units	Cancelled	Permitted	Permit App Under Review	Outstanding
ARHFP	210	0	8	36	166
ADU	81	15	44	7	15
CAG	86	4	26	22	34
MUR	347	86	104	33	124
Total	724	89	182	98	339

Table 4. Units in receipt of HAF funding by program and year, compared to all units permitted per calendar year.

Year	ARHFP	ADU	CAG	MUR	HAF Total	All Units (Net)	% HAF
2024	0	14	4	94	112	331	34%
2025	8	33	22	14	77	236	33%
2026	-	-	-	-	-		