

## MEMORANDUM

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

**FROM:** Summer Stevenson, Project Manager – Housing Accelerator

**DATE:** December 8, 2025

**RE:** **Housing Accelerator Fund Action Plan Update – December 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**

The housing supply growth target for the first and second reporting period (March 1, 2024, to February 28, 2026) is 1,015 units.

*Table 1. Net permitted units in reporting period one and two, as of December 8, 2025.*

Target Type	Target	Net	Remain	Progress
<b>Total Units</b>	<b>1,015</b>	<b>617</b>	<b>398</b>	<b>61%</b>
Missing Middle	429	344	85	80%
Other Multi-unit	328	199	129	61%
Affordable Units	362	86	276	24%

### **Housing Target: Permit Projections**

The conservative unit projection by February 28, 2026, is 700 – 750 permitted units. Should 750 net units be issued permits, we will achieve 74% of the next target and 43% of the total target.

### **Grant Funding Update**

The team continues to monitor the status of funded projects (table 2). Waitlisted Additional Dwelling Unit (ADU) grant applications are being moved off the waitlist as projects are cancelled. To date, the waitlist has 50 applications (start = 67 applications).

*Table 2. Status of units approved through HAF grants, as of December 8, 2025.*

Grant	Approved Units	Cancelled	Permitted	Permit App Under Review	Outstanding
ARHFP	210	0	44	18	148

ADU	82	18	47	7	10
CAG	86	5	36	0	45
MUR	344	109	108	29	98
<b>Total</b>	<b>722</b>	<b>132</b>	<b>235</b>	<b>54</b>	<b>301</b>

*Table 3. 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	44	33	32	14	123	289	43%
2026	-	-	-	-	-		

### **Action Plan: Progress Update**

#### **Initiative 6: Secondary Planning & Infrastructure Planning in Support of Housing Strategy, Milestone 1: Conduct Infrastructure Planning (Jan 01, 2024 – Dec 31, 2025).**

- **Milestone is complete.** Infrastructure planning has been completed for three identified areas (Burwood Phase 2 & 3, Central Avenue Phase 1, and Empire). Construction has commenced on one (Burwood Phase 2), tender ready for issuance next year for remaining projects.

#### **Initiative 6: Secondary Planning & Infrastructure Planning in Support of Housing Strategy, Milestone 3: Undertake Secondary/Neighbourhood Planning (Jan 01, 2024 – Dec 31, 2025).**

- **Milestone is delayed.** Significant archaeological find and presence of endangered species has delayed the Central Avenue Development Lands project, which is the marquis project under this milestone. A plan is in place to advance the work following the Stage 3 Archaeological Assessment.
  - Although the revised project completion date is March 2029, this milestone will be considered complete when the Development Plan has been finalized. This is on track to align with the results of the Stage 3 Archaeological Assessment.

#### **Initiatives 9 & 10: Enhanced Vacant & Dilapidated Buildings Program, Milestone 1: Undertake Property Standards By-law Review (Jun 01, 2025 – Dec 31, 2025) and Milestone 2: Develop & Launch Program (Jan 01, 2026 – Jun 30, 2026).**

- **Milestone 1 is complete.** By-law review complete and Vacant Building Response Plan presented to Taskforce and Standing Committee – Growth in November.
- **Milestone 2 is on track.** Work continues on the Vacant Building Response Plan.

### **Additional Initiatives**

- Build Thunder Bay Breakfast, February 5, 2026
  - Registration Form emailed to Stakeholders on Tuesday, December 9. Taskforce is encouraged to share amongst their networks.
- CMHC Housing Design Catalogue
  - CMHC released the complete Housing Design Catalogue which features regional standardized housing designs and includes the full technical packages. Development Services has pre-reviewed four of the seven Ontario designs: Accessory Dwelling Unit 01, Fourplex 02, Sixplex, and Stacked Townhouse 01. A draft webpage is under review to promote the designs in Thunder Bay and provide instructions on how to use them.