

## MEMORANDUM

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

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

**DATE:** November 13, 2024

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

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

### Housing Target: Progress Update

Table 1. Net permitted units from January 1, 2024, to October 31, 2024, by target type.

Target Type	Target	Net	Remain	Progress
<b>Total Units</b>	<b>1,691</b>	<b>315*</b>	<b>1,376</b>	<b>19%</b>
Missing Middle	401	78	323	19%
Other Multi-unit	292	181	111	62%
Affordable Units	348	0	348	0%

\*323 new permitted units, with a total construction value of \$94,686,283. 8 units demolished over the same period.

CMHC has provided guidance on the classification of unit types. Per HAF reporting requirements, “Missing Middle” refers to multi-unit buildings that are four storeys or fewer while “Other Multi-Unit” refers to multi-unit buildings taller than four storeys. The totals in Table 1 have been adjusted to reflect this change.

### Grant Application Summary

Table 2. Eligible applications received as of October 31, 2024, by grant type.

Grant Type	Eligible Apps	Units	Amount Requested	Projects Approved	Projects w Permits
<b>Construction Assistance Grant</b>	3	25	\$ 440,000	2	0
<b>ADU Grant</b>	26	28	\$ 580,000	2	6
<b>ADU – Permit Fees</b>			\$ 212,692		
<b>ADU - Servicing</b>			\$ 220,000		
<b>Multi-Unit Grant</b>	15	290	\$ 1,090,000	0	4

<b>MU – Permit Fees</b>			\$	122,076		
<b>Affordable Rental Program</b>	6	244	\$	5,580,000	6	0
<b>Total</b>	50	587	\$	8,244,768	10	10 (90 units)

If all applications are approved for funding and proceed as indicated, we can expect an additional 497 permitted units by the end of next year. The requested funding amount is expected to be lower than the amount included in Table 2 due to a reduction in the number of ADU projects that require the Servicing Grant or the maximum Building Permit Fee Grant.

**Action Plan: Progress Update**

1. Affordable Rental Housing Funding Program
  - Working with the successful Applicants to enter into Contribution Agreements.
2. Community Improvement Plan Grants
  - Scoring of the Multi-Unit Grant Applications is underway. Anticipate notifying successful recipients late November/early December.
  - Additional Dwelling Unit Grant and Construction Assistance Grant applications remain open.
  - Working to improve application processing speeds.
3. Surplus Lands
  - One of the fourteen surplus properties has been sold for multi-unit construction.
4. Infrastructure Projects
  - Central Avenue Development Lands Project has been initiated. More information to be provided to the Taskforce in January.
5. Education, Marketing, & Communications
  - Marketing campaign continues, includes print, radio, and social media advertising.

**Action Plan: Milestone Status**

No update. See September update for complete list of milestones.