

## MEMORANDUM

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

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

**DATE:** April 17, 2025

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

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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.

### **Annual Agreement Report Update**

The Annual Agreement Report was approved by Canada Mortgage and Housing Corporation (CMHC) on March 21, 2025. The City received the second payment at the end of March. The next Annual Agreement Report is due early March 2026.

### **Additional HAF Funding**

Through the Annual Agreement Report, the City submitted a proposal for additional funding to support the creation of an enhanced Vacant & Dilapidated Buildings Program. The City was awarded an additional \$2.077 million for this initiative, with the amount to be divided equally between the second, third, and fourth payments.

This initiative is intended to support an additional 64 units, increasing the Housing Supply Growth Target from 1,691 to 1,755 units by February 2027. Table 1 provides an overview of the milestones associated with this new initiative.

*Table 1. Enhanced Vacant & Dilapidated Buildings Program, Initiative 9 & 10, as outlined in the HAF Contribution Agreement.*

M/S	Description	Timeline	Status
1	Undertake Property Standards By-law Review and Assessment	Jun 01, 2025 – Dec 31, 2025	Initiated
2	Develop and Launch Program	Jan 01, 2026 – Jun 30, 2026	Not Started
3	Acquire and Address Priority Buildings	Jan 01, 2026 – Aug 31, 2026	Not Started

### **Housing Target: Progress Update**

With the additional funding, Thunder Bay's housing supply growth target from March 1, 2025, to February 28, 2026, is now 708 net permitted units (up from 676).

Table 2. Net permitted units since March 1, 2025, by target type, as of April 17, 2025.

Target Type	Target	Net	Remain	Progress
<b>Total Units</b>	<b>708</b>	<b>30</b>	<b>678</b>	<b>4%</b>
Missing Middle	320	27	293	8%
Other Multi-unit	147	0	147	0%
Affordable Units	337	0	337	0%

Table 3. Net permitted units, by calendar year, by target type, as of April 17, 2025.

Target Type	2024	2025
<b>Total Units</b>	<b>331</b>	<b>47</b>
Missing Middle	109	44
Other Multi-unit	181	0
Affordable Units	25	2

### **Grant Intake Update**

Grant intake opened on March 20, 2025, and closed on April 17, 2025. Preliminary results as of 10:30am on April 17, 2025, are included in table 4. Table 4 is intended to provide a snapshot and includes all applications received with no consideration for eligibility, final numbers will differ.

Table 4. Preliminary application results prior to closure of grant intake.

Grant Type	Total Applications	Proposed Units	Requested Funding
ADU	69	78	\$ 2,783,260.00
CAG	13	215*	\$ 2,560,000.00
MUR	17	145	\$ 597,500.00**
<b>Total</b>	<b>99</b>	<b>438*</b>	<b>\$ 5,940,760.00</b>

\*Includes two projects receiving funding through the Affordable Rental Housing Funding Program (132 units).

\*\* Four applicants do not meet the density requirements which reduces the requested funding. Applicants will be provided an opportunity to modify their project to meet the required density thresholds.

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

No information to report.