



Subject: *Housing Accelerator Fund - Supplemental Report*
To: CAO for Council, July 26, 2023
Date Prepared: July 26, 2023
Related Motions: CRS23(73)
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Approved by: John Woodford, Director of Planning & Development

Summary

At their July 18, 2023 meeting staff presented a report on the Housing Accelerator Fund (HAF). As a result of the report Executive Committee passed Motion CRS23(73) that *“the Corporate and Residential Services Committee recommend to Council that Council direct the CAO to submit a Housing Accelerator Fund Action Plan that includes the initiatives as generally outlined in Appendix C of this report, along with all additional required documentation to the Canada Mortgage and Housing Corporation as the Municipality’s application under the Housing Accelerator Fund program; and authorize the CAO to enter into any contribution agreement or amending agreements that may be required should East Hants be approved for funding under the program.”*

Due to the fast-moving nature of this application, we were only able to meet with the Fund Navigator from the Federation of Nova Scotia Municipalities this week. We were informed that the incentives staff had identified for the East Hants HAF Action Plan would not meet the three objectives set out by the HAF program.

1. *Supporting the development of complete communities that are walkable, consisting of appropriate residential density and a diverse mix of land uses, providing access to a wide variety of amenities and services through public and active transportation.*
2. *Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.*
3. *Supporting the development of low-carbon and climate-resilient communities.*

Staff were informed that capital infrastructure projects are not the intended incentives that should be identified by the plan and if these incentives remain in the application, it will cause our application to score low. Therefore, in order to boost East Hants’ chances of qualifying for the program, staff are proposing a new set of incentives that can be submitted as part of the Action Plan and will be more in keeping with the guidelines of the HAF program.

The following list of incentives is more consistent with the incentives described in the HAF Application Reference Material.

No.	Description of Initiative	Timeline	Units	Budget*	Possible HAF Revenue**
1	Mount Uniacke Secondary Planning Strategy - Plan to determine where medium-density growth can occur and investigate cluster septic systems	Complete by December 2025	200 (SD)	\$10,000 most work to be completed internally	\$4,000,000 Total
2	Lantz North Secondary Planning Strategy - The purpose of the Plan is	Completed by December 2024	40 (SD) 50 (MM)	\$130,000	

	to develop areas of new growth for beyond the current HAF time horizon.				\$2,400,000 Total
3	Accessory Dwelling Unit Building Permit Fee Grant - waive building permit fees for folks submitting a new permit for an accessory dwelling unit from September 2023 to September 2026	Grant program ends September 2026	75 (MM)	\$14,000	\$1,500,000 (Base) \$900,000 (MM) \$2,400,000 Total
	Accessory Dwelling Unit Promotion Program - to inform residents about the ability to create secondary suites and the different style of suites that can be constructed.	Completed by April 2024		\$5,000	
4	Active Transportation Sidewalks Highway 214 - to support the development of complete communities that are walkable, and provide low-carbon ways to travel around the community	Completed by March 2024	70 (MO)	\$1,500,000	\$1,400,000 (Base) \$490,000 (MO) \$1,890,000 Total
5	Horne Settlement Lift Station Upgrade - capacity building to allow for infill development and to allow for an increase in density where appropriate	Completed by March 2025	34 (MM)	\$550,000	\$680,000 (Base) \$144,000 (MM) \$824,000 Total
6	Shubenacadie Village Core Parking Plan - Policy Change and Design for a common parking area to reduce parking requirements in the village	Completed by April 2024	50 (MM)	\$50,000	\$1,000,000 (Base) \$600,000 (MM) \$1,600,000 Total
7	Building Inspection Capacity Building - includes updating the building permit process to streamline the review process and building capacity by hiring a fourth and fifth Building Inspector	Process Change completed by April 2024 Building Inspectors Fourth Hired October 2023 Fifth Hired by October 2024	88 (SD) 72 (MM)	\$200,000 Per/year for a total of \$600,000	\$3,200,000 (Base) \$864,000 (MM) \$4,064,000 Total
8	Sidewalk Widening and Reconstruction Elmsdale/Enfield - to create a walkable and low-carbon community that allows people to live an active and healthy lifestyle	Completed by March 2025	40 (MM)	\$4,100,000	\$800,000 (Base) \$480,000 (MM) \$1,280,000 Total
9	Wastewater Capacity - purchase land for the future expansion of the Lantz Wastewater Lagoon to increase the capacity for infill residential units	Completed by December 2024	No new dwelling units - for future planning	\$350,000	\$0

	and to support climate-resilient communities				
10	Green Road Forcemain Upgrade - to create complete communities that are the appropriate residential density and meets the requirement for diverse housings	Completed by April 2025	100 (MM)	\$6,350,000	\$200,000 (Base) \$1,200,000 (MM) \$3,200,000 Total
Total			819	\$13,659,000	\$21,658,000

**Project budgets for each initiative are subject to change.*

***HAF Revenue is dependent on the initiatives that are selected by CMHC.*

SD - Single Detached = \$20,000 per unit

MM - Missing Middle = \$32,000 per unit

MO - Multi-Other = \$27,00 per unit

The Funding Advisor also indicated that if the total number of units projected with the support of HAF exceeds the growth rate by more than average growth determined by Statistics Canada then additional information may be required in order for our application to be considered. Therefore, staff reduced the total number of dwelling units expected to be created with the HAF funding, though it is still expected that our application will be flagged and East Hants will be required to submit additional information to CMHC.

Staff still believe that the funding offered by the HAF program is extremely valuable to East Hants and can be used for investments in Community-related infrastructure that supports housing, including capital projects that were identified in the original HAF report presented to Corporate and Residential Services on July 18, 2023.