



Subject: *Housing Accelerator Fund - Recommended Reallocation of Funds*
To: Corporate and Residential Services Committee
Date Prepared: July 15, 2026
Related Motions: C23(249), C24(397), C24(254), C25(182), C24(121), C25(237), C25(347), C25(377)
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Summary

On March 17, 2023, the Government of Canada announced \$4 billion in new funding to create a Housing Accelerator Fund. The Housing Accelerator Fund (HAF) provides incentive funding to local governments to encourage local initiatives that remove barriers to housing supply, accelerate the growth of supply and support the development of complete, low-carbon and climate-resilient communities which are affordable, inclusive, equitable and diverse.

Confirmation was received in February of 2024 that the municipality was eligible to receive \$5.885 million over a four-year period. In November of 2024 Council passed a motion to allocate \$4.5 million of these HAF funds to various qualifying capital and operating projects. Since then, Council has made a variety of other motions to allocate or reallocate this funding.

After the March 31, 2026 fiscal year end financial statements were complete, finance staff completed an analysis of HAF funds spent so far, what was remaining and the likelihood of these projects being completed by February 23, 2028 (the federal deadline for spending HAF funds). Due to this assessment staff are making recommendations to change the current allocations to ensure funds are spent by the deadline. The recommended changes are reflected in table 1 below.

Financial Impact Statement

Allocates expected funding from HAF to respective projects.

Recommendation

The recommended allocation of these funds is stated in the table below.

Recommended Motion

Move that Corporate and Residential Services Committee recommend that Council approve the reallocation of HAF funding, as noted in Table 1 of the July 21, 2026 report.

Table 1

HAF \$ ALLOCATIONS							
Capital Project#	Project Name	Projected End Date	Allocations As of March 31, 2026	HAF \$ Spent to March 31, 2026	HAF Left to Spend	Recommended HAF \$ Reallocation	HAF \$ Allocations To Be Spent
16-011	Lift Station Upgrade - Highway 277	Dec-27	1,135,700	-	1,135,700	-1,135,700	-
21-033	Crosswalk - Highway 2	Completed	196,000	201,841	- 5,841	5,841	-
23-007	Traffic Calming - Digital Speed Signs	Aug-26	203,380	-	203,380		203,380
23-008	Traffic Calming - Speed Table	Aug-26	117,237	47,743	69,494		69,494
23-017	Kiln Creek Central Park	Dec-27	274,828	250,000	24,828		24,828
24-012	Mount Uniacke Streetlights	Jun-26	315,000	45,761	269,239	-130,000	139,239
24-013	East Uniacke Playground	TBD	65,172	65,172	- 0	-	0
25-009	Shubenacadie Parking Lot (costs to include cenotaph move)	Oct-26	500,000	50,763	449,237	-200,000	249,237
21-004	Transit Implementation	TBD	800,000	-	800,000		800,000
20-017	Medical Centre Lift Station	TBD	475,000	13,306	461,694	-461,694	-
24-014	Lakelands Park	Dec-27	25,000	-	25,000		25,000
	Lantz Secondary Planning Strategy	Completed	133,116	132,959	157	-157	-
	Traffic Signaling	TBD	500,000	-	500,000		500,000
	Uniacke Ground Water Study	Completed	21,000	20,857	143	-143	-
	Water Utility Studies	TBD	500,000	-	500,000	-200,000	300,000
	PLANSERV - 25/26 Townsuite Expenses	Completed	11,185	7,790	3,395		3,395
	New Building Inspector 1/3 GTR and 2/3 HAF in 26/27 (BLDINSOPR)	Mar-27	73,000	-	73,000		73,000
	Then 1/3 HAF in 27/28, and all GTR in 28/29	Dec-27	38,976	-	38,976		38,976
	New Planner for Plan Review 1/3 GTR and 2/3 HAF in 26/27 (PLANSE)	Mar-27	64,000	-	64,000		64,000
	Then 1/3 HAF in 27/28, and all GTR in 28/29	Dec-27	34,090	-	34,090		34,090
	Varios Plan Review Expenses 26/27	Mar-27	16,850	-	16,850		16,850
	Flood Informaiton Verificaiton	TBD	50,000	-	50,000		50,000
	Grand Lake, Horne Settlement Secondary Planning	TBD	140,000	-	140,000		140,000
	Mount Uniacke Servicing Feasiblity Study	TBD	300,000	-	300,000		300,000
18-009	Active Transportation Route	Mar-27				140,000	140,000
26-007	Belnan Playground	Dec-26				130,000	130,000
25-019	Brookside Wastewater Revitalization	TBD				1,851,853	1,851,853
	Totals		5,989,534	836,193	5,153,340	-	5,153,340

Alternatives

Council may advise staff to make reallocations other than those proposed.