Minister of Housing and Infrastructure
Minister responsible for
Pacific Economic Development Canada

Ministre du Logement et de l'Infrastructure
Ministre responsable de
Développement économique Canada pour le Pacifique

Ottawa, Canada K1P 0B6

October 2, 2026

To the partner communities of the Housing Accelerator Fund (HAF):

Over the past several years, HAF has challenged local governments across Canada to set ambitious housing goals and tackle some of the most significant barriers that make it more difficult to build the homes people need.

Your communities answered that challenge. Through your participation in HAF, you committed to advancing local solutions that make it faster and easier to build housing. To date, the first three HAF payments have reflected action plan progress toward implementing these commitments.

As we move into the final phase of HAF, I am writing to provide clarity regarding how the final annual payments will be calculated. The final payment will consist of two components:

Ten percent of the final payment will be based on the completion of your Action Plan commitments. These commitments must remain in force as they form the foundation of the program and are essential to achieving lasting improvements in how housing is delivered.

The remaining ninety percent of the final payment will be based on your community's progress toward its HAF-incented permit targets. HAF-incented units are those units above the baseline forecast established in your funding agreement.

This portion of the payment will be calculated proportionally based on the number of HAF-incented units achieved relative to your respective targets for rapid transit, missing middle, other multi-unit development, and affordable housing. Communities that achieve a greater share of their HAF-incented permit targets will receive a correspondingly greater share of the permit-based component of the final payment, up to the agreement amount. Meeting all targets, combined with completing all Action Plan commitments, will result in the full final payment.

Additionally, if you were previously notified by me, or by my ministerial predecessor, of specific conditions related to future payments, those considerations will continue to inform the final payment assessment, where warranted.

Representatives from Canada Mortgage and Housing Corporation will shortly reach out to your staff to provide a more detailed breakdown of the final payment and to review the methodology.

HAF is built on a shared commitment to deliver meaningful housing outcomes, and the Government of Canada remains committed to working with communities to address your housing needs. Thank you for your continued partnership.

Sincerely,



The Honourable Gregor Robertson, P.C., M.P.
Minister of Housing and Infrastructure and Minister responsible for
Pacific Economic Development Canada