



CMHC Housing Accelerator Fund Work Plan

Development Services Committee

June 18, 2024

Purpose

- Provide an overview of the City's Housing Accelerator Fund (HAF) Action Plan as approved by CMHC
- Propose a Work Plan to implement the Action Plan detailing the suggested use of funds
- Outline the authorities needed to support achievement of the HAF targets and commitments in the required timeframe

Background

- On June 14, 2023, the City passed a Council resolution directing staff to submit a HAF application
- On October 11, 2023, the federal Minister requested that the City consider enhancements to its application and in response, the City passed a resolution on December 13, 2024 directing amendments
- On January 25, 2024, the City's HAF approval was secured through a contribution agreement with CMHC for \$58.8 million to support the delivery of 1640 housing units

CMHC HAF Overview & Agreement Commitments



Action Plan


The HAF Action Plan includes seven Initiatives with a housing target of 1640 units that also support the City's Affordable and Rental Housing Strategy

1. Public Partnerships	190 units
2. Additional Residential Units + Incentive Program	140 units
3. Major Transit Station Areas Update	700 units
4. Inclusionary Zoning in Major Transit Station Areas	40 units
5. Incentive Program for Affordable Housing	300 units
6. E-Development Application System Update	210 units
7. Parking + Traffic Demand Standards Update	60 units

*Housing Needs Assessment update (as required by program)

Payment Schedule

CMHC is to provide 4 funding advances to the City conditional on Action Plan progress and target achievement

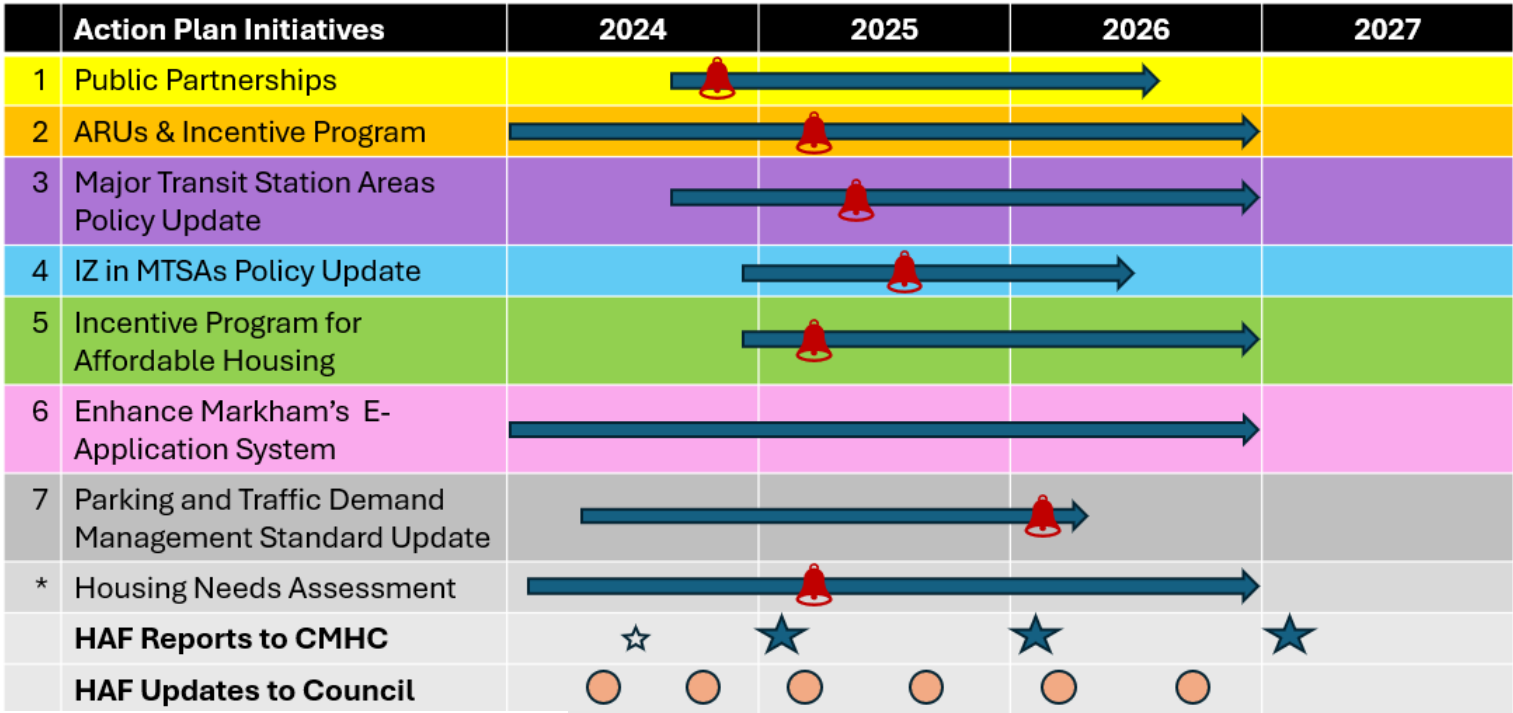
Payment Number	Payment & Reporting CMHC Timeframe	Funding Percentage	Funding Amount
1	January 25 – Mar. 31, 2024	25%	\$14,710,656 
2	January 25 – Mar. 31, 2025	25%	\$14,710,656
3	January 25 – Mar. 31, 2026	25%	\$14,710,656
4	January 25 – Mar. 31, 2027	25%	\$14,710,656



Work Plan



Overview



Initiative-Specific Implementation Reports

Initiative 1: Public Partnerships

Key Departments – Planning, Real-Estate, Legal

1. Develop partnership criteria, parameters and approach
2. Undertake technical studies / site assessments (as needed)
3. Launch partnership and procurement approach
4. Support a minimum 2 partnerships that include affordable housing



HAF Funding - \$29M
Resources - Consultants
Report Back - Q3/Q4 2024

Initiative 2: Additional Residential Units & Incentive Program

Key Departments – Planning, Buildings, Corporate Communications

1. Prepare a proposed amendment to the City's Official Plan and Zoning By-law to permit up to four residential units
2. Administer an incentive program for Additional Residential Units
3. Develop a concierge program for second suites



HAF Funding - \$1.3M
Resources - Consultants & 1 staff
Report Back - Q1 2025

Initiative 3: Major Transit Station Areas Policy Update

Key Departments – Planning, Buildings

1. Implement Major Transit Station Area (MTSA) mapping and policy direction in Official Plan from York Region Official Plan
2. Assess and propose an amendment to the Official Plan and Zoning By-Law that would permit as a minimum up to four storeys within MTSA's



HAF Funding - \$0.8M
Resources - Consultants & 1 staff
Report Back - Q2 2025

Initiative 4: Inclusionary Zoning in Major Transit Station Areas

Key Departments – Planning, Buildings

1. Complete policy analysis and market assessment
2. Develop implementation framework for Inclusionary Zoning
3. Develop and Implement Official Plan and Zoning By-law amendments



HAF Funding - \$1.28M
Resources - Consultants & 1 staff
Report Back - Q3 2025

Initiative 5: Incentive Program for Affordable Housing

Key Departments – Planning, Real-Estate, Legal, Corporate Communications

1. Develop and approve program criteria and parameters
2. Launch program and procurement approach
3. Review and evaluate application submissions
4. Award and approve projects, disburse funding



HAF Funding - \$23M
Resources - Consultants
Report Back - Q3/Q4 2024

Initiative 6: E-Development Application System Update

Key Departments – Buildings, Strategy & Innovation, Corporate Communications, ITS

1. Complete software configuration, procurement and development
2. Undertake testing, finalization and approval
3. Launch training and roll-out of new workflows in E-plan system
4. Implement new zoning review and compliance tool for internal and external users



HAF Funding - \$1.1M
Resources - Vendors & 1 staff

Initiative 7: Parking & Transportation Demand Management Standards Update

Key Departments – Transportation, Planning

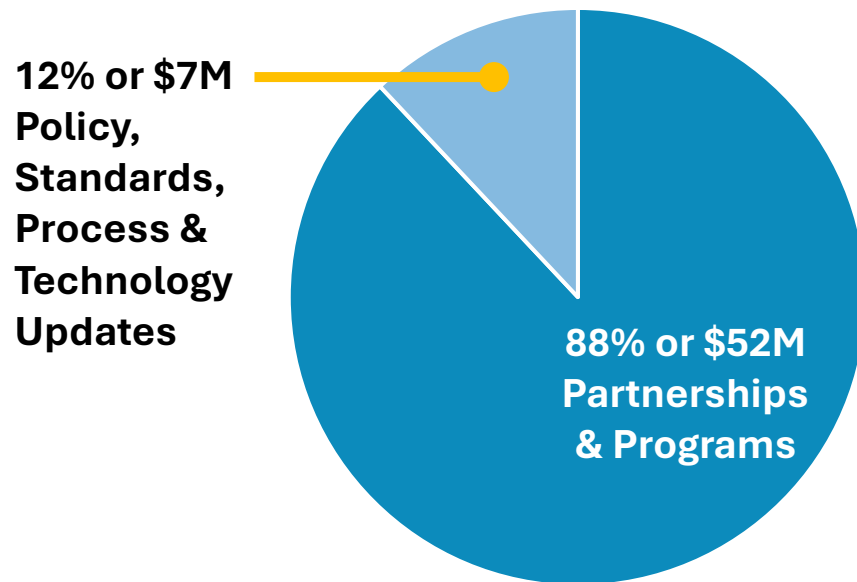
1. Update parking and Transportation Demand Management (TDM) standards
2. Undertake consultation and Zoning By-law Amendment
3. Process applications using updated parking and TDM standards



HAF Funding - \$0.65M
Resources - Consultants & 1 staff
Report Back - Q1 2026



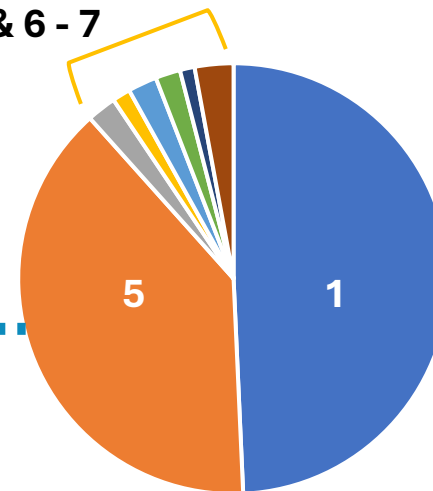
Allocated Spend



■ Partnerships & Programs

■ Policy, Standards & Processes

Initiatives
2 – 4 & 6 – 7



- Initiative 1
- Initiative 5
- Initiative 2
- Initiative 3
- Initiative 4
- Initiative 6
- Initiative 7
- Contingency



Recommendations

Implementation

- Council endorse the Housing Accelerator Fund (HAF) Work Plan
- Staff be directed to implement the seven Action Plan Initiatives as required by the Contribution Agreement with CMHC
- Staff be authorized to complete, submit, and execute all documents necessary to satisfy all HAF reporting obligations as required by CMHC

Reporting

- Staff be directed to report back to the Development Services Committee with recommendations to implement Initiative 1, Public Partnerships, and Initiative 5, Incentive Program for Affordable Housing by late Q3/early Q4, 2024
- Staff be directed to provide semi-annual progress updates to Development Services Committee regarding implementation of the Housing Accelerator Fund Work Plan

Resources

- The Treasurer be authorized to implement any required financial and administrative arrangements to effectively support the HAF Work Plan and meet any federal funding requirements, including establishing and managing a reserve(s) as required for funds received through the HAF
- All eligible resources and staffing needed to support the HAF Work Plan be established and funded by funds received through the HAF
- Council authorize seven new 2024 in-year capital additions to implement the HAF

Authorities

- Authority be given to the Sr. Manager of Procurement & Accounts Payable to work with Directors to undertake an informal pre-qualification and award process with a minimum of three vendors / consultants to expedite the procurement process when necessary, by allowing a preferred vendor list to be developed, used and released to the market
- Authority be given to Staff to award all required Request for Proposals, Request for Tenders and any Non-Competitive work needed to expedite the procurement process with the following limits:
 - Director or Deputy Director, Planning and Urban Design – Up to \$99,999
 - Commissioner, Development Services – \$100,000 to \$350,000
 - Chief Administrative Officer - >\$350,000

Next Steps

Subject to Council direction staff will implement the Work Plan including:

- Retaining the required resources to deliver the commitments within program timelines
- Initiating work streams using HAF funding

Staff will report back to Council in late Q3/early Q4 2024 on the Public Partnerships and Incentive Program for Affordable Housing Initiatives



Thank You!