

Cape Breton Regional Municipality

Special Council Meeting

AGENDA

MONDAY, JUNE 19, 2023

10:00 a.m.

Council Chambers
2nd Floor, City Hall
320 Esplanade, Sydney, NS

Cape Breton Regional Municipality

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Monday, June 19, 2023

10:00 a.m.

Council Chambers – City Hall

AGENDA ITEMS

Land Acknowledgement

Roll Call

1. **Approval of Agenda**
2. **Canada Mortgage and Housing Corporation Housing Accelerator Fund:** Michael Ruus, Director of Planning and Development (See page 3)

ADJOURNMENT



CAPE BRETON
REGIONAL MUNICIPALITY

ISSUE PAPER

TO: CBRM Council

DATE: June 15, 2023

FROM: Director, Planning and Development

**RE: CANADA MORTGAGE AND HOUSING CORPORATION HOUSING
ACCELERATOR FUND**

BACKGROUND

The Housing Accelerator Fund (HAF) launches in summer of 2023 with a one-time application portal for funding that will be ongoing until 2026. The objective of this funding initiative through Canada Mortgage and Housing Corporation (CMHC) is to help create more supply of housing at a faster pace and enhance the certainty in approvals and business processes. Supported priorities are:

- Development of complete communities;
- Development of affordable, inclusive, equitable and diverse communities; and
- Development of low-carbon and climate-resilient communities.

Eligible recipients of this new program include local governments within Canada, including First Nations and Inuit governments, who have delegated authority over land use planning and development approvals.

The minimum requirements for application to this fund are:

- Develop an “Action Plan” which must include initiatives that will help the applicant achieve their committed housing supply growth target. A list of initiatives have been identified that align with the objectives of the HAF program which will aid in the applicant achieving their targeted growth. An applicant’s “Action Plan” must include seven of these initiatives.

- Commit to housing growth target as indicated in action plan.
- Complete or update a housing needs assessment report and include a recurring scheduled review date within the report to ensure that the needs are kept current.
- Submit periodic reports to CMHC in the form and timelines provided, which includes:
 - Progress reporting on the initiatives and commitments within the action plan;
 - Micro-level permit data for residential buildings for all permitted units; and
 - Details that support that HAF funding was used for a permitted purpose.

Funding Methodology

There are three different components of the framework determining funding that applicants will receive for net-new units created through implementation of the Housing Action Plan:

Base Funding		\$ 20k/Unit
Top-Up Funding	Multi-Unit Housing	\$ 12k/Unit
	Multi-Unit Housing (Other)	\$ 7k/Unit
Affordable Housing Bonus		\$ 19k/Unit

Permitted Uses of HAF Incentive Funding

Incentive funding can be used for the following four categories:

- HAF action plans (ex: implementing a new e-permitting system).
- Affordable Housing (land or building acquisition, repairs, modernization).
- Housing related infrastructure (solid waste management, transit, capacity building, etc.).
- Community related infrastructure (local roads & bridges, sidewalks & bicycle lanes, landscaping & green space).

DISCUSSION

CBRM staff have been engaged in evaluating growth scenarios and key housing initiatives identified in CBRM Forward, through public engagement over the past two years that have potential to significantly impact community housing supply and align with the parameters of the HAF. This included the timeline for implementation, resources needed for implementation, and the overall impact on identified housing types in the program.

Housing Action Plan

The required Housing Action Plan outlines the municipality's strategic initiatives related to increasing the supply of housing. This is made up of:

- Housing supply growth target, which represents the projected total number of dwelling units that would be created with the support afforded by the HAF (must be a minimum of 10% increase over a three year period);
- Additional targets related to the type of housing that is projected (multi-unit housing, missing-middle housing, and affordable housing); and
- Proposed initiatives such as measures to increase density, revise parking, enhance processes or systems that help the applicant achieve their committed targets and support the objectives of the program.

This Action Plan requires formal approval from Municipal Council for application. If approved, the Action Plan will be incorporated into the agreement between the municipality and CMHC, which also requires a commitment to scheduled reporting on annual growth numbers and progress of the plan. A recommended list of initiatives is included in **APPENDIX A**.

The initiatives listed represent an ambitious goal to assist in facilitating housing development requiring commitment from Council and administration. Additional internal resources required for the implementation of these initiatives are proposed to be funded through the estimated HAF revenue.

RECOMMENDATION

Staff require direction from Council on CBRM's participation in this program. If Council agrees to participate in this program:

Council shall direct staff to submit a Housing Action Plan, including the initiatives listed in APPENDIX A, and any other required documentation to the Canada Mortgage and Housing Corporation as part of the Municipality's application for the Housing Accelerator Fund (HAF).

Respectfully submitted by:

ORIGINAL SIGNED BY

Michael Ruus
Director, Planning and Development

APPENDIX A: HOUSING ACCELERATOR FUND INITIATIVE LIST

Initiative Description	Timeline	Projected Dwelling Units	Estimated HAF Revenue
Community Housing Infrastructure Fund	September 2023 - May 2024	600	\$22,620,000
Encouraging development in proximity to urban services.	July 2023 - October 2023	30	\$960,000
Modernize parking requirements	July 2023 - October 2023	30	\$960,000
Affordable Housing Fund	September 2023 - May 2024	50	\$2,550,000
Gentle Density Program	July 2023 - July 2024	30	\$960,000
Housing Incentive Program	September 2023 - June 2024	20	\$640,000
E-Permitting System	September 2023 - September 2025	20	\$640,000
Total		780	\$29,330,000

