

BRIEFING NOTE

CMHC Housing Accelerator Fund (Municipal Action Plan to Increase Housing Supply)

Purpose

Incentivize the implementation of local actions that remove barriers to increasing housing supply (not just affordable), and accelerate growth.

Eligible Applicants

Local governments who have delegated authority over land use planning, development approvals (zoning) and building permit issuance.

General Application Requirements

- Develop an action plan (template provided by CMHC), outlining a housing supply growth target and the specific initiatives that the applicant will undertake to grow housing supply and speed up housing approvals.
- Commit to a housing supply growth target that increases average annual rate of growth by at least 10% (i.e. increase the number of residential permits by at least 10% with the noted initiatives).
- Submit a Housing Needs Assessment report, within two years of a successful application.
- Submit periodic reports to CMHC (progress reports, permit data).

Two Streams

Large/Urban	Small/Rural
<ul style="list-style-type: none">• Population equal to or greater than 10,000.• Minimum of 7 initiatives from list below (or others that meet the objectives of the program).	<ul style="list-style-type: none">• Population less than 10,000.• Minimum of 5 initiatives from list below (or others that meet the objectives of the program).

Potential Action Plan Initiatives

1. As-of-right high density housing (up to 10 stories), within proximity to rapid transit stations.
2. Allow increased housing density on a single lot.
3. Encouraging accessory dwelling units.
4. Enabling mixed-use redevelopment of city-owned properties while maintaining the existing government use (i.e. library).
5. Promoting infill development (duplexes, secondary suites).
6. Implement rental only zoning.
7. Implement land use changes mandating a minimum number of family units (more than 2 bedrooms) or allowing office conversions to minimum family unit requirements.
8. Revised parking requirements (reduced or eliminated) for new developments.
9. Disincentives, costing or fee structures to discourage unit vacancy, underdeveloped/ idle land, and low-density forms of housing.
10. Ensuring that development and amenity charges are clear, transparent and pre-determined.
11. Aligning development charges with the costs of infrastructure and servicing.

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12. Implementing incentives, costing or fee structures, for example density bonusing, to encourage affordable housing and conversions.
13. Waiving public hearings for all affordable housing projects that conform to the official community plan.
14. Implementing measures to address or prevent flood plain or climate change risk.
15. Incorporating a climate adaptability plan into Official Community Plan.
16. Promoting and allowing more housing types that serve vulnerable populations.
17. Promoting regulated multi-tenanted housing forms.
18. Implementing inclusionary zoning.
19. Encouraging alternative forms of housing construction such as modular housing.
20. Create a process for the disposal of city-owned land assets for the development of affordable housing as-of-right.
21. Implementing new/enhanced processes or systems such as case management, e-permitting.
22. Implementing changes to decision making such as delegating development approval authority to municipal staff based on established thresholds or parameters.
23. Partnering with non-profit housing providers to preserve and increase the stock of affordable housing.
24. Updating infrastructure planning to align with official community plans, growth targets, and housing needs assessment.
25. Reducing and streamlining urban design and character guidelines.

Use of Funding

- Investments in Housing Accelerator Fund Action Plans (specific initiatives).
- Investments in Affordable Housing Development (construction, repair and land acquisition).
- Investments in Housing-related Infrastructure.
 - Water and Wastewater infrastructure, solid waste management, public transit, community energy systems, brownfield redevelopment, broadband and site preparation that supports housing.
- Investments in Community-related Infrastructure that supports housing.
 - Local roads and bridges, sidewalks, lighting, bicycle lanes, firehalls, landscaping and green space.

Base funding is received for increasing the supply of housing across the entire housing continuum (i.e. \$20,000 per new unit expected through the proposed initiatives). A bonus may be provided for affordable housing units if proposed under the action plan.