

HAF Progress Update: Action Plan Initiatives and Targets

1. Council Approved Action Plan Initiative / Milestones

There are seven initiatives and eighteen milestones in the approved Housing Accelerator Fund Action Plan. **Four milestones have been met: 3.1, 3.3, 4.1, 6.1.** The remaining milestones are all on track with deadlines of December 2024, January, June, and September 2025. See Appendix A- HAF Proposed Implementation Budget.

2. Canadian Mortgage and Housing Corporation (CMHC) Targets

In addition to achieving the above initiatives/milestones, the following targets must be met. The table below provides an update on these for the period January 11, 2024 – October 10, 2024:

Name of Target	Target	Permits Issued (October 10)	Outstanding
Housing Supply Growth (as per Section B of Approved Action Plan)	2,724	1,167	1,557
Multi-unit	1,294	1,068	226
Missing middle	1,047	44	1,003
Affordable (8.4% of Housing Supply Growth target)	228	0	228

Source: [Pipeline to Permit](#) dashboard, as of October 10, 2024.

Targets that are most at risk are highlighted yellow. Significant HAF financial incentives will be required to achieve these targets. All targets must be met by December 31, 2026, to receive the full approved \$21M.

NOTES:

- On the October 7, 2024, HAF presentation to the Committee of the Whole, there was an overstatement of 303 units on the dashboard report in the High-Rise category due to phased building permits. This oversight has been corrected in this reporting.
- Prior to the first permit data report to CMHC, any units lost (e.g. demolitions) will be removed from the total issued permits to ensure an accurate count of “net” new permits.
- Affordable units can be “double counted” in either multi or missing middle units. Additional Residential Units are considered in the missing middle category.
- Currently there is a 364-unit variance due to a late entry between the Pipeline to Permit data and the March report submitted to Statistics Canada. This variance will be addressed in the 2024 annual report with CMHC.

3. Reporting

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The first permit data report is due to CMHC February 2025. The report utilizes a format consistent with the Statistics Canada Building Permit Survey.

Where multiple building permits are issued for the same site address for new construction, only the issuance of the first building permit should be reported. Subsequent building permits issued (e.g., where there is phased construction) that do not create or remove additional housing units do not need to be reported on.

A Power BI report (“HAF Dashboard”) is being created using [Pipeline to Permit](#) data (i.e., “Approved Housing Units”). **All initiatives AND targets must be achieved to secure the full \$21M Housing Accelerator funding.**

4. Definitions

Housing Supply Growth Target

The total number of projected net new housing units based on issued permits.

Missing middle housing units

Multi-unit housing characterized as missing middle refers to ground-oriented housing. This includes garden suites, secondary suites, duplexes, triplexes, fourplexes, row houses, courtyard housing, and low-rise apartments (4 storeys or less). Missing middle refers to the built form rather than a specific tenure or level of affordability, with a common focus of gentle density that is ground-oriented: each unit is accessed at ground level, or at grade, from a street, laneway, or strata road. You may need to walk up or down stairs to get to a dwelling unit, but the front door is accessible to residents and visitors.



Source: Missing Middle Housing concept created by Daniel Parolek/Image © [Opticos Design, Inc.](#)/For more info visit www.missingmiddlehousing.com

Affordable housing units

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The definition of affordable housing used for HAF reporting is based on the [Provincial Policy Statement, 2020](#), which was replaced by the [Provincial Planning Statement, 2024](#) October 20, 2024.

Affordable (rental housing), is the least expensive of: 1. a unit for which the rent does not exceed 30 percent of gross annual household income for low- and moderate-income households; or 2. a unit for which the rent is at or below the average market rent of a unit in the municipality.

For ease of HAF implementation, a maximum rent at or below the annually reported CMHC average market rent will apply.

NOTE: HAF financial incentives are not proposed to address affordable home ownership. This will be considered through policy and regulation.