

HAF-CIP Programs | Pipeline to Permit Committee

June 12, 2025



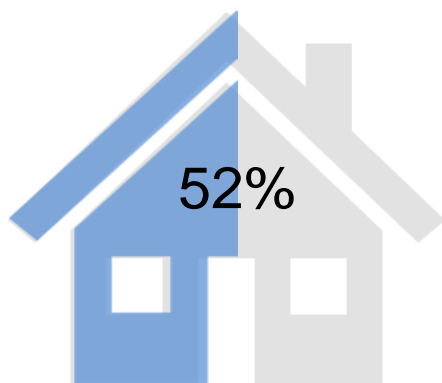
Housing Accelerator Fund | Initiatives

Initiative	Status
1. Streamline Planning & Approvals	📅 1 milestone On Track
2. Major Transit Station Areas & CPPS	● 3 milestones Complete ● 1 milestone Delayed*
3. Support ARUs & Reduce Barriers	● 4 milestones Complete
4. Incentivize Rental & Non-Market Housing	● 2 milestones Complete
5. Housing Connections Centre	● 2 milestones Complete, 📅 1 milestone On Track
6. Public Lands & Partnerships	● 2 milestones Complete
7. Infrastructure Needs	● 1 milestone Complete 📅 1 milestone On Track

* Delay based on external factors outside of the control of City of Burlington. CMHC is supportive of amending Agreement Schedule A to reflect a new due date once available. **Note:** Status (i.e., “Complete”) are based on CMHC requirements and may not reflect full implementation.

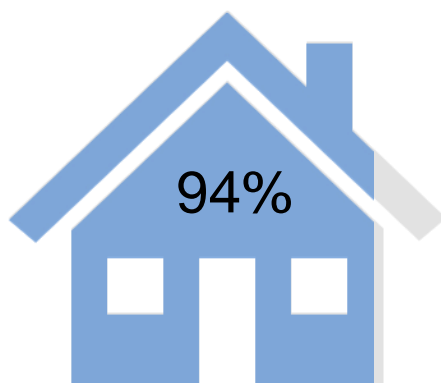
Housing Accelerator Fund | Targets

Total Housing Supply



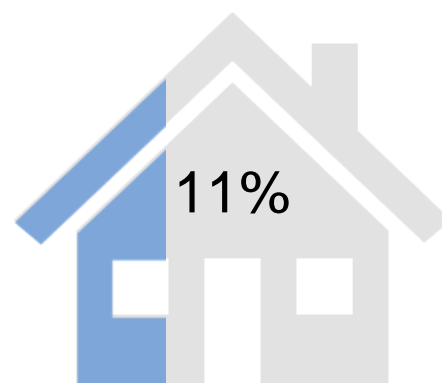
Target: 2,724
Achieved: 1,416

Multi-unit



Target: 1,294
Achieved: 1,218

Missing middle



Target: 1,047
Achieved: 118

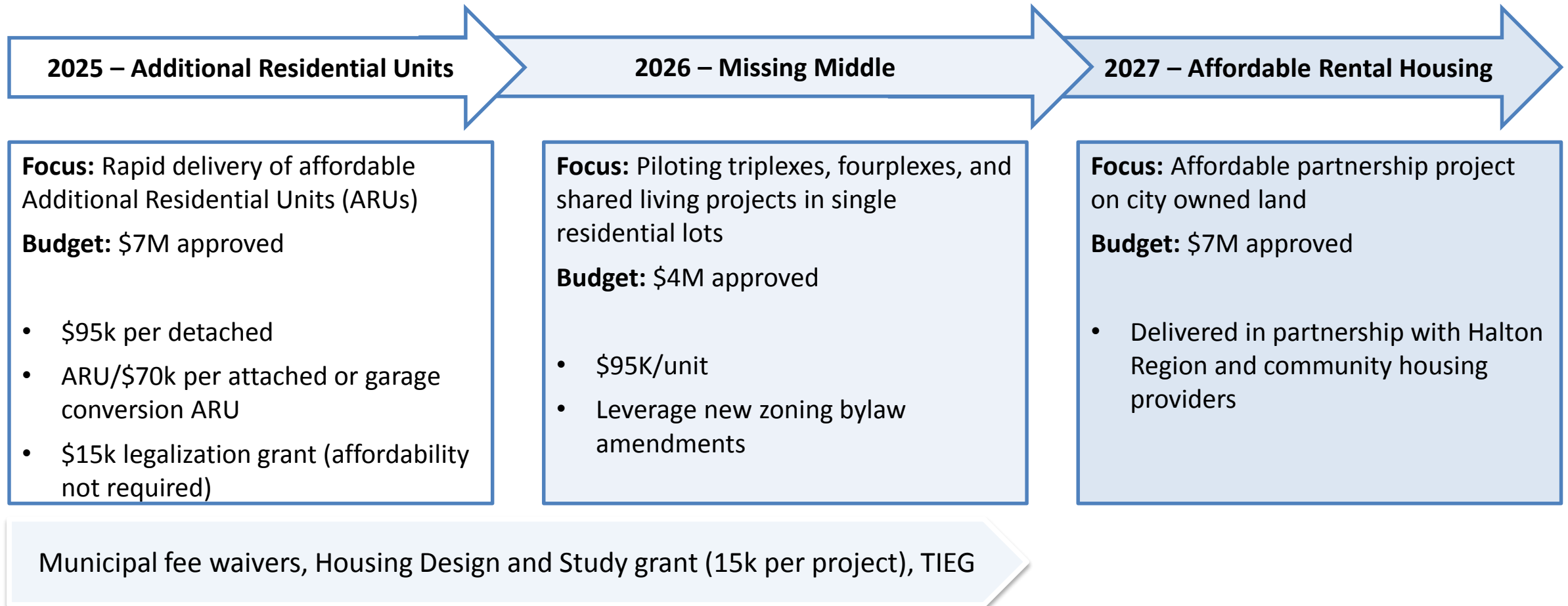
Affordable



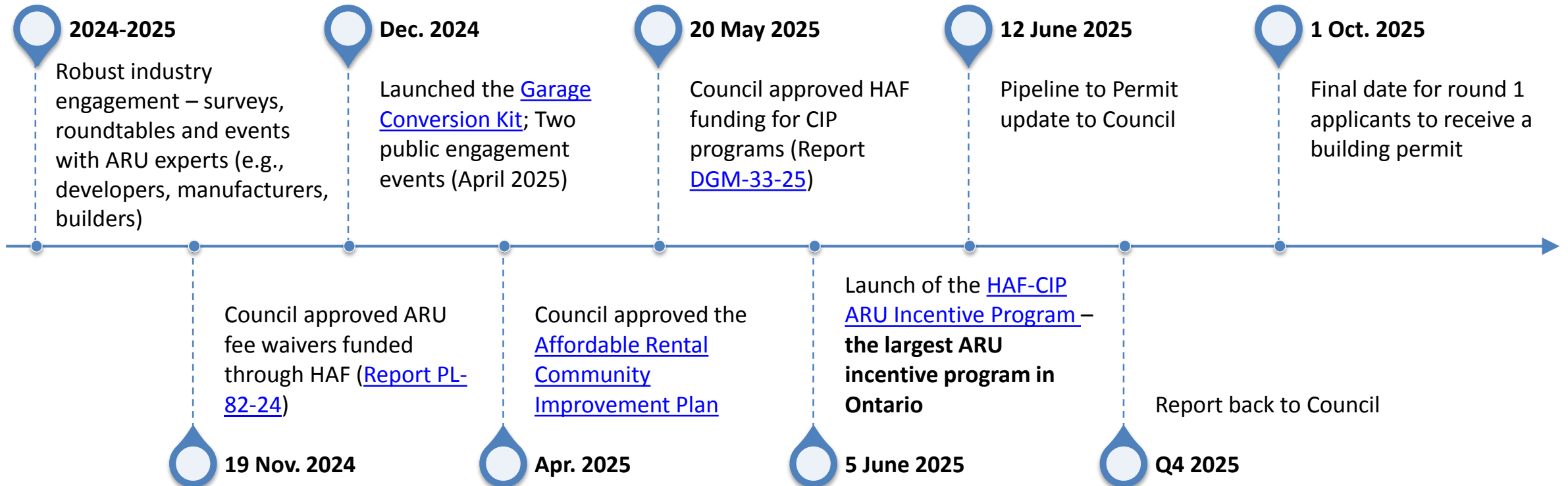
Target: 228
Achieved: 0

Note: Targets must be achieved by **end of 2026**. Actuals sourced from AMANDA dashboard Jan 11, 2024 – April 25, 2025

HAF Incentives Implementation | 2025 - 2027



ARU Incentive Program | Highlights



ARU Incentive Program | Upcoming

Public Outreach & Showcases

- **Boosted visibility** via social media, Google & Facebook ads
- **July 12–13: Ancaster Tiny Home Show** – Burlington booth spotlighting ARU program
- **July 13: Municipal Day** – CIP, ARU incentives & zoning changes

Resources, Training & Education

- **July: Resimate online AI Tool** with pre-reviewed detached designs
- **June 4 & 9: Industry Training Days** – for ARU vendors & builders
- **July: ARU 101 for Homeowners** – what to know before you build
- **Summer 2025: Understanding ARU Financials** – funding, ROI, affordability
- **Fall 2025: How to Be an ARU Landlord** – rights, rules, and best practices including partnership opportunities with community organizations and Halton Region



Appendix: Council Approved HAF Incentives | [DGM-33-25](#)

Program	Incentive Amount	Timeline
CIP-Funded Incentives		
1. ARU Affordable Rental	<ul style="list-style-type: none">• Up to \$70,000 for interior/attached/garage conversions• Up to \$95,000 for new detached ARUs	2025
2. Missing Middle Affordable Rental	<ul style="list-style-type: none">• Up to \$95K/unit (pilot)	2026
3. Tax Increment Equivalent Grant (TIEG)	<ul style="list-style-type: none">• Up to 100% City tax uplift refunded, up to 10 years	Q4 2026
4. Municipal Fee Waivers (CIP)	<ul style="list-style-type: none">• Up to \$40K/project	2025–2026
5. Housing Design & Study Grant	<ul style="list-style-type: none">• Up to \$15,000 per project (design and studies).	2025–Q1 2026
Non-CIP Incentives		
6. Legalization Grant	<ul style="list-style-type: none">• Up to \$15,000 per unit	2025
7. Municipal Fee Waivers (PL-82-24)	<ul style="list-style-type: none">• Approximately \$2,797 - \$3,801 per unit	Dec 2024 to 2026