

Appendix C: Affordable Rental Housing CIP Background

Burlington's Affordable Rental Housing Community Improvement Plan

Council considered a Statutory Public Meeting and recommendation report for the related to the ARHCIP in staff report [DGM-24-25](#). Informed by feedback from the public, stakeholder consultation, financial analysis, and current practices in Community Improvement Planning, the CIP contains ten programs and initiatives. At the time of its creation the CIP, as its name suggests, focused on incentivizing affordable rental housing. The programs relied on a key premise, that the programs would be largely based on a development already enjoying Development Charge relief in the Development Charges Act, 1997. Through discussion with the community, partners and Council a number of changes were made to produce the final version of by-laws approving the CIP.

The adoption of the Affordable Rental Housing Community Improvement Plan (CIP), on April 15th, 2025, constituted a significant milestone as the City of Burlington's first housing-focused Community Improvement Plan.

After the adoption of the Affordable Rental Housing Community Improvement Plan (CIP), at Committee of the Whole on May 12, 2025, staff presented a Recommendation Report and implementation update, [Housing Accelerator Fund Community Improvement Plan DGM-33-25](#). Given that HAF dollars are finite, the recommended strategy prioritized the allocation of \$7.4 million in available funds to programs offering the greatest value for unit creation, while monitoring program uptake for potential iteration. This included allocating funding to accelerate the development of affordable Additional Residential Units (ARUs) before end of 2025, and a "Missing Middle Affordable Rental Unit Pilot" in 2026. Conversations with Council highlighted the need to balance the goal of incentivizing as many projects as possible to meet HAF unit targets with the need to provide incentives that are sufficient to ensure program uptake. The outcome was a motion from Council directing staff to follow the recommendation of the report:

Allocate 7.4 million of the HAF funding to be used for the approved CIP programs as described in development and growth management report DGM-33-25; and

Direct staff to implement the funding and roll-out of the approved CIP programs as described in development and growth management report DGM-33-25.

Since Council adopted the CIP, more than 50 Additional Residential Unit projects have been activated through its New Affordable Rental Unit Incentive Programs. As of December 2025, 27 of these units were reported as affordable units in the Staff Report. The New Affordable Additional Residential Unit Incentive Programs are now closed. No

other programs have been recommended to be funded at this time. [Housing Accelerator Fund update DGM-91-25](#). The New Affordable Additional Residential Unit Incentive Programs are now closed. No other programs have been recommended to be funded at this time.