



**Subject:** *Housing Accelerator Fund - Allocation of Funding*  
**To:** Corporate and Residential Services Committee  
**Date Prepared:** November 6, 2024  
**Related Motions:** C23(249)  
**Prepared by:** Wade Tattrie, CPA, CA, Director of Finance  
**Approved by:** Kim Ramsay, CAO

### Summary

On March 17, 2023, the Government of Canada announced \$4 billion in new funding to create a Housing Accelerator Fund. The Housing Accelerator Fund (HAF) provides incentive funding to local governments to encourage local initiatives that remove barriers to housing supply, accelerate the growth of supply and support the development of complete, low-carbon and climate-resilient communities which are affordable, inclusive, equitable and diverse. The federal government expects that the HAF will result in permits being issued for 100,000 more housing units across Canada.

Council received staff reports on July 18, 2023 and July 26, 2023 outlining the application requirements and potential funding. An application was filed with CMHC in August of 2023 and confirmation was received in February of 2024 that the municipality was eligible to receive \$5.885 million over a four-year period. Planning department staff meet regularly with CMHC staff to review the status of agreed upon HAF action plan initiatives, as well how the funds are being spent on capital projects.

### Financial Impact Statement

Allocates expected funding from HAF to respective projects.

### Recommendation

The recommended allocation of these funds is stated in the table below.

### Recommended Motion

*Move that Corporate and Residential Services Committee recommend that Council approve the allocation of a portion (\$4.539 million) of the expected \$5.885 million HAF funding, toward the following projects:*

| Project Name                          | Total Project Cost (Estimated) | Total HAF Funding (Estimated) |
|---------------------------------------|--------------------------------|-------------------------------|
| Lantz Secondary Planning Strategy     | \$133,116                      | \$133,116                     |
| Traffic Signaling (Elmwood & White)   | \$500,000                      | \$500,000                     |
| Uniacke Ground Water Study            | \$21,000                       | \$21,000                      |
| Traffic Calming - Speed Table         | \$165,000                      | \$117,000                     |
| Traffic Calming - Digital Speed Signs | \$235,000                      | \$203,400                     |
| East Uniacke Playground               | \$150,000                      | \$90,000                      |
| Shubenacadie Parking Lot              | \$300,000                      | \$296,000                     |
| Transit Implementation                | \$800,000                      | \$800,000                     |
| Kiln Creek Central Park               | \$800,000                      | \$250,000                     |
| Mount Uniacke Streetlights            | \$420,000                      | \$300,000                     |
| Crosswalk - Highway 2                 | \$193,000                      | \$193,000                     |

|                                    |                    |                    |
|------------------------------------|--------------------|--------------------|
| Lift Station Upgrade - Highway 277 | \$1,135,700        | \$1,135,700        |
| Water Utility Studies              | \$500,000          | \$500,000          |
| <b>Totals</b>                      | <b>\$5,352,816</b> | <b>\$4,539,216</b> |

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## Background

As part of the HAF program application, municipalities were required to create and submit a HAF action Plan. These plans were to:

- Align with program objectives and supported priorities.
- Reflect best practices in urban planning
- Be included in the contribution agreement

The Municipality of East Hants included nine action plan initiatives in the application. Housing supply growth targets were part of the application.

| List of Initiatives Submitted |   |
|-------------------------------|---|
| Initiative 1                  | Accessory Dwelling Unit Initiative  |
| Initiative 2                  | Lantz North Secondary Planning Strategy   |
| Initiative 3                  | Shubenacadie Village Core Parking Plan  |
| Initiative 4                  | Mount Uniacke Secondary Planning Strategy   |
| Initiative 5                  | Building Inspection Capacity Improvements   |
| Initiative 6                  | Implementation of a new e-permitting system for Building and Development Permits.   |
| Initiative 7                  | Permit Fees Review  |
| Initiative 8                  | Municipal Surplus Land Review   |
| Initiative 9                  | Allow for more density across all of the Municipality of the District of East Hants |

CMHC staff communicate with East Hants Planning department staff on a regular basis to assess the municipality's progress towards completion of the initiatives and housing supply growth targets. The final funding amount received will depend on these CMHC's assessments.

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## FINANCIAL CONSIDERATIONS

Terms and conditions of the funding must be adhered to avoid unintended financial consequences.

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## Alternatives

Council may advise staff to use these funds for projects other than those recommended.

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