

HOUSING ACCELERATOR FUND, ROUND 2

WEBINAR QUESTIONS & ANSWERS

APPLICATION PERIOD AND AVAILABLE SUPPORT

1. What is the expected timeline for approving applications?

The application window will close on September 13, 2024, at 11:59 pm PST. Following the closure of the application window, CMHC will assess and score all applications. Agreements are expected to be signed by the end of 2024.

2. Can we meet with CMHC to discuss our previous application and obtain some support in updating our application for the second round of HAF?

Yes, we encourage you to reach out to your local CMHC representative to discuss. If you are unsure of who your local representative would be, please email us at haf-facl@cmhc.ca.

PROGRAM REQUIREMENTS

3. Are the population thresholds the same in HAF2 for the two streams: Large/Urban and Small/Rural/Northern/Indigenous?

The population thresholds have not changed:

Large/Urban: A jurisdiction located anywhere in Canada with a population* equal to or greater than 10,000, excluding those within a territory or an Indigenous community.

Small/Rural/North/Indigenous: A jurisdiction located anywhere in Canada with a population* less than 10,000 or within one of the territories or an Indigenous community .

*Population based on 2021 census data

4. What is a 'recent' Housing Needs Assessment and does an existing assessment need to have an update schedule?

Applicants who have completed or updated their housing needs assessment within two years of the 2024 federal budget announcement (April 16, 2024) can request that this requirement be waived. If there is no reoccurring scheduled review date on this existing housing needs assessment report, there remains a requirement to add a reoccurring scheduled review date.

ACTION PLAN INITIATIVES

5. Can Initiatives from the initial 2023 application be included in the HAF2 application?

Under HAF2, the majority initiatives included within the action plan should be initiatives that were not started prior to the Budget 2024 announcement of April 16, 2024.

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In exceptional circumstances, CMHC will consider initiatives that were part of the 2023 application to HAF that are ongoing or have been completed, if applicants continued to implement the activities.

For applicants from the Large/ Urban stream, a maximum of 3 ongoing or completed initiatives from the 2023 application will be considered.

For applicants from the Small/Rural/North/Indigenous stream, a maximum of 2 ongoing or completed initiatives from the 2023 application will be considered

6. Can you expand on what 'started' means?

“Started” refers to the commencement of activities required for the actual implementation of the initiative; this excludes preliminary studies or other initial planning work related to the initiative.

7. Are capital or site-specific projects, such as infrastructure upgrades, eligible initiatives?

No, the HAF is about driving transformational change and creating the conditions for more housing supply over the short and longer term. For clarity, HAF is not directly underwriting specific housing projects or reimbursing proponents for specific costs incurred. Rather, HAF funding can be used in support of housing under any of the following four categories:

- Investments in Housing Accelerator Fund Action Plans
- Investments in Affordable Housing
- Investments in Housing-related Infrastructure
- Investments in Community-related Infrastructure that supports housing

8. Does each initiative need to align to a different Best Practice? Can several initiatives refer to the same Best Practice?

Under HAF2, all action plan initiatives should align to the 10 HAF Best Practices published on the CMHC website, but one or more initiatives can be aligned to the same Best Practice.

Applicants must indicate how each initiative will increase the supply of housing and associated timelines, as well as any other expected results.

9. Are joint initiatives between municipalities or a regional district eligible?

Applicants may submit joint initiatives. If they approved for funding with joint initiatives, each applicant will be individually accountable for implementing the initiatives and achieving the expected results within their community.

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10. Where can I learn more about successful applications and initiatives from the first round of HAF?

The [Housing Accelerator Fund progress page](#) contains the latest information on program developments. There, you can explore news releases and summaries of local action plans and initiatives funded through the program.

4 UNITS AS-OF-RIGHT

11. Does 4 units as-of-right need to apply in all areas of the municipality?

Applicants from the Large/Urban stream are required to commit to implementing 4 units as-of-right bylaws as part of the action plan or have already implemented 4 units as-of-right prior to application submission.

To meet this requirement, applicants must allow 4 units per residential lot as-of-right to support infill development in low-density neighbourhoods municipality-wide.

CMHC may consider an exception for applicants from the Large/ Urban stream who are predominantly rural in nature; however, applicants seeking an exception must request one prior to applying, so that CMHC can assess whether to grant it.

12. Does compliance with provincial requirements for 4 units as-of-right zoning qualify a municipality as meeting the HAF2 requirement?

Compliance with a provincial requirement for 4 units as-of-right can be considered to meet the minimum eligibility requirement for HAF2, depending on the specific context of the applicant.

Units associated with strictly meeting a provincial requirement would be considered part of the “baseline” rather than HAF-incented units.

DEFINITIONS:

13. What is missing middle?

Multi-unit housing characterized as missing middle refers to ground-oriented housing types. This includes garden suites, secondary suites, duplexes, triplexes, fourplexes, row houses, courtyard housing, low-rise apartments (4 storeys or less).

14. How is CMHC defining a 'systemic' change?

The HAF is about driving transformational change and creating the conditions for more housing supply over the short and longer term. When we refer to ‘system impact’ we mean the extent to which the initiative increases stability and predictability in the housing system.