

## Appendix A – Housing Accelerator Fund Action Plan

### Housing Targets

A housing supply growth target must be submitted as part of the HAF application. The target represents the total number of housing unit permits that are projected in the next three years by undertaking the initiatives. To be eligible for the HAF, the housing supply growth target must increase the average annual rate of growth by at least 10% and the housing supply growth rate must exceed 1.1%. All projections are based on a three-year period ending September 1, 2026.

Current Housing Stock <sup>1</sup>	75,967
Total number of housing units projected to be permitted without HAF <sup>2</sup>	1,456
Total number of housing units projected to be permitted with HAF (Housing Supply Growth Target)	2,556
Total HAF incented units	1,100
Average Annual housing supply growth rate with HAF <sup>3</sup>	1.12%
Increase in the housing supply growth rate <sup>4</sup>	0.48%

1. The current housing stock represents total private dwellings consistent with 2021 census data.
2. Assumes 0.7% annual increase in housing stock (as per Population Projections Report)
3. (Housing Supply Growth Target/3 years)/current housing stock
4. (Housing Supply Growth Target – Total number of housing units projected without HAF)/Total number of housing units projected without HAF

### Additional Targets

Unit Type	Estimated units without HAF (2025-2027) <sup>1</sup>	HAF Incented Units (2025-2027)	Total Housing Supply Units (2025-2027)
Single detached home	597	105	702
Multi-unit housing (in proximity to rapid transit) <sup>2</sup>	0	0	0
Multi-unit housing (missing middle)	728	827	1,555
Multi-unit (other)	131	168	299
<b>Total</b>	<b>1,456</b>	<b>1,100</b>	<b>2,556</b>

1. Assumes breakdown in unit type consistent with Building Permit Issuance 2018-2022
2. Greater Sudbury does not have a rapid transit network as defined in this program.

### Affordable Housing

The HAF supports municipalities to increase the share of affordable housing units to be delivered.<sup>1</sup>

	Without HAF (2023-2026)	With HAF (2023-2026)
Total Units	1,456	2,556
Affordable Units	73	281
Estimated share of affordable units	6%	11%

1. Aligned with known Affordable Housing Projects anticipated to be completed within HAF timeframe.
2. Estimate based on 18% of HAF incented units meeting the definition of affordable, 11% of total units

## Action Plan Initiatives

The following is a summary of initiatives recommended to be included in Greater Sudbury’s application to CMHC. The application will include additional details but will align with information provided in this report.

Initiative	
1	Enhanced Community Improvement Plan and Housing Related Incentives
2	Removal of Barriers/As-of-Right Housing Policy
3	Land Banking De-Risking and Strategic Collaboration
4	Housing Navigator and Encouraging Missing Middle Housing
5	Streamlining of Development Approvals Process
6	Residential Land Supply Strategy
7	Parking Standards Review

Initiative 1: Enhanced Community Improvement Plan and Housing Related Incentives	
<b>Description</b>	This initiative would review and update the existing Community Improvement Plans and combine such plans facilitate efficient review, administration and promotion. A review of potential new programs and top-up funding to existing programs would be based on amount of funding received. A marketing strategy will developed to encourage application to the CIPs.
<b>Alignment with HAF objectives and priorities</b>	This initiative would support the development of a range of housing, with a focus on multi-residential and missing middle, within areas that are walkable and provide access to a wide variety of amenities and services as well as supporting the development of affordable housing.
<b>Timing</b>	It is anticipated that the required amendments to the CIPs would be initiated in Q3 2024 and be in effect by Q1 2025. Where top-up funding is allocated, and no amendments to the CIP are required, increases to program funding can be immediate.
<b>Supply/System Impact</b>	Anticipated Units within 3 years: 200 Anticipated Units within 10 years: 1000

Initiative 2: Removal of Barriers/As-of-Right Housing Policy	
<b>Description</b>	To review existing zoning policies related to secondary dwelling units, residential uses on institutional lands, and mixed use development to identify opportunities to remove barriers. Through this initiative, the City would commit to implementing 4 units as-of-right.
<b>Alignment with HAF objectives and priorities</b>	This initiative will allow smaller scale, missing middle, multi-unit housing to be built in existing neighbourhoods, introducing a diversity of housing types within areas that have existing servicing capacity and access to transit.
<b>Timing</b>	The zoning by-law amendments to implement this initiative is proposed to be initiated in 2024, with implementation occurring in 2025. This initiative includes multiple amendments that may proceed on different timelines.
<b>Supply/System Impact</b>	Anticipated Units within 3 years: 200 Anticipated Units within 10 years: 700

<b>Initiative 3: Land Banking De-Risking and Strategic Collaboration</b>	
<b>Description</b>	This initiative will accelerate the preparation and disposal of City-owned lands that have been identified as suitable for the development of affordable housing in conjunction with the City's Affordable Housing CIP. Additionally, through this initiative the City will actively seek strategic partnership and collaboration on these projects which will consist of a mix of market and affordable units.
<b>Alignment with HAF objectives and priorities</b>	This initiative will support the development of compact, complete communities that are walkable, consisting of appropriate residential density and a diverse mix of land uses.
<b>Timing</b>	De-risking of identified land banking sites will be in Q3, 2024. Greater Sudbury has begun the process of declaring lands on 3 properties surplus and has initiated the Planning Act process to rezone the lands for medium density residential development.
<b>Supply/System Impact</b>	Anticipated Units within 3 years: 400 Anticipated Units within 10 years: 1,000

<b>Initiative 4: Housing Navigator and Encouraging Missing middle Housing</b>	
<b>Description</b>	To create a Housing Navigator position to support navigation of the development approval process related to affordable housing projects and encouraging missing middle developments through education and outreach. In addition to housing related information, the navigator will connect residents and developers to funding opportunities related to home energy improvements and other climate change/climate resiliency as well.
<b>Alignment with HAF objectives and priorities</b>	The initiative supports affordable, inclusive, equitable and diverse communities and will spur the relation of additional missing middle housing which is generally located within existing neighbourhoods.
<b>Timing</b>	This program is intended to be time limited to increase the supply of affordable multi-unit residential within the HAF timeframe.
<b>Supply/System Impact</b>	Anticipated Units within 3 years: 50 Anticipated Units within 10 years: 150

<b>Initiative 5: Streamlining of the Development Approval Process</b>	
<b>Description</b>	Implement process improvements and e-permitting to streamline the approval of residential dwellings by undertaking a series of actions, including: review and updated of the pre-consultation (SPART) process, implement Pronto (e-permitting) Phase 2 and 3 for Planning and Conservation Sudbury, update public facing dashboards, maximize delegation to staff where possible, eliminate public meeting requirements for draft plan of subdivision applications, complete LEAN review of Development Approvals process and implement recommendations, etc.
<b>Alignment with HAF objectives and priorities</b>	This initiative aligns with the objective of creating more supply of housing at an accelerated pace and enhance certainty in the approvals and building process.
<b>Timing</b>	Outreach and consultation to inform the development of the Housing Supply Strategy will occur in 2023 and Q1 & Q2 of 2024. A long-term Education & Outreach Program will be finalized as part of the Housing Supply Strategy anticipated to be approved in late Q2 2024.

<b>Supply/System Impact</b>	Anticipated Units within 3 years: 50 Anticipated Units within 10 years: 200
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<b>Initiative 6: Residential Land Supply Strategy</b>	
<b>Description</b>	Develop a Residential Land Strategy to align the supply and zoned and designated residential land with the required water and wastewater servicing. The Strategy will align with the currently underway update to the Water and Wastewater Master Plan. It will position Greater Sudbury to align infrastructure planning (water, wastewater, roads, active transportation, stormwater, etc) with current designated land supply and existing Planning Act approvals.
<b>Alignment with HAF objectives and priorities</b>	This initiative will support the development of complete communities that are walkable, consisting of appropriate residential density and diverse mix of land uses while providing access to a wide variety of amenities and services through public and active transportation.
<b>Timing</b>	It is estimated that the Study would begin in Q1 2025 (funding dependent) and would be completed by Q3, 2024. Infrastructure investments that aligns with existing housing approvals can occur prior to completion of the overall study.
<b>Supply/System Impact</b>	Anticipated Units within 3 years: 150 Anticipated Units within 10 years: 600

<b>Initiative 7: Parking Standards Review</b>	
<b>Description</b>	This initiative will ensure that residential parking standards are in alignment with best practices and determine opportunities to reduce parking requirements to decrease barriers and costs related to the provision of parking for residential development. Consideration will be given to the City's planned increase in transit services over the next 2 years.
<b>Alignment with HAF objectives and priorities</b>	This initiative will support the development of low-carbon and climate resilient communities by reducing parking standards which would facilitate the use of transit and active transportation.
<b>Timing</b>	The review would be initiated Q1 2025 (pending funding) and be completed by Q4, 2025.
<b>Supply/System Impact</b>	Anticipated Units within 3 years: 50 Anticipated Units within 10 years: 200