

Please Note: The Audit Committee meeting will begin at 9:00 a.m. with the Finance Committee commencing immediately afterwards.

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Finance Committee Meeting Agenda

Tuesday, July 4, 2023

MODL Council Chambers – 10 Allée Champlain Drive, Cookville

- 1. Call to Order**
 - 1.1 Mi'kma'ki Territorial Acknowledgement
- 2. Announcements, Acknowledgements, Recognition**
- 3. Public Input (15 Minutes)**
- 4. Changes/Approval of Agenda** (as circulated)
- 5. Approval of Minutes – June 6, 2023**
- 6. Business Arising from Minutes**
- 7. Presentations/Scheduled Times**
 - 7.1 New Elm Church, Allie Mailman, Church Committee President..... 9:15 a.m. 1-10
- 8. Consideration of Correspondence – Nil**
- 9. Recommendations from Committees & Boards - Nil**
- 10. Staff Reports**
 - 10.1 Finance Department**
 - 10.1.1 Operating Variance Report 4th Quarter (DRAFT to March 31, 2023) 11-15
 - 10.2 Administration Department**
 - 10.2.1 Noise Concerns & Short Term Rentals..... 16-17
 - 10.2.2 Housing Accelerator Fund 18-20
- 11. Added Items**
- 12. In Camera - Nil**
- 13. Adjournment**

JR6

USE OF CHURCH

CHURCH AND FUNERAL SERVICES

BIRTHDAY PARTIES, SOCIAL GATHERING
SPACE FOR VARTIETY SHOWS, PAINT NIGHTS,
MOVIE NIGHTS AND CRAFTING PARTIES FOR
KIDS

THIS IS OUR ONLY MEETING SPACE IN THE
COMMUNITY AND IS A FOCAL POINT

1



2



3

WE HAVE QUOTES FROM TWO CONTRACTORS:

OPTION A: WALLS METAL ROOFING
LABOUR AND MATERIALS
\$12,265.79

OPTION B: MC HAMMERS INC. ROOFING AND
RENOVATION
LABOUR AND MATERIALS
\$12,075.00

4

OUR AVAILABLE FUNDS

- HOSTING EVENTS SUCH AS A MEMORIAL TREE LIGHTING
- RAFFLING OFF A DONATED ITEMS MAY 2023
- PENNY AUCTION ON JUNE 4 2023
- ACQUIRING MONEY DONATIONS FROM THE COMMUNITY
- TOTAL MONEY BUDGETED FOR ROOF REPAIR: **\$6265.75**

5

WHAT WE NEED

WE NEED MORE MONEY TO MAKE THIS NEW ROOF A REALITY.

WE CURRENTLY DO NOT HAVE ENOUGH MONEY TO PAY FOR A ROOF AND CONTINUE OPERATING.

WE **DO NOT** WANT TO CHANGE THE STRUCTURE OR DESIGN OF THE ROOF. JUST A MATERIAL CHANGE FROM ASPHALT SHINGLES TO METAL.

THIS CURRENT ROOF IS NOT THE ORIGINAL ROOF

6

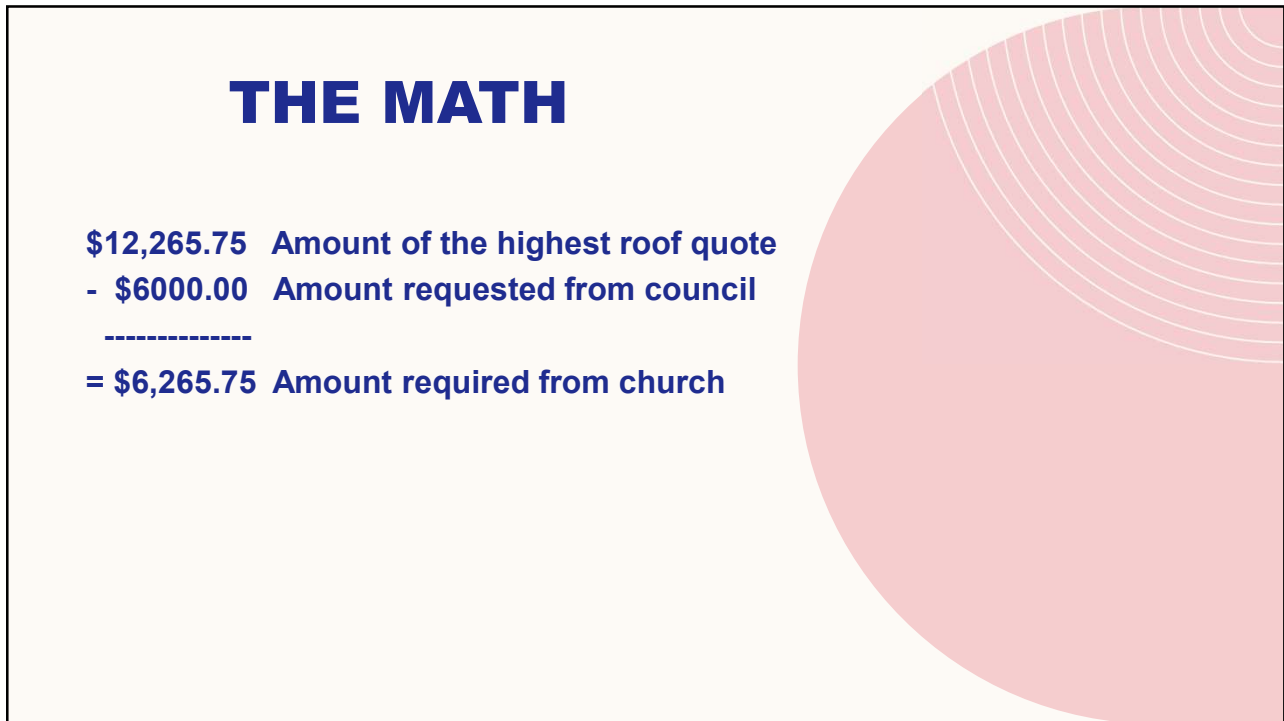


REQUESTING FUNDS

WE ARE ASKING FOR \$6000

WE REQUIRE \$6000 TO HELP COVER THE COST OF LABOUR AND MATERIALS

7



THE MATH

\$12,265.75 Amount of the highest roof quote
- \$6000.00 Amount requested from council

= \$6,265.75 Amount required from church

4

8



CONTACT

**ALLIE MAILMAN
CHURCH COMMITTEE PRESIDENT**

**902 212 2075
NEW.ELM.CHURCH@OUTLOOK.COM**



5 Genevieve Dr. Lower Branch, NS B4V 4P7
 902-750-0080 Mark / 902-521-5272 Charles

Customer/Address New Elm Church, New Elm, NS

Service Quoted Install steel roofing package on church. Roof will be strapped on 16" centers with 1x4 spruce prior to installing steel panels. All proper flashings and sealants will be used as well as mastic sealant tape on overlapping ribs. Price includes site clean up and disposal of debris.

MATERIALS	Unit Price	Quantity	Before Tax	HST	Total	Notes
All materials and labour to carry out services quoted	10,500	1	\$ 10,500.00	\$ 1.15	\$ 12,075.00	
			\$ -	\$ 1.15	\$ -	
			\$ -	\$ 1.15	\$ -	
			\$ -	\$ 1.15	\$ -	
			\$ -	\$ 1.15	\$ -	
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			\$ -	\$ 1.15	\$ -	
			\$ -	\$ 1.15	\$ -	

Total		\$10,500.00		\$12,075.00	June 7, 2023 10:58:01 AM
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June 14, 2023
1-902-298-3022
1314 NS-325, Blockhouse
BOJ 1E0
HST# 821445780 RT0001

QUOTE# 3202-85

To:

New Elm Church

+1 (902) 212-2075
new.elm.church@outlook.com
1711 New Elm Road
Chelsea, Lunenburg, NS

This quote includes the following:

- Strapping, metal panels, trims, roof ventilation,
- Chimney flashing, vent flashing, roof installation,
- Cleanup, garbage disposal.
- 5 Year Workmanship Warranty

Notes:

Roofing Options	Description	Price <i>(tax included)</i>
Textured 26 Gauge ABM Panel	This is our thicker gauge metal panel that has a modern, matte finish, making it the most popular choice among homeowners.	\$ 12,265.79

Sincerely, Walls Metal Roofing

Terms & Conditions:

This quote is valid for 30 days from the date of issuance.
 Any services absent above, such as shimming, shingle removal, chimney removal, roof underlayment etc. are not included in this quote.
 A 25% deposit is required for order confirmation, with the remaining balance due upon completion.
 10% of the total order price is non-refundable
 Accounts overdue by 15 days will be subject to a 2% monthly interest charge until amount owing is paid.
 Payments can be made with the following options, please contact our office for more details:

- E-Transfer to: payments@wallsmetalroofing.com
- Online at WallsMetalRoofing.com/payments
- Cheque / Debit / Cash / Credit Card (credit card payments are limited to \$8,000 CAD per invoice)

PETITION FOR NEW ELM CHURCH'S ROOF REPAIR

If we do not seek help from Municipality of the District of Lunenburg's councillors, and repair the New Elm Church's roof.



Our church's interior and exterior will be destroyed beyond additional repair by environmental forces such as rain and snow.

We as a community have rallied behind this church for many years and have many fond memories of it's use.

Please sign our petition to council and show your support in repairs.

NAME	SIGNATURE	ADDRESS
Colleen Clayton	Colleen Clayton	638 New Elm Rd.
Marcia Wile	Marcia Wile	103 Cecil Mailman Rd.
Bruce Wile	Bruce Wile	103 Cecil Mailman Rd.
Walter mae Polson	Walter mae Polson	376 New Elm Rd
Kyle Subban	Kyle Subban	368 New Elm Rd
Tim Mailman	Timothy Mailman	354 New Elm Rd
LEONARD ROBAR	Leonard Z. Robar	192- Chelsea NS
Wale Robar	Wale Robar	" "
GLENN + CATHY Selig	Glenn + Cathy Selig	67 New Elm Rd
TIM Uhlman	TIM Uhlman	64 New Elm Rd
Mike Heighton	Mike Heighton	2194 Hwy 210
Amie Cross	Amie Cross	2194 Hwy 210
Candy FANCEY	Candy Fancey	2260 Hwy 210
ALLAN FANCEY	Allan Fancey	" "
Hughie Mossman	Hughie Mossman	18 Wessell Lane, Chelsea.
Paulette Uhlman	PAULETTE UHLMAN	15 HENLEY RD, CHELSEA
Brian Uhlman	Brian Uhlman	15 HENLEY RD, CHELSEA
MIKE FRAIL	Mike Frail	Labelle
MARK MCPHERSON	Mark McPherson	557 NEW ELM ROAD
Tena McPherson	Tena McPherson	557 New Elm Rd
Donald Mailman	Donald Mailman	557 New Elm Rd
Paul Mailman	Paul Mailman	559 New Elm Rd
Lori Uhlman	Lori Uhlman	269 New Elm Rd.
Joseph Uhlman	Joseph Uhlman	269 New Elm Rd.
Regina Richardson	Regina Richardson	2224 Hwy 210
Everette Henley	E. Henley	2224 Hwy 210.
Stacy Henley	S. Henley	2224 Hwy 210.
Marilyn Helm	Marilyn Helm	2492 210
Charlotte Helm	Charlotte Helm	2492 210

Emerg Heim	Emerg Heim	2492 Hwy 210
Brett Henley	Brett Henley	2690 Hwy 210
Carrie Henley	Carrie Henley	2690 Hwy 210
TONY MAILMAN	J. Mailman	1252 New Elm Rd
VALERIE MAILMAN	Valerie Mailman	1252 New Elm Rd
JEFF ROBAR	J. Robar	95 New Elm Rd
Krista Robar	K. Robar	95 New Elm Rd
Cathy Henley	Cathy Henley	2812 Hwy 210
Joey Henley	Joey Henley	2812 Hwy 210
ALICE ARNOLD	Alice Arnold	2864 Highway 210
Nicole Corkum	Nicole Corkum	3037 Highway 210
Donna Mailman	Richard Mailman	3069 Hwy 210
Harris Weagle	Harris Weagle	2272 BUCKFIELD
Doris Weagle	Doris Weagle	2272 BUCKFIELD
Kathy Ramey	Kathy Ramey	4791 Hwy 210, NS
Nick Ramey	Nick Ramey	4791 Hwy 210, NS
Shelby Freeman	Shelby Freeman	5014 Hwy 210, NS
Brent Baker	Brent Baker	5014 Hwy 210, NS
Lynn Ramey	Lynn Ramey	7602 South Brookfield
Trevor Ramey	Trevor Ramey	7602 South Brookfield
MILDRED ARENBURG	Mildred Arenburg	1445 Hwy 210
ERIC ARENBURG	Eric Arenburg	1445 Hwy 210
Darlene Bowmaster	Darlene Bowmaster	50 Knox Rd, Baker Settlement
Lewis Bowmaster	Lewis A. Bowmaster	50 Knox Rd. Baker Settlement
Jonathan Rhodewer	Jonathan Rhodewer	1300 New Elm Rd.
Donna Tompkin	Donna Tompkin	1345 New Elm Rd.
WAYNE TOMPKIN	Wayne Tompkin	1345 New Elm Rd
Cap Hittle	Cap Hittle	1499 New Elm Rd.
Henry A. Hittle	Henry A. Hittle	1499 New Elm Rd.
Down Uhlman	Down Uhlman	1645 NEW ELM RD.
Kim Tompkin	Kim Tompkin	1645 NEW ELM RD.
Darlene Mosher	Darlene Mosher	1839 New Elm
Kendall Mosher	Kendall Mosher	1839 New Elm
Tommy Uhlman	Tommy Uhlman	100 Uhlman Rd. New Elm
Avery Uhlman	Avery Uhlman	100 Uhlman Rd. New Elm
Crystal Uhlman	Crystal Uhlman	100 Uhlman Rd. New Elm
Vivonne Verbot	Vivonne Verbot	New Elm.
Edwin Verbot	Edwin Verbot	New Elm.
Sheldon Uhlman	Sheldon Uhlman	Pleasant River.
Betty Mailman	Betty Mailman	Pleasant River.
Eugene Penney	Eugene Penney	Caledonia ns
Colleen Uhlman	Colleen Uhlman	2284. New Elm Rd



Municipality of the District of Lunenburg

Report to Council

Report To: Finance Committee
Submitted By: Elana Wentzell, Director of Finance
Date: July 4, 2023
Re: Operating Variance Report 4th Quarter (DRAFT to March 31, 2023)

The enclosed Operating Fund Variance Report gives Council details of operating budget accounts where variances to budget have occurred. The actual figures are in draft until the year end is finalized. There may be some adjustments which will be included in the Treasurer's Report when the draft financial statements are presented. Staff have commented on all variances over \$1,000.

In this fourth quarter report, staff are projecting an Operating surplus of \$2.838M which represents a \$2.826 M (7.94%) budget variance.

The revenue variance shows \$2,475,704 in additional revenue expected to be received compared to budget. Deed transfer tax and interest on deposits account for \$2,398,022 of this variance.

The expenditure variance shows \$344,356 less than budgeted.

Additional details are provided in the enclosed report.

Report Preparation	
Department	Finance
Report Prepared by	Elana Wentzell
Report Approved by	
Date Reviewed by C.A.O.	

**Municipality of the District of Lunenburg
Operating Fund Variance Report - 4th Quarter DRAFT
March 31, 2023**

	Actual to Date	Annual Budget	Actual Variance to Budget	Comments on Forecast Variance
REVENUE				
Tax Revenue	\$ 26,594,671	\$ 26,441,100	\$ 153,571	Actual billed including appeals
Business Property	220,217	162,300	57,917	Based on HST offset received in excess of budget
Deed Transfer Tax	2,975,871	2,000,000	975,871	Actual received 2022/23
Other Taxes	64,092	62,000	2,092	Hydrant billing differential
Grants in Lieu of Taxes	255,266	254,100	1,166	Based on actual Federal Grants in Lieu received
REMO/Accessibility recovery from Other Units	68,937	73,400	(4,463)	Refund to units based on actual cost
Sale of Services			-	
Recreation Services	81,894	57,000	24,894	Revenue timing - winter programs received in current year; Pinegrove Park revenues (transferred to a reserve below)
Regional Building Inspection Services	182,015	222,100	(40,085)	Billing to other units based on actual costs incurred
Other Revenue - Fines, Permits, Rentals & Interest	2,590,351	1,168,200	1,422,151	Based on Open Space funds collected \$150K more than budget (transferred to reserves); increased interest rates paid on municipal funds on deposit (Prime rate less 1.3). Budgeted 1.1% (Prime 2.4% less 1.3%) Prime is currently at 6.45%
Farm Acreage Grant	96,063	93,900	2,163	Actual paid for year
Provincial Grants	227,926	347,500	(119,574)	Flood grant \$170,000 paid to another Muni (in/out); student grants more than budgeted \$25K, moved ASK coordinator 2022/23 funds received to next fiscal \$25K
TOTAL REVENUE	\$ 33,357,304	\$ 30,881,600	\$ 2,475,704	
EXPENDITURES				
Mayor & Council	\$ 671,909	\$ 719,000	\$ (47,091)	Unused travel, education/training budgets
Bank Interest & Charges	4,227	4,200	27	
Administration	1,156,335	1,119,000	37,335	Vacation pay accrual for unused vacation

**Municipality of the District of Lunenburg
Operating Fund Variance Report - 4th Quarter DRAFT
March 31, 2023**

	Actual to Date	Annual Budget	Actual Variance to Budget	Comments on Forecast Variance
Finance	755,431	770,300	(14,869)	Savings achieved in vacation accrual & paid part time relief \$7K, unused travel, education/training budgets \$5K, unused advisory services \$2K.
Tax Exemptions	271,260	255,700	15,560	Overage for low income tax rebates approved by Treasurer per policy (10% budget up to \$17K)
Legal & Advisory Services	226,645	407,100	(180,455)	Service costs less than budget: Legal \$70K, HR \$27K, Safety Committee/Study \$54K, Joint Accessibility Committee \$9K, Project Design \$7k, Other advisory (compensation review, EDI training)
Administration Building, Supplies and Data Processing	742,738	1,228,400	(485,662)	Reduced costs based on actual administration building power & mtce costs (\$49K) & Planning MODL 2040 & sustainability initiatives deferred (\$78K), It Support & Software maintenance (\$63K), Office Supplies & postage (\$40K), Council approved contingency (\$67K) and safe restart expenses \$188K (used other operating costs to claim a total \$196K in transfer section)
Allowance for Uncollectible taxes	53,682	100,100	(46,418)	Actual calculated allowance for doubtful accounts
Tax Sale Expenses	43,468	70,000	(26,532)	Actual costs for tax sales (billed back to properties in tax sale)
Government Relations, Communications & Municipal Celebrations	109,870	112,000	(2,130)	Actual public consultation meeting costs less than budgeted
Insurance	175,377	166,500	8,877	Overage based on actual cost for October 2022 insurance renewal
Grants to Organizations	500,763	745,900	(245,137)	Trail grant \$55K carry over from prior year not needed as it was paid before year end last year, other grants with no applicants \$20K (contingency, leadership), Mgmt agreements \$20K, unused PACE \$178K, offset by new Transit grant approved \$34K
Election Costs	-	-	-	

**Municipality of the District of Lunenburg
Operating Fund Variance Report - 4th Quarter DRAFT
March 31, 2023**

	Actual to Date	Annual Budget	Actual Variance to Budget	Comments on Forecast Variance
Assessment Services	687,452	687,500	(48)	
Police Protection	3,895,312	3,920,000	(24,688)	Actual RCMP contract
Correction Services & Prosecutions	504,636	521,800	(17,164)	Based on actual cost of service
Fire Protection Municipal Costs	455,500	408,500	47,000	Fire grants (post merger \$11K, personnel insurance (paid 2 years in one fiscal) \$22K, leadership & recognition \$10K)
Emergency Measures	155,342	169,300	(13,958)	Local EMO budget savings \$10K (shelter grants & AEC), REMO actual costs under budget \$3K
Protective Inspection Services	662,753	728,600	(65,847)	Regional Bldg Service Staffing and costs under budget
Dog Control	43,147	44,500	(1,353)	Actual contract
Common Services (Engineering)	505,697	669,400	(163,703)	Savings in Office expenses and travel costs \$28K, Salary & benefits \$135K savings based on delayed staff hiring
Provincial Roads & NSTIR Paving Partnerships	845,519	962,000	(116,481)	NSPW - road paving \$157K under \$500K budget for roads paved per agreement
Municipal Road Maintenance	229,260	426,100	(196,840)	Actual cost to maintain roads
Garbage & Waste Collection	2,553,522	2,684,500	(130,978)	Actual cost waste disposal \$98K under budget, fuel surcharge \$30K under budget estimate
Regional Housing	34,049	35,000	(951)	Estimated cost per Dept of Housing (bill not yet received)
Planning & Zoning	754,944	1,044,200	(289,256)	Flood grant \$170K paid to another Muni (in/out), savings in office and staff travel/education \$16K, \$95K savings in wages and benefits due to delayed hiring
Economic Development, Schools, CES Bldg & Tourism	893,845	1,493,700	(599,855)	Bell ISP Project savings (carry over) \$467K CCBF (transfer below); carry over projects investment attraction, Ec Dev strategy, other \$85K, CES costs \$38K
Recreation Staffing, Facilities and Programming	1,461,222	1,621,700	(160,478)	Program costs under budget \$94K, staffing \$67K
Libraries	199,700	199,700	-	
LCLC	778,765	663,800	114,965	LCLC Deficit \$113,875 (MODL Share)
Education	8,802,514	8,802,600	(86)	

**Municipality of the District of Lunenburg
Operating Fund Variance Report - 4th Quarter DRAFT
March 31, 2023**

	Actual to Date	Annual Budget	Actual Variance to Budget	Comments on Forecast Variance
Financing & Transfers	1,974,059	(287,800)	2,261,859	Transfers from reserves as budgeted with exceptions where costs did not materialize to budget (i.e.): CCBF Transfer for Bell Internet, PACE Loans, NSPW Road paving. Collected \$150K more in Open Space funds & set up Asset retirement Obligations for MARC, Centre School and Wile's Lake \$1.043M.
TOTAL EXPENDITURES	\$ 30,148,944	\$ 30,493,300	\$ (344,356)	
Area Rates			-	
Fire Protection Revenue	3,922,545	3,846,300	76,245	} Difference \$849
Fire Protection Expenditures	(3,923,393)	(3,846,300)	(77,093)	
Sewage Collection & Disposal Revenue	499,293	462,300	36,993	} Difference \$17,745: Revenue more than budgeted (BPSC \$36K); Expenditure differential - LaHave River Mtce Charges - revenue budgeted but expenditure not budgeted (in/out)
Sewage Collection & Disposal Expenditures	(878,768)	(824,300)	(54,468)	
Private Road Maintenance Revenue	282,806	283,000	(194)	} Difference \$132
Private Road Maintenance Expenditures	(269,338)	(269,400)	62	
Street Lighting Revenue	144,197	143,100	1,097	} Riverport Street Lights: 2021/22 recorded \$13,405 additional quarter (reduced 2022/23 remittance) Osprey Village estimate \$24,500, paid \$9,800 (Difference \$14,700)
Street Lighting Expenditures	(147,184)	(171,300)	24,116	
NET AREA RATES	\$ (369,842)	\$ (376,600)	\$ 6,758	
SURPLUS (DEFICIT)**	\$ 2,838,518	\$ 11,700	\$ 2,826,818	** To be transferred to Operating Reserve when actuals confirmed
% Annual Budget		0.03%	7.94%	

Finance Committee
Item #: 10.2.1
Date: July 4, 2023
Authorization: Elana Wentzell



Municipality of the District of Lunenburg

Report to Council

Report To: Finance Committee

Submitted By: Alex Dumaresq, Deputy CAO,
Zander Zwicker, Policy & Records Management Assistant

Date: July 4, 2023

Re: Follow up on Noise Concerns and Short-Term Rentals

Background

At the June 6, 2023, Finance Committee Meeting, the Committee discussed nuisance noise issues in the Municipality. The attached staff report identified compliance and enforcement as being key issues in the implementation of a noise by-law. As a result, the Committee determined not to proceed further with a general noise by-law but requested additional information on short-term rentals and noise issues.

Issues

In Nova Scotia, MODL has been found to have the 2nd highest rate of full unit short-term rentals, the growth of which has far outpaced the development of long-term rentals in the area. The total number of short-term rentals in the Municipality, which includes both partial and full units, reached its peak in September of 2022, with 292 short-term rentals. Some common issues related to short-term rentals include:

- The negative impact on the supply of long-term rental properties,
- the increase in costs related to purchasing a home, and
- resultant noise and other impacts on the community

Provincially, some efforts have been made to address concerns surrounding short-term rentals, and Municipalities have some avenues to manage these rentals themselves. As of April 1, 2023, Provincial legislation requires that all tourist accommodation units be registered with the

province. Municipalities may also be capable of regulating short-term rentals through land-use planning, but they cannot use this to completely prohibit them. The Municipal Government Act also gives the Municipality the authority to regulate and license business activities. The Municipality may be able to develop a licensing regime that would develop required operating conditions for short-term rental units and venues.

Analysis

While the Municipality may be able to develop this licensing system, it would not be without its own challenges. Enforcement would be a concern, similar to the enforcement issues surrounding the noise by-law. Enforcement costs would also be of a similar magnitude to the noise by-law, being around \$200 000 yearly. There would also be an additional cost and level of staff effort required to develop, implement, and manage a licensing regime for venues and/or short-term rentals.

Conclusion

Upon review, it is clear that temporary accommodations can have both positive and negative impacts on our communities. Moving forward, Council should continue comprehensive land-use planning to minimize future conflicting uses. It is also noted that Council does have the legislative authority necessary to regulate short-term rentals more directly. If this is of interest to Council, more information and analysis is required to explore options, costs, and the enforcement implications of a licensing regime.

Report Preparation	
Department	Administration
Report Prepared by	Alex Dumaresq, Deputy CAO
Report Approved by	
Date Reviewed by C.A.O.	



Municipality of the District of Lunenburg

Report to Council

Report To: Finance Committee
Submitted By: Amy Wamboldt, Grant Coordinator
Date: July 4, 2023
Re: Housing Accelerator Fund – Information Item

Executive Summary

The Housing Accelerator Fund (HAF) is a new federal program administered by the Canada Mortgage and Housing Corporation (CMHC) that will provide up to \$4 billion to municipalities to accelerate the supply of housing.

HAF can fund major investments in creating the conditions to attract and enable housing development in the community (such as policy and regulatory updates, servicing assessments, economic analysis, creation of grants, land acquisition, and more), as well as to help pay for associated impacts of increasing the housing supply to alleviate the current housing crisis (such as investing in infrastructure and community amenities).

To be eligible for funding, municipalities are required to develop a HAF Action Plan. Staff are undertaking the work to complete the HAF Action Plan which will come to Council for approval in September or October 2023.

Discussion

To be eligible for funding, municipalities are required to develop a HAF Action Plan. The Action Plan must set out a housing supply growth target as well as specific initiatives that the municipality will undertake to meet the growth target. Growth is measured by the number of permits issued for new units. In setting a growth target, municipalities are required to calculate their baseline growth for net-new permits based on historical data and then commit to accelerating this baseline growth by a minimum of 10 per cent over the next three years. The HAF Action Plan must identify a minimum of seven initiatives that will be undertaken to meet this growth target.

An Action Plan must receive formal approval from Council prior to the HAF contribution agreement being signed.

HAF funding is stackable with most other federal funding and can also be used to displace municipal funds already committed in the budget. The amount of HAF funding an applicant is eligible to receive is based on a formula. All units created from HAF initiatives will receive the base funding of \$20,000 per unit. In addition to the base funding and possible top up funding, units that are considered affordable will receive an additional bonus. The following provides an overview of the HAF funding formula.

Base		Top Up		Affordable
\$20K/unit	+	Close to Transit \$15K/unit	+	\$19K/unit
		Missing Middle ¹ \$12K/unit		
		Other \$7K/unit		

1 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).

The amount of funding received is thus determined by the growth targets put forward in the Action Plan.

Our municipality is experiencing excellent economic conditions and there are opportunities for growth in our housing supply in various sections of the municipality. In order to target our application to the outcomes supported by the HAF program, staff have identified the Osprey Village area as the focal point of our application.

Budget Implications

The HAF has the potential to provide significant financial contributions to MODL’s initiatives related to housing development. The exact magnitude of our funding request will not be known until our Action Plan is complete, but staff are expecting the funding request to range between 10 and 20 million dollars.

Strategic Plan

Financial incentives through the HAF program will support Council’s Strategic Priority to promote growth within Osprey Village.

Work Plan

Due to tight timelines and the complexity of the HAF Action Plan, staff have procured a consultant, Urban Matters, to work collaboratively with staff to prepare the HAF Action Plan for Council approval.

The commitment made to our housing growth target in the HAF Action Plan will require staff to prioritize the associated projects within their workplans over the next 2-3 years. As a result, staff may have less flexibility to absorb work that is not associated with pre-approved Council initiatives.

Alternatives

Council may choose to not submit an application under CMHC’s Housing Accelerator Fund (HAF).

This alternative is not recommended as the financial benefits of completing the application far outweigh the time and costs related to the application process.

Conclusion

CMHC’s Housing Accelerator Fund’s required Action Plan will come to Council for approval in September or October 2023.

Report Preparation	
Department	Administration
Report Prepared by	Amy Wamboldt, Grant Coordinator
Report Approved by	Alex Dumaresq, Deputy CAO
Date Reviewed by C.A.O.	