

**MEETING DATE:** August 18, 2025

**SUBMITTED BY:** D. Martin Senior Planner

**PREPARED BY:** D. Martin Senior Planner, K. Stadnyk Senior Development Planner

**REPORT TITLE:** Housing Accelerator Fund (HAF) Update - August 18, 2025

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## EXECUTIVE SUMMARY

The City has secured \$7.6 million in Federal funding to implement seven initiatives aimed at accelerating housing supply and improving processes. Implementation is well underway and the purpose of this report is to update Council on the work to date.

## RECOMMENDATION

That Council receive the *Housing Accelerator Fund (HAF) Update - August 18, 2025* report as information.

## BACKGROUND

On September 2024, the City of Leduc applied for the second round of funding under the Housing Accelerator Fund (HAF), as administered by the Canada Mortgage and Housing Corporation (CMHC). On December 13, 2024, CMHC confirmed the City's successful application, approving a total of \$7,652,644 to be distributed over four payments. The funding supports the implementation of seven Council-approved initiatives designed to address systemic barriers, promote diverse and affordable housing options, streamline approval processes, and align with the City's Housing Strategy.

The HAF Contribution Agreement was finalized on January 14, 2025, and the first installment of \$1,913,161 was received shortly after the contract's execution. Currently, Administration is working closely with CMHC to ensure initiatives and housing targets are being completed on schedule to meet the three-year implementation window. Six of the seven initiatives are underway, with four being integrated into the City's Land Use Bylaw renewal project. The remaining three are policy and incentive initiatives with two having been started, and the third being scheduled to begin in 2026.

### Action Plan Initiatives

1. Exploring zoning changes to create healthier and stronger communities, with greater variety of housing options. The focus of this initiative will be to create more options for housing while protecting the livability and character of where we live.
2. Create a fast-tracking and concierge services policy to formalize and combine past practices with new practices to allow us to provide more efficient permitting.
3. Create pre-approved design catalogue that will accelerate housing by providing certainty and reducing red tape and make it easy for builders to use our new bylaw.
4. Explore land use changes to make it easier to build housing in Leduc. This will help ensure we have a place for everyone to live in our community.
5. Create an Affordable and Missing Middle Housing Program to help streamline housing development. The program will assess whether there are private lands or City lands underutilized or restricted by servicing, zoning or other barriers.
6. Develop a parking and public transportation strategy to understand constraints and opportunities for improvement in these areas in Leduc. Parking is important to get right, because it impacts how people use and move around in their community.
7. Create a pilot program targeting new accessory housing units, innovative housing designs, rentals and affordable housing guaranteed to remain affordable for at least 20 years.

## COUNCIL INFORMATION ITEM

### Housing Units Underway

Currently, the City is on track with the proposed housing unit targets, which is further detailed within the attachment to this report, *Status Report for Housing Accelerator Fund July 2025*.

### Permitted Use of Funds

CHMC Funds are directly linked to the completion of the seven initiatives and the proposed creation of housing units proposed within each initiative. The agreement requires annual progress towards the seven initiatives and projected housing units to trigger subsequent annual payments. In addition, any funding remaining **may** be used to support other related projects or infrastructure. Administration will report back to Council with options for any surplus funds in Q1 2026, as funds are made available following successful annual reporting.

### **NEXT STEPS**

Administration has begun work on the initiatives and is working closely with CMHC to meet all reporting and milestone requirements. Administration will continue reporting to Council with HAF updates semi-annually, with the next update to Council planned for Q1 2026, following submission of the annual reporting to CMHC.

### **ATTACHMENTS**

- Status Report for Housing Accelerator Fund July 2025