



## Program 15: Housing Accelerator Fund (HAF) Enhancement

### What is the intent of the program?

The City of Belleville has acquired funding from the CMHC’s Housing Accelerator Fund (HAF) to support the development of new housing units, either ownership or rental. While available, these monies will be used to supplement and top-up the standard funding provided through several of the CIP’s housing programs. The Enhanced HAF Funding amount (refer to **Table 3**) is in addition to the standard funding that is provided through the applicable housing and brownfield programs, respectively. All other program requirements remain the same, unless otherwise stated.

Table 3: Program Monies Available through Baseline and Enhanced HAF Funding

Program Number	Program Name	Baseline Funding <sup>1</sup>	Enhanced HAF Funding	Total Funding Available
2	Accessory Dwelling Unit Rebate	Up to \$5,000 for the 1st and 2nd ADU; up to \$10,000 for the 3rd ADU	Up to \$10,000 for the 3rd ADU	Up to \$30,000 for three ADUs
3	Accessibility Top-Up Rebate	Up to \$5,000 per unit	Up to \$3,000 per unit	Up to \$8,000 per unit
4	Missing Middle Per Door Grant  (Market Ownership Component)	Up to \$5,000 per door	Up to \$5,000 per door	Up to \$10,000 per door
4	Missing Middle Per Door Grant  (Market Rental Component)	Up to \$10,000 per door	Up to \$20,000 per door	Up to \$30,000 per door
4	Missing Middle Per Door Grant  (Affordable Ownership Component)	Up to \$20,000 per door	Up to \$20,000 per door	Up to \$40,000 per door

<sup>1</sup> Baseline Funding refers to the level of funding available through the base CIP program. The Enhanced HAF Funding indicates the additional funding available while the HAF monies are available to the City of Belleville.



<b>Program Number</b>	<b>Program Name</b>	<b>Baseline Funding <sup>1</sup></b>	<b>Enhanced HAF Funding</b>	<b>Total Funding Available</b>
4	Missing Middle Per Door Grant  (Affordable Rental Component)	Up to \$30,000 per door	Up to \$30,000 per door	Up to \$60,000 per door
5	High-Density Residential Municipal Fees Rebate	100% of eligible municipal fees, up to \$20,000 per project	100% of eligible municipal fees, up to \$30,000 per private development project, OR  100% of eligible municipal fees, up to \$180,000 per non-profit development project	100% of eligible municipal fees, up to \$50,000 per private development project, OR  100% of eligible municipal fees, up to \$200,000 per non-profit development project
11	Brownfield Environmental Site Assessment Rebate	Up to \$30,000 per study or 50% of the cost of the ESA, whichever is less.  Up to \$45,000 for two studies per property.	At the City's discretion, projects that are identified by the City as likely to develop as housing units based on City's housing priority as defined in this CIP, may receive a top-up grant of \$10,000 for a single ESA study.	Up to \$40,000 per a single ESA study.  Up to \$55,000 for two studies per property.



Program Number	Program Name	Baseline Funding <sup>1</sup>	Enhanced HAF Funding	Total Funding Available
13	Brownfield Building Permit Fees Rebate	A rebate equivalent to 50% of the building permit fees associated with the development up to the cost of remediation. The maximum rebate is \$60,000.	At the City’s discretion, where a Brownfield site is undergoing redevelopment for housing units based on the City’s housing priority (as defined in this CIP) anywhere in the City such development is eligible for a “top-up” rebate of an additional 10% of the building permit fees.	Up to \$66,000 per property or 60% reduction in building permit fee costs (up to the cost of remediation), whichever is less.

**Are you eligible to apply?**

You are eligible for Enhanced HAF Funding, if you have applied for one or more of the following programs:

- CIP Program 2: Accessory Dwelling Unit Rebate
- CIP Program 3: Accessibility Top-Up Rebate
- CIP Program 4: Missing Middle Per-Door Grant
- CIP Program 5: High Density Residential Municipal Fees Rebate
- CIP Program 11: Brownfield ESA Rebate
- CIP Program 13: Brownfield Building Permit Fees Rebate

Note that no additional application is required to access the Enhanced HAF Funding.

**Additional Considerations**

- City staff will review eligible applications and apply HAF funds as available. Funding will vary based on the program and the number of proposed new units.
- The City’s access to HAF funding will expire on December 18, 2028, at which time the Enhanced HAF Funding will no longer be available to applicants, and all eligible programs will automatically revert to their standard funding levels. Access to HAF funding may become unavailable, if all monies have been allocated. At their discretion, City staff may choose to approve only a portion of the funds requested through the application, if remaining HAF funds are becoming low.