

HAF Agreement and Action Plan Summary Brandon, Manitoba

Summary of Agreement Targets and Funding

Status as of March 18, 2025

Overall Permitted Unit Targets (3 years)	951
Units expected without HAF (baseline)	783
Units incented by HAF (HAF-incented)	168
Municipality's 10-year unit projection	761

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	951	289	283
<ul style="list-style-type: none"> • Multi-Unit housing units in close proximity to rapid transit 	0	<i>Note: there are no annual forecasts for different unit types.</i>	0
<ul style="list-style-type: none"> • Missing middle housing units 	796		271
<ul style="list-style-type: none"> • Other multi-unit housing units 	0		0
Affordable Housing Units	87		34

HAF Funding Schedule and Explanatory Notes:

The total funding envelope for HAF recipients is based on the number of HAF-incented units, as described in Section 10 of the Pre-Application Reference Material. Advances are disbursed annually, subject to compliance with the terms and conditions of the HAF agreement.

Total funding eligibility	\$6,248,360.40
Annual advance amount	\$1,562,090.10

CMHC has reviewed Brandon's first annual report. While the city has required some minor timeline extensions for milestones, several initiatives are completed, and the Action Plan is on track. CMHC is satisfied that the city is meeting its commitments under the HAF agreement. The second advance will be made in full.

Summary of Initiatives and Milestones

Initiative 1: Zoning Accelerated

Amending the Zoning By-law to allow for increased missing middle housing and to reduce public hearings.

- Allowing up to four-plex dwellings as of right in low density zones.
- Reducing parking requirements for affordable and transitional housing developments.

Initiative	Due Date	Status
Zoning Accelerated	2024-05-20	Completed
Milestones	Due Date	Status
Engagement	2023-12-31	Completed
Draft By-law	2024-02-23	Completed
Adoption	2024-05-20	Completed

Initiative 2: Housing Liaison

Accelerating the supply of affordable housing throughout the community via a housing liaison who will fostering relationships with both non-profit and for-profit housing providers.

- The Housing and Wellness programmer position will be created to provide long term staffing capacity to administer housing incentives and other housing programs.
- The Housing and Wellness programmer position will serve as a liaison with other City departments as they evaluate and execute potential projects.

Initiative	Due Date	Status
Housing Liaison	2023-10-27	Completed
Milestones	Due Date	Status
Term Position	2023-05-15	Completed
Drafting Business Case	2023-08-25	Completed
Adoption of Business Case	2023-09-29	Completed

Initiative 3: Density Bonus

Incentivizing the creation of smaller one-bedroom units and affordable housing units.

- Increase the number of allowable one-bedroom units in Residential Mixed Dwelling zones through a new one-bedroom density bonus.
- Providing an affordable unit density bonus will incentivize developers to build affordable units.

Initiative	Due Date	Status
Density Bonus	2024-05-20	Completed
Milestones	Due Date	Status
Engagement	2023-12-31	Completed
Draft By-law	2024-02-23	Completed
Adoption of Zoning Amendment	2024-05-20	Completed

Initiative 4: Growing our established areas

Supporting increased density based on complete community principles including proximity to transit, greenspace, schools, commercial areas, and institutions.

- Evaluate residential corridors for highest and best use along with infrastructure analysis to support larger scale (three and four storey) missing middle housing.
- Update policies to provide clear direction on areas where increased density is appropriate.

Initiative	Due Date	Status
Growing our established areas	2025-04-30	On Track
Milestones	Due Date	Status
Initial Engagement	2022-09-30	Completed
Draft City Plan	2024-03-29	Completed
Final Engagement	2024-05-21	Completed
Approval	2025-04-30*	On Track

*CMHC approved a date change request from 2024-06-17 as the updated plan must undergo a Provincial approval process, with timing outside of the municipality’s control.

Initiative 5: Housing Incentive

Implementing predictable housing incentives, including tax off-setting grants and cash incentives, to accelerate affordable housing throughout the city and market housing downtown.

- The City will providing differing levels of tax off-setting and cash incentives based on the type, affordability level, and location of units proposed. The City will also consider incentives for the retention of aging existing affordable units at affordable rental rates.
- The City will evaluate the financial risk and gaps for developing downtown market housing and create an incentive package to bridge the gap.

Initiative	Due Date	Status
Housing Incentive	2024-08-01	Completed
Milestones	Due Date	Status
Draft By-law	2024-05-01*	Completed
Research and Engagement	2024-05-01*	Completed
Approval	2024-08-01	Completed

*Brandon requested a date change from 2023-12-29 to align their housing incentive with Provincial interests, which CMHC has approved.

Initiative 6: Development Charge Timing

Exploring the possibility of deferring portions of development charges to levy them closer to when the developer is receiving revenue.

- These changes would encourage more development, by allow developers to preserve cash flow until they are closer to receiving revenue from the sale of lots and/or the construction of buildings.
- Updates to the two development charges by-laws will be reviewed and adopted by Council.

Initiative	Due Date	Status
Development Charge Timing	2026-02-02	On Track
Milestones	Due Date	Status
Initial Engagement	2023-12-31	Completed
Final Engagement	2024-04-01	Completed
Background Study	2024-05-01	Completed
Draft By-law	2024-05-01	Completed
Adoption of transportation and land drainage charge by-law	2025-02-03	Delayed*
Update permitting software	2025-02-03	Delayed*
Adoption of wastewater and water charge by-law	2026-02-02	On Track

*Because utility rates had to be approved through the Public Utility Board, Brandon divided the by-law into two parts (the land drainage bylaw does not require Public Utility Board approval), which caused the delay in completing these milestones.

Initiative 7: Housing Land Assembly

Prioritizing acquisition of lands for both affordable housing throughout the city and market housing downtown to align with new housing incentives and accelerate growth in these areas (see Initiative 5).

- Update land acquisition priorities for affordable and downtown housing.
- Actively pursue land assembly opportunities for both downtown and affordable purposes including acquisition, building demolition, environmental cleanup and infrastructure upgrades to bring land to a shovel ready state.

Initiative	Due Date	Status
Housing land assembly	2024-05-20	Completed
Milestones	Due Date	Status
Draft Policy Updates	2024-02-23	Completed
Update Land Acquisition Priorities	2024-05-20	Completed