



Canada Mortgage  
and Housing Corporation

# Initiative Details

**Program**

Housing Accelerator Fund

**Agreement Report Template**

Second Reporting Period

**Due Date**

2025-03-17

**Project Name**

HAF - The Corporation of the Town of Tecumseh

**Attestation Status**

Completed

**Submitted Date**

2025-03-16

**Initiative Name**

05.Implementing incentives (reduced DC and other fees)&a Property Tax Equivalent Tax Program for new rental/affordable housing in Main Street CIP Area

**Initiative Type**

Implementing incentives, costing or fee structures to encourage such things as affordable housing

**If "Other", please indicate**

**Describe your initiative, including its goals and objectives**

This initiative will reduce or eliminate Development Charge, Planning and Building Fees for new purpose built rental and affordable housing units constructed in the Town's Main Street Community Improvement Area. A targeted Property Tax Equivalent Tax Rebate will also be made available for these new housing rental units to lower overall housing costs and to attract affordable housing units to be constructed in Tecumseh

**Estimated Start Date**

2024-04-01

**Actual Start Date**

2024-04-01

**Estimated Completion Date**

2025-03-31

**Actual Completion Date**

2025-03-11

**Estimated number of units the initiative will incent within 10 years**

240

**Estimated Cost**

\$665,000.00

**Estimated number of units the initiative will incent within the program period -  
Verified by CMHC**

**Other Expected Results**

This initiative will incentivize new purpose built and affordable rental apartment style dwelling units being built along a transit corridor in the Tecumseh Downtown Core, where residents will be able to walk, cycle and use public transit for their daily needs, reducing their carbon footprint and contributing to the creating of complete communities

**Priority Objectives [Select all that apply]**

<b>Description English</b>	Creating more supply of housing
<b>Description English</b>	Supporting affordable, inclusive, equitable and diverse communities
<b>Description English</b>	Supporting complete and walkable communities with diverse land uses and access to amenities
<b>Description English</b>	Supporting low-carbon and climate-resilient communities

**Explain how the initiative supports the Priority Objective(s) selected**

This initiative promotes higher density and affordable purpose built rental housing units being built as part of an existing mixed use district, served by public transit and within walking distance of a wide variety of amenities and services. It will lead to new rental dwelling units being constructed in an area where infrastructure investments are being made by the Town to support walking/cycling and to create a compact/mixed use main street that contributes to the development of a low carbon and climate resilient community.

**% of Initiative Complete**

100

**Status**

Completed

**Initiative Assessment**

There are no records to display.

## Milestones

<b>Milestone Name</b>	Presenting the Report and Amendment to the Town's Main Street CIP to Council and affected stakeholders, and adoption of Amendment by Council
<b>Estimated Start Date</b>	2024-11-01
<b>Actual Start Date</b>	2024-12-11
<b>Estimated Completion Date</b>	2025-03-31
<b>Actual Completion Date</b>	2025-03-11
<b>Status - Submitted</b>	Completed
<b>Comments</b>	Subsequent to the statutory Public Meeting held on January 28, 2025, final amending document to the Town's Main Street CIP containing the new financial incentives to implement this initiative were presented to Council at the March 11, 2025 Regular Council Meeting, at which time the amendments were adopted in accordance with the provisions of the Planning Act.

<b>Milestone Name</b>	Preparing Planning Report and an Amendment to the Town's Existing Main Street Community Improvement Plan
<b>Estimated Start Date</b>	2024-04-01
<b>Actual Start Date</b>	2024-04-01
<b>Estimated Completion Date</b>	2024-10-31
<b>Actual Completion Date</b>	2024-12-10
<b>Status - Submitted</b>	Completed
<b>Comments</b>	Stakeholder consultation and best practice review led to the completion of a Planning Report proposing amendments to the Town's existing Main Street Community Improvement Plan outlining the recommended financial incentives for new purpose built rental/affordable housing units and supporting rationale for the program, presented to Council at the December 10, 2024 Regular Council Meeting.

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