



The Corporation of the Town of Milton

Report To: Council

From: Glen Cowan, Chief Financial Officer / Treasurer

Date: March 16, 2026

Report No: ES-009-26

Subject: Extension to the Financial Incentive for Rental and Affordable Housing Program

Recommendation: THAT the term for the Financial Incentive for Rental and Affordable Housing Program that was originally established through report CORS-015-24 be extended from March 31, 2026 to December 18, 2027.

AND THAT the Chief Financial Officer / Treasurer be delegated the authority to provide any further extensions of the existing program should the eligibility period for spending Housing Accelerator Fund (HAF) expenditures be extended and sufficient HAF funds remain for the financial incentive program.

EXECUTIVE SUMMARY

- In April 2024 the Town established a financial incentive program that provides a rebate of up to \$2,500 per unit for building permit fees associated with rental or affordable housing. These rebates are in addition to the incentives provided with respect to development charges.
- The incentive program is a requirement of the Town's Housing Accelerator Fund contribution agreement, and has been funded with proceeds from that grant program.
- To date, 465 units have received \$567,800 in rebates through the incentive program.
- An extension of the program to align with the maximum period allowable under the terms of the HAF program is recommended, with the resulting rebates continuing to be funded from the proceeds of the HAF.

REPORT



Background

The Town of Milton successfully applied for the Housing Accelerator Fund (HAF) and has entered into an agreement with the Canada Mortgage and Housing Corporation (CMHC) with respect to the program. One of the initiatives that the Town has committed to delivering was the establishment of a financial incentive program for affordable and/or rental residential units. These incentives would be in addition to the existing incentives that exist with respect to development charges for these forms of units.

The financial incentive program was approved by Council in April 2024 through report [CORS-015-24](#). The program provides a rebate of up to \$2,500 per eligible unit for the related Building Permit Fees, and required the applicant to commit to retaining the affordability or rental status for a minimum of five years from the time of occupancy. The program was established with a term that extended to March 31, 2026.

Given the upcoming deadline for the program, and in recognition of the ability to extend the rebate program further to align with the term for eligible expenditures to be incurred through the HAF program, staff are presenting this report in order to obtain Council authorization to continue with the rebate program beyond March 2026.

Discussion

Since its inception in 2024, a total of 465 units have been provided a rebate of the applicable building permit fees through the Town's incentive program. The value of these rebates has totaled \$567,800, which has been funded using HAF proceeds provided through the CMHC.

As the Town originally projected a potential to fund up to \$1,000,000 in rebates through the incentive program, and as the contribution agreement with CMHC allows for expenditures to be incurred until December 18, 2027, it is recommended that the financial incentive program be extended at this time.

Although there is no current indication of an extension to the eligibility period for expenditures to be incurred through the HAF program, delegated authority has been requested through this report to allow for further extensions to the Town's financial incentive program should the opportunity arise.

The Town also continues to seek opportunities to pursue additional funding through the HAF program, and if successful new incentive programs may be considered by Council through future reports.



Financial Impact

The Town remains in compliance with all requirements of the of the HAF program, including most recently with the successful completion of the annual report for the third reporting period. The \$567,800 in rebates that have been provided to date through the Financial Incentive for Rental and Affordable Housing Program have been funded with proceeds of the HAF program, as will any additional rebates that may be provided through the extended period that is recommended in this report.

Respectfully submitted,

Glen Cowan
Chief Financial Officer / Treasurer

For questions, please contact: Glen Cowan

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Attachments

None

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.