



London
CANADA

JOSH MORGAN MAYOR

Re: Home Ownership Program – Alternative Option

Dear Members of Council,

London is entering a critical period for housing delivery and for maximizing the benefit of available Housing Accelerator Fund support. The March 24, 2026 staff report confirms that, to meet the Housing Accelerator Fund target timeline, new programs must provide permits for new units by September 7, 2027.

In my view, any incentive options brought forward should be practical, simple, and designed to maximize uptake. We should be cautious about adding conditions that narrow eligibility, reduce participation, or make programs less effective. If we want these tools to help generate housing activity in the timeframe available, they need to be lean, accessible, and focused on measures that can have real impact quickly.

With that context in mind, I will be putting forward the following motion at this Strategic Priorities and Policy Committee meeting:

*That Civic Administration **BE DIRECTED** to report back to Council with options that can be rolled out quickly to incentivize housing activity within the remaining Housing Accelerator Fund window, together with a Housing Accelerator Fund mid-year update report, including:*

- a. *current progress toward targets, the remaining unit gap, timing considerations, risks to achieving program outcomes, and proposed incentive options that would support housing activity within the remaining program window;*
- b. *partial (or full) development charge rebate options for new residential development, including options that could be targeted by unit type and ability to meet HAF timelines;*
- c. *an enhanced Additional Residential Unit incentive program for existing homeowners, including options to increase uptake and accelerate implementation for interior/basement and attached Additional Residential Units that can be delivered within the available timeframe; and*
- d. *implementation considerations for each option, including estimated cost, expected housing unit impact, and whether the option can be implemented under existing Community Improvement Plan authorities or would require by law amendments or other Council approvals.*

City of London
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The report should also clearly identify which options are most likely to produce near term housing starts, permits, or completed units within the remaining Housing Accelerator Fund timeline, and which can be brought forward most quickly. Particular attention should be given to options that are straightforward to administer, easy for applicants to access, and capable of generating meaningful uptake.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'J. Morgan', written in a cursive style.

Josh Morgan,
Mayor, City of London