

# HAF Action Plan Summary – Fredericton, NB

## **Explanatory Notes:**

- *The following summary is a high-level overview of the approved Housing Accelerator Fund (HAF) Action Plan.*
- *Local governments are expected to follow statutory processes and procedures when considering and adopting bylaws and policies, including public notification and input processes. HAF recipients have committed to follow regulatory requirements and to actively pursue the relevant council or other approvals needed to advance these initiatives.*
- *HAF recipients are also required to complete and regularly update a Housing Needs Assessment Report.*

## **Initiative 1: High Density Development – NB Exhibition Lands**

Accelerating plans to redevelop a major site in downtown Fredericton (*implementation in 2024*).

- Rezoning will allow mixed-use developments with heights greater than four storeys and unlock the first phase of redevelopment of the New Brunswick Exhibition Grounds.
- This phase will include 40% affordable units.

## **Initiative 2: Capacity Building – Community-Based Housing**

Supporting non-profit and co-op housing providers with capacity building and early-stage project funding (*implementation in 2024*).

- Capacity building grants will provide targeted support for new providers, and the City will pursue partnerships with the NB Non-Profit Housing Association, and the Co-op Housing Federation of Canada.
- Capital grants and/or forgivable loans will support project pre-development costs for new affordable housing projects.

## **Initiative 3: Modest Homes – Ownership Initiative**

Establishing incentives to promote homeownership for low- to moderate-income households (*program launched in 2024*).

- Fredericton will work with local First Nations housing providers to develop a program for off-reserve affordable home ownership.
- Private sector and non-profit developers will have access to funding and financing incentives with clear affordability conditions (e.g. maximum unit size, maximum sale price).
- A grant and/or forgivable loan will provide direct support to first-time homeowners.

#### **Initiative 4: Neighbourhoods of the Future – Enabling Mixed Use Developments on City-Owned Property**

Unlocking development in new neighbourhoods through updated standards and leveraging municipal land (*implementation through 2025*).

- Fredericton will update zoning and infrastructure requirements for new neighbourhoods (e.g. revised on-site parking requirements, new construction methods and materials, etc.) to promote additional density and reduce costs.
- A new master plan will be developed for the Doak Road area – a new neighbourhood in Fredericton’s south side.
- The City will advance infrastructure work on municipal land and make these lands available for mixed-use, mixed-income projects including affordable rental housing and affordable home ownership opportunities.

#### **Initiative 5: City Wide Intensification – Promoting Infill Development and Additional Dwelling Units (ADUs)**

Promoting gentle density through infill development (*implementation through 2025*).

- This initiative includes zoning changes to allow: four units per residential lot as-of-right City-wide; residential units in commercial corridors to increase the supply of workforce housing for low and middle-income workers; and significant residential density close to post-secondary institutions (College Hill area).
- A new incentive will encourage property owners to develop ADUs.
- Updated parking requirements will support intensification (see Initiative 4).

#### **Initiative 6: Increasing Building Inspection and Development Management Capacity**

Implementing a fully automated building permit and development management system (*implementation through 2025*).

- This initiative includes increased building inspection staffing capacity and a comprehensive review and update to the development review process (from pre-approvals to development and building permits to inspection).
- The City will implement a new e-permitting system and develop pre-approved building plans for ADUs.

## **Initiative 7: Rental Housing Program – Increasing Supply Through Incentives**

Encouraging non-profit and private builders to increase the supply of rentals including missing middle and affordable housing (*implementation in 2024*).

- New developer incentives will target higher-density development in the urban core and new neighbourhood growth areas, and modest development outside identified growth areas.
- Incentives for developments in the urban core will include long-term affordable housing agreements.
- Incentives for developments in new neighbourhoods will promote affordable housing and below-market rentals as part of complete communities.

## **Initiative 8: Modular and Manufactured Community Housing Development**

Accelerating the use of prefabricated and manufactured housing through partnerships and incentives (*implementation in 2024*).

- The City will work with private housing developers, non-profit housing operators and manufactured home builders to promote alternative forms of housing construction for both affordable homeownership and affordable rentals.