

# HAF Agreement and Action Plan Summary Fredericton, New Brunswick

## Summary of Agreement Targets and Funding

*Status as of February 18, 2025*

<b>Overall Permitted Unit Targets (3 years)</b>	<b>2,411</b>
Units expected without HAF (baseline)	<b>2,124</b>
Units incented by HAF (HAF-incented)	<b>287</b>
Municipality's 10-year unit projection	<b>2,560</b>

<b>Permitted Unit Targets with Breakdown</b>	<b>Total Target</b>	<b>Year 1 Forecast</b>	<b>Year 1 Progress</b>
Housing Supply Growth Target	<b>2,411</b>	<b>700</b>	<b>595</b>
<ul style="list-style-type: none"> <li>• Multi-Unit housing units in close proximity to rapid transit</li> </ul>	0	<i>Note: there are no annual forecasts for different unit types.</i>	0
<ul style="list-style-type: none"> <li>• Missing middle housing units</li> </ul>	1,512		486
<ul style="list-style-type: none"> <li>• Other multi-unit housing units</li> </ul>	524		0
Affordable Housing Units	269		122

### 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	\$10,274,118.50
Annual advance amount	\$2,568,529.63

Some of Fredericton's action plan dates were changed. Initiative 1 was extended due to ongoing discussions with New Brunswick Provincial Exhibition (NBEX) to finalize implementation details to develop the property. Initiative 4 was extended so that internal staff capacity could be shifted to accelerate the delivery of Initiative 5.

CMHC has reviewed Fredericton's first annual report and has noted that Year 1 permitted units are lower than forecast. Through discussions with Fredericton and based on the city's development pipeline, building permits are expected to increase early next year. As such, we are satisfied that Fredericton is meeting its commitments under the HAF agreement, and the second advance will be made in full.

## Summary of Initiatives and Milestones

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

Accelerating plans to redevelop a major site in downtown Fredericton.

- Rezoning will allow mixed-use developments with heights greater than four storeys and unlock the first phase of redevelopment of the New Brunswick Exhibition Lands (NBEX).
- Forty percent of the units created in the NB Exhibition Lands during the HAF timeframe will be affordable.

Initiative	Due Date	Status
<b>Promoting High Density Development - NB Exhibition Lands</b>	<b>2025-03-31</b>	<b>On track</b>
Milestones	Due Date	Status
Finalize Decision Making Processes	2024-01-31	Completed
Public Engagement and Consultation	2024-03-31	Completed
Subdivision and Rezoning	2025-02-28	On Track
Issue RFP	2025-03-15	On Track
Evaluation and Award	2025-03-31	Not Started

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

Supporting non-profit and co-op housing providers with capacity building and early-stage project funding.

- 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.
- Grants will support project pre-development costs for new affordable housing projects.

Initiative	Due Date	Status
<b>Capacity Building - Partnering with non-profit and coop providers to increase the stock of affordable housing.</b>	<b>2024-07-31</b>	<b>Completed</b>
Milestones	Due Date	Status
Consultation	2024-02-28	Completed
Develop Program Criteria - PDF	2024-03-31	Completed
Develop Program Criteria - Capacity	2024-04-30	Completed
Develop Program Criteria - New Providers	2024-04-30	Completed
Develop Program Criteria - Capacity Building	2024-06-15	Completed
Program Launch	2024-07-31	Completed

### Initiative 3: Modest Homes – Ownership Initiative

Establishing incentives to promote homeownership for low- to moderate-income households.

- 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 will provide direct support to first-time homeowners.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Modest Homes - Ownership Initiative</b>	<b>2024-08-31</b>	<b>Completed</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Consultation	2024-03-31	Completed
Develop Program Criteria	2024-05-31	Completed
Documentation	2024-07-31	Completed
Program Launch	2024-08-31	Completed

### 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.

- 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.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Creating Neighbourhoods of the Future - Enabling Mixed Use Developments on City Owned Property</b>	<b>2025-10-30</b>	<b>On track</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Identify available suitable municipal property	2024-04-30	Completed
RFP - Master Plan - Doak Road	2024-04-30	Completed
Consultant Engaged - Doak Road	2024-06-30	Completed
Consultation/Draft Plan - Doak Road	2025-05-31	On Track
Council Approval - Doak Road	2025-06-30	Not Started
Review infrastructure standards	2025-06-30	On Track
Tender Infrastructure Work	2025-06-30	On Track
Engineering Design	2025-06-30	On Track
Recommend new Standards	2025-07-31	Not Started
Adopt new Standards	2025-09-30	Not Started
Implement Plan - Doak Road	2025-09-30	Not Started
Implement Standards	2025-10-30	Not Started

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

Promoting gentle density through infill development.

- 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).

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>City Wide Intensification - Promoting Infill Developments and Accessory Dwelling Units</b>	<b>2025-07-31</b>	<b>On track</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Develop new standards to reduce parking requirements	2024-09-30	Completed
Draft by-law changes – infill and densification of residential land use in proximity to post-secondary institutions (College Hill Secondary Plan)	2024-09-30	Completed
Identify & Draft By-law Changes - 4 units City wide as of right	2024-09-30	Completed
Consultation	2025-01-31	On Track
Council approval	2025-06-30	Not Started
Develop Program Criteria	2025-06-30	Completed
Program Launch	2025-07-31	Completed

**Initiative 6: Implementing new/enhanced processes and systems; Increasing Building Inspection and Development Management Capacity**

Implementing a fully automated building permit and development management system.

- 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.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Implementing new/enhanced processes and systems; - increase Building Inspection and Development Management Capacity</b>	<b>2025-7-31</b>	<b>On track</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Increase Capacity	2024-03-31	Completed
Review Workflows/Processes	2024-03-31	Completed
RFP - New System	2024-05-31	Completed
System Acquisition	2024-09-30	Completed
System Implementation	2025-05-30	On Track
System Operational	2025-06-30	Not Started
Develop pre-approved ADU Unit Plans (tied to By-law changes)	2025-07-31	Not Started

**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.

- 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.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Rental Housing Program - Increasing Supply Through Incentives</b>	<b>2024-10-31</b>	<b>Completed</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Engagement and Consultation	2024-02-28	Completed
Develop Program Criteria including supportive housing	2024-04-30	Completed
Program Launch	2024-05-31	Completed
RFP Proposal Calls	2024-07-31	Completed
RFP Evaluation	2024-09-03	Completed
RFP Award	2024-10-31	Completed

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

Accelerating the use of prefabricated and manufactured housing through partnerships and incentives.

- 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.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Modular and Manufactured Community Housing Development</b>	<b>2024-12-31</b>	<b>Completed</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Engagement and Consultation	2024-05-31	Completed
Develop Program Criteria	2024-06-30	Completed
RFP - Joint Proposals Issued	2024-08-31	Completed
RFP - Proposal Review	2024-10-31	Completed
Award	2024-12-31	Completed