

HAF Agreement and Action Plan Summary Moncton, New Brunswick

Summary of Agreement Targets and Funding

Status as of January 9, 2025

Overall Permitted Unit Targets (3 years)	2,529
Units expected without HAF (baseline)	2,038
Units incented by HAF (HAF-incented)	491
Municipality's 10-year unit projection	5,585

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	2,529	543	901
<ul style="list-style-type: none"> Multi-Unit housing units in close proximity to rapid transit 	0	<i>Note: there are no annual forecasts for different unit types.</i>	0
<ul style="list-style-type: none"> Missing middle housing units 	1,237		561
<ul style="list-style-type: none"> Other multi-unit housing units 	1,072		281
Affordable Housing Units	76		33

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	\$15,597,510
Annual advance amount	\$3,899,377.50

CMHC has reviewed Moncton's first annual report and is satisfied that the city is meeting its commitments under the HAF agreement. The second advance will be made in full.

Summary of Initiatives and Milestones

Initiative 1: Affordable Housing – Grant Program

Increasing the supply of affordable housing by introducing a new grant program for non-profit housing.

- A new three-year grant program will offer \$20,000 per unit for eligible projects.
- This financial incentive will provide a limit of \$200,000 per project to ensure it can support as many affordable housing projects as possible.

Initiative	Due Date	Status
Affordable Housing - Grant Program	2023-11-06	Completed
Milestones	Due Date	Status
Create Affordable Housing Grant Policy	2023-11-06	Completed

Initiative 2: Growth Areas Capital Initiatives Grant Program – Housing Incentive Program

Incentivizing developers to build more housing, faster, in new neighbourhoods.

- A new three-year grant program will offer grants ranging from \$5,000 to \$15,000 per unit (depending on unit type) for eligible projects to help offset development charges.
- This initiative is intended to kick-start development and encourage the development of missing middle housing in emerging growth areas where new and improved infrastructure requirements have been identified.

Initiative	Due Date	Status
Growth Areas capital Initiatives Grant Program - Housing Incentive Program	2023-11-06	Completed
Milestones	Due Date	Status
Council adoption of Grant Policy	2023-11-06	Completed

Initiative 3: Non-Profit Housing Project Management Grant

Assisting non-profit housing providers with project soft costs to reduce a major barrier to affordable housing development.

- A grant program (separate from the one described at Initiative 1) will assist non-profits and cooperatives in creating development plans that meet all building/zoning requirements for new affordable housing projects.
- This will reduce application timelines and lower overall project costs for recipients (\$20,000 grant per project for five projects).
- Moncton intends to extend the program beyond HAF if additional funding sources can be secured.

Initiative	Due Date	Status
Non-Profit Housing Project Management Grant Program	2023-11-06	Completed
Milestones	Due Date	Status
Council adoption of Grant Policy	2023-11-06	Completed

Initiative 4: Accessory Dwelling Unit Grant Program

Encouraging homeowners to build accessory dwelling units (ADUs) – such as basement apartments and detached garden suites – to increase housing supply in existing neighbourhoods.

- A new three-year program will provide a grant of \$10,000 to assist homeowners in creating ADUs and promote this option for creating gentle density.
- Moncton's review of planning regulations will support this strategy by simplifying requirements for building ADUs City-wide in residential zones (see Initiative 6).

Initiative	Due Date	Status
Accessory Dwelling Unit Grant Program	2023-11-06	Completed
Milestones	Due Date	Status
Council adoption of Grant Policy	2023-11-06	Completed

Initiative 5: Implement E-Permitting System

Speeding up permit approvals by introducing an online permitting system.

- The City will conduct research and analysis to determine requirements for the new electronic platform and software, launch a Request for Proposal (RFP). Post launch, the City will conduct staff training and public education on the new system.
- Introducing an e-permitting platform will support efforts to streamline the zoning bylaw and make the development approval process faster and easier to navigate (see Initiative 6).

Initiative	Due Date	Status
Implement E-Permitting System	2026-11-06	On track
Milestones	Due Date	Status
Explore Permitting Platform	2025-11-06	On Track
Procure & Implement E-Permitting System for Development Applications	2026-11-06	On Track

Initiative 6: Streamlining Zoning By-law

Updating planning regulations to allow for more housing to be built as-of-right with a focus on missing-middle housing in existing neighbourhoods.

- A package of proposed changes will include increased density around post-secondary institutions, simplified requirements for building ADUs and will allow four units to be built in all residential areas.
- Residential design standards will also be reviewed to increase flexibility while upholding building quality, and new guidance materials will be prepared to assist developers and speed up permit approvals.

Initiative	Due Date	Status
Streamlining Zoning By-law	2025-05-06	On track
Milestones	Due Date	Status
Project Initiation	2024-04-06	Completed
Analysis, Policy Development and Pre-Legislative Consultation	2024-12-06	Completed
Increase Densification around Post-Secondary Institutions	2025-05-06	On Track
Legislative Process/Decision on By-law Amendment	2025-05-06	On Track
Reduce Restrictions on Accessory Dwelling Units (ADUs)	2025-05-06	On Track
4 Dwelling Units As-of-Right in All Residential Zones	2025-05-06	On Track

Initiative 7: Inclusionary / Density Bonus Zoning – Phase 2 Study

Advancing efforts to introduce inclusionary zoning to promote greater density in exchange for affordable housing and other community benefits.

- A feasibility study completed in 2022 concluded that there is potential to use inclusionary zoning and density bonusing to increase housing supply.
- Phase 2 of the study, which will be completed as part of a review of Moncton's community plan, will determine areas of the city that may be appropriate for inclusionary zoning and the proposed rates for density bonusing, conduct research of best practices and public engagement, and bring forward a recommended approach to Council.

Initiative	Due Date	Status
Inclusionary / Density Bonus Zoning - Phase 2 Study	2026-11-06	On track
Milestones	Due Date	Status
Project Initiation	2024-11-06	Completed
Project Work/Consultation	2025-11-06	On Track
Delivery of Final Report	2026-11-06	On Track

Initiative 8: Energy Efficient Multi-Unit Residential Building Design

Developing and promoting a pre-approved plan for an energy-efficient multi-unit building to expedite approvals and reduce development costs.

- Staff will explore best practices for a building plan design and issue an RFP to create a template building plan.
- Moncton will then launch a pilot project on city-owned land and encourage developers to take advantage of this pre-approved plan for future projects.

Initiative	Due Date	Status
Energy Efficient Multi-Unit Residential Building Design	2026-08-31*	On track
Milestones	Due Date	Status
Develop RFP	2025-05-02*	On Track
Project Research and Recommendations	2025-11-02*	On Track
Launch Pilot Project	2026-08-31*	On Track

*These dates were extended due to staffing challenges.

Initiative 9: Creation of New Development Charge Areas

Exploring additional areas of the city to implement development charges to support cost-sharing of infrastructure required to unlock housing.

- Moncton's Urban Growth Strategy is designed to inform where and how the City should grow over the next 25 years and assist Moncton in identifying the required infrastructure for these areas and associated costs.
- Additional studies in identified emerging growth areas will determine infrastructure requirements and the rates for new development charge areas.

Initiative	Due Date	Status
Creation of New Development Charge Areas	2026-11-06	On track
Milestones	Due Date	Status
Draft Background Reports and Landowner Engagement	2025-11-06	On Track
Establish Charges	2026-07-06	On Track
Council Approval of DC Bylaw(s)	2026-11-06	On Track