

# HAF Action Plan Summary – Moncton, 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: Affordable Housing – Grant Program**

Increasing the supply of affordable housing by introducing a new grant program for non-profit housing (*implementation in 2023*).

- 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 2: Growth Areas Capital Initiatives Grant Program – Housing Incentive Program**

Incentivizing developers to build more housing, faster, in new neighbourhoods (*implementation in 2023*).

- 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 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 (*implementation in 2023*).

- 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 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 (*implementation in 2023*).

- 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 5: Implement E-Permitting System**

Speeding up permit approvals by introducing an online permitting system (*implementation through 2026*).

- 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 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 (*implementation through 2025*).

- 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 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 (*implementation through 2026*).

- 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 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 (*implementation in 2024*).
- 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 (*implementation through 2025*).

### **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 (*strategy adopted in early 2024*).
- Additional studies in identified emerging growth areas will determine infrastructure requirements and the rates for new development charge areas (*bylaw changes by the end of 2026*).