

HAF Agreement and Action Plan Summary Riverview, New Brunswick

Summary of Agreement Targets and Funding

Status as of March 20, 2025

Overall Permitted Unit Targets (3 years)	785
Units expected without HAF (baseline)	648
Units incented by HAF (HAF-incented)	137
Municipality's 10-year unit projection	456

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	785	200	545
<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 	230		287
<ul style="list-style-type: none"> • Other multi-unit housing units 	143		246
Affordable Housing Units	39		14

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	\$4,954,750.00
Annual advance amount	\$1,238,687.50

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

Summary of Initiatives and Milestones

Initiative 1: Implement new Affordable Housing Financial Incentive Program to incentivize high density, affordable, and barrier-free housing

Implementing incentives to offset some development costs and encourage the rapid creation of new residential units for underserved populations.

- Develop new policy for phase two of the Financial Incentive Program to include high density, affordable, and barrier-free housing.
- Present and receive Council’s approval.

Initiative	Due Date	Status
Implement new Affordable Housing Financial Incentive Program to incentivize high density, affordable, and barrier-free housing.	2024-08-01	Completed
Milestones	Due Date	Status
Develop/write new Affordable Housing Financial Incentive Program policy	2024-06-01	Completed
Market the Commercial Development Grant to include residential use.	2024-07-01	Completed
Obtain Council approval on new Affordable Housing policy.	2024-07-01	Completed
Launch marketing campaign for new policy.	2024-08-01	Completed

Initiative 2: Promote high-density residential development without the need for rezoning through "up-zoning" key areas in the Zoning By-Law

Promoting high-density development without the need for rezoning (creating as-of-right zoning).

- Identify lands that could be rezoned for more flexibility.
- Establish a zone mix that includes both commercial and residential lands to ensure households have access to needed services, to favor active and public transportation methods, and update zoning maps.
- Implement 4 units per residential lot as-of-right city wide.

Initiative	Due Date	Status
Promote high-density residential development without the need for rezoning through "up-zoning" key areas in the Zoning By-Law.	2025-12-01	On Track
Milestones	Due Date	Status
Establish viable zone mix for community	2025-12-01	On Track
Identify areas for higher density housing developments.	2025-12-01	Completed
Implement 4 Units per Residential Lot As-of-Right City Wide	2025-12-01	On Track
Marketing campaign targeting developer community	2025-12-01	Not Started
Obtain Council approval on new zoning maps	2025-12-01	Not Started
Update the zoning maps	2025-12-01	Not Started

Initiative 3: Increase the height capacity and increase permitted density on lot coverage for housing developments in residential zones

Allowing increased housing density on a single lot including promoting missing middle housing forms.

- Hire consultants to identify the prime area for establishing higher density capacity maximums and incorporating zoning requirements.
- Establish a higher density capacity for residential zones.
- Obtain Council approval to update the Municipal Plan.

Initiative	Due Date	Status
Increase the height capacity and increase permitted density on lot coverage for housing developments in residential zones.	2025-12-01	On Track
Milestones	Due Date	Status
Determine higher height caps and density on lot coverage for residential zones	2025-08-01	On Track
Study and establish candidate areas for higher density	2025-08-01	On Track
Update height and zoning requirements within Municipal Plan	2025-10-01	On Track
Communications and marketing campaign of new density capacity for residential projects	2025-12-01	Not Started
Obtain Council approval on proposed higher density/height capacity	2025-12-01	Not Started

Initiative 4: Incentivize housing density and multi-family residences through a brand new, one-time grant for homeowners for the creation of in-law suites

Increase the supply of missing middle housing forms and support the development of affordable, inclusive, equitable and diverse communities.

- Develop grant criteria and application process for in-law and accessory dwellings.
- Receive Council’s approval on program and budget.
- Program launch and marketing campaign.

Initiative	Due Date	Status
Incentivize housing density and multi-family residences through a through a brand new, one-time grant for homeowners for the creation of	2025-06-01	Completed
Milestones	Due Date	Status
Research and develop new grant criteria and application process.	2025-02-01	Completed
Present and receive Council’s approval on grant program and budget	2025-04-29	Completed
Launch new grant via marketing campaign	2025-06-01	Completed

Initiative 5: Streamline project review process by removing “conditional on approval” clause on multi-units or townhouses

Automate the approval for multi-unit or townhouse projects located in higher-density zones.

- Establish specific parameters for multi-units or town houses for residential zones.
- Draft and revise the current development review process to remove the “conditional on approval” clause on multi-units and town houses.
- Obtain Council approval on proposed new development review process.

Initiative	Due Date	Status
Streamline project review process by removing “conditional on approval” clause on multi-units or townhouses.	2025-12-01	On Track
Milestones	Due Date	Status
Study specific parameters for multi-units or town houses for residential zones	2024-09-30	Completed
Collect feedback through private consultations and committee meetings.	2025-03-31	Completed
Draft and revise the current development review process to remove the “conditional on approval” clause on multi-units and town houses.	2025-07-01	On Track
Obtain Council approval on proposed new development review process	2025-12-01	Not Started

Initiative 6: Create an Affordable Housing Strategy informed by the Housing Needs Assessment that will outline concrete action items to increase the affordable unit supply

Work with consultants to develop an Affordable Housing Strategy supporting specific vulnerable population segments.

- Finalize the Housing Needs Assessment study and survey and compile additional data and consultation feedback.
- Formulate the Town of Riverview’s very first Affordable Housing Strategy.
- Present the strategy to Council for review, feedback, and approval.

Initiative	Due Date	Status
Create an Affordable Housing Strategy informed by the Housing Needs Assessment that will outline concrete action items to increase the affordable	2024-03-31	Completed
Milestones	Due Date	Status
Compile Housing Needs Assessment data, trends, and consultation feedback	2024-03-01	Completed
Finalize Housing Needs Assessment Study and Survey	2024-03-01	Completed
Formulation of the Town of Riverview’s very first Affordable Housing Strategy	2024-03-15	Completed
Incorporate Affordable Housing Strategy Action Plan items in Town staff yearly workplans	2024-03-31	Completed
Present the strategy to Council for review, feedback, and approval	2024-03-31	Completed

Initiative 7: Ensure development is well-informed through the creation of a new Economic Development Strategy outlining action items to increase housing units

Creation of a roadmap to attract and retain current residents, development projects, and businesses.

- Outline scope of work and engage professional consultants for the Town of Riverview’s new Community Economic Development Strategy.
- Undertake consultations with town staff and Council as well as stakeholders from all parts of the community.
- Build the Community Economic Development Strategy and receive Council approval.

Initiative	Due Date	Status
Ensure development is well-informed through the creation of a new Economic Development Strategy outlining action items to increase housing units	2024-12-31	Completed
Milestones	Due Date	Status
Outline scope of work for the Town of Riverview's new Economic Development Strategy	2024-03-15	Completed
Establish contract for strategic partnership with professional consultants	2024-03-31	Completed
Identify learnings and trends from current Housing Needs Assessment and a Commercial Threshold Study	2024-03-31	Completed
Execute private and public consultations	2024-06-01	Completed
Obtain feedback from town staff, revise, and finalize the strategy	2024-10-01	Completed
Build the Economic Development Strategy	2024-11-01	Completed
Present and obtain approval of the final Economic Development Strategy to Council	2024-12-31	Completed

Initiative 8: Decrease parking requirements in residential zones for the creation of housing units, and incentivize active transportation

Reduce parking requirements to make new high-density developments more financially viable and increase unit yield.

- Explore and establish a lower parking requirement per unit for residential zones.
- Update the parking requirements in the Municipal Plan and Zoning By-Law and obtain Council approval.

Initiative	Due Date	Status
Decrease parking requirements in residential zones for the creation of housing units, and incentivize active transportation	2025-12-01	On Track
Milestones	Due Date	Status
Explore and establish a lower parking requirements in residential zones.	2024-08-01	Completed
Update the parking requirements in the Municipal Plan	2025-10-01	On Track
Obtain Council approval on proposed parking requirements.	2025-12-01	Not Started