

HAF Agreement and Action Plan Summary St. John's, Newfoundland and Labrador

Summary of Agreement Targets and Funding

Status as of March 20, 2025

Overall Permitted Unit Targets (3 years)	987
Units expected without HAF (baseline)	702
Units incented by HAF (HAF-incented)	285
Municipality's 10-year unit projection	4,138

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	987	210	494
<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 	762		226
<ul style="list-style-type: none"> • Other multi-unit housing units 	0		98
Affordable Housing Units	132		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	\$10,400,829.90
Annual advance amount	\$2,600,207.48

CMHC has reviewed St. John's first annual report and notes that despite a minor delay on Initiative 4, action plan implementation is progressing well, and units exceed the forecast for Year 1. As such, we are 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: Grant program for Subsidiary Dwelling Units, Microunits, and Tiny Homes

This initiative will incentivize the development of subsidiary dwelling units (SDU), backyard suites, microunits, and tiny homes by providing a grant of \$20,000 per unit.

- Design the program, obtain Council approval, and begin implementation.
- Launch promotional campaign to engage the public and partners to increase awareness of the program.

Initiative	Due Date	Status
Grant program for Subsidiary Dwelling Units, Microunits, and Tiny Homes	2025-02-28	Completed
Milestones	Due Date	Status
Design Grant Program	2024-12-31	Completed
Implement incentive program	2025-01-30	Completed
Incentive program promotion campaign	2025-02-28	Completed

Initiative 2: Incentive program for Purpose Built Rentals

Creating an incentive program for purpose-built rentals.

- The city will offer incentives for purpose-built rentals, including development and building fee exemptions, flexible parking requirements, and development application prioritization.
- Following program design, approval and implementation, a promotional campaign will be launched to increase Waiver of Fee Program awareness.

Initiative	Due Date	Status
Incentive program for Purpose Built Rentals	2024-11-30	Completed
Milestones	Due Date	Status
Design Purpose Built Rental Incentive Program	2024-09-30	Completed
Implement incentive program	2024-10-31	Completed
Incentive program promotion campaign	2024-11-30	Completed

Initiative 3: Incentive Program for Mixed Income Multi-Unit

Encouraging more affordable housing by offering incentives to mixed-income multi-unit developments, proportional to the number of affordable units within the project, in alignment with the provincial Affordable Rental Housing Program.

- In addition to the incentive program for purpose-built rentals (see Initiative 2), mixed-income developments would be eligible for real property tax exemptions.
- The city will work with the provincial government on legislative changes allowing for the required tax exemptions.
- Establish a new team and design the mixed income housing incentive program – drawing on the collective input of various City departments.

Initiative	Due Date	Status
Incentive Program for Mixed Income Multi-Unit	2025-08-31	On Track
Milestones	Due Date	Status
Project Initiation	2024-06-30	Completed
Design mixed-income housing incentive program	2025-01-31	Completed
Implement incentive program	2025-08-31	Not Started
Incentive program promotion campaign	2025-08-31	Not Started

Initiative 4: City-owned Land for Affordable Housing Disposition Program

Making city-owned land available for affordable housing development by non-profit housing providers.

- The City will update its land inventory list and collaborate with other levels of government about additional sites that could be included.
- Application packages will be prepared for non-profit organizations to propose housing for specific pieces of land through a request for proposals process.

Initiative	Due Date	Status
City-owned Land for Affordable Housing Disposition Program	2024-12-31	Delayed*
Milestones	Due Date	Status
Update land inventory list	2024-03-31	Completed
Develop program policy	2024-07-31	Completed
Develop application package	2024-08-31	Delayed*
Develop promotional content	2024-10-31	Delayed*
Launch Land Disposition Program	2024-12-31	Delayed*

*The delay is due to the expansion of the scope of the initiative by including more land than initially planned. The City anticipates completion of the initiative by May 30, 2025.

Initiative 5: Innovative Housing Accelerator Program offering pre-approved designs

Increasing development of recently introduced housing types such as tiny homes and backyard suites (see Initiative 1) and increasing local capacity and predictability in the housing sector by providing pre-approved design concepts.

- Establish project team and prepare catalogue of pre-approved designs that meet the City of St. John’s standards.
- Launch the program to the public and create promotional material for ease of access.

Initiative	Due Date	Status
Innovative Housing Accelerator Program offering pre-approved designs	2025-06-30	On Track
Milestones	Due Date	Status
Project Initiation	2024-09-30	Completed
Release RFP (optional)	2025-02-28	Completed
Internal preparations	2025-04-30	Not Started
Launch and promote program	2025-06-30	Not Started

Initiative 6: Advocate for clear legislation around community benefits and Inclusionary Zoning

Enhance the City’s ability to work with developers to including desired housing types in rezoning and development applications.

- Collaborate with the provincial government to update the language in the Urban and Rural Planning Act that promotes inclusionary zoning and City agency in incorporating new land use concepts.

Initiative	Due Date	Status
Advocate for clear legislation around community benefits and Inclusionary Zoning	2025-12-31	Completed
Milestones	Due Date	Status
Project Initiation	2023-12-31	Completed
Develop draft language	2024-08-31	Completed
Propose language to Province	2025-12-31	Completed

Initiative 7: Implementation of e-permitting system

The City will implement an e-permitting system which will improve processing times for permit assessments, approvals, and fee payments.

- Establish a project team and determine needs for the new e-permitting system.
- Complete data migration, updates to process, and staff training.
- Launch permit system to public.

Initiative	Due Date	Status
Implementation of e-permitting system	2026-06-30	On Track
Milestones	Due Date	Status
Project Initiation	2024-06-30	Completed
Update existing system	2024-12-31	Completed
Installation of E permitting system	2025-06-30	On Track
Internal preparations for implementation	2026-03-31	On Track
Prepare and launch the permit system	2026-06-30	Not Started

Initiative 8: Propose regulations for Backyard Suites as a permitted use in residential zones

Amending development regulations to add a Backyard Suite definition as a permitted use in residential zones.

- Review current ADU (backyard suite) definitions and regulations.
- Develop text amendment around inclusion on backyard suites as as-of-right and bring to Council for approval.

Initiative	Due Date	Status
Propose regulations for Backyard Suites as a permitted use in residential zones:	2024-07-31	Completed
Milestones	Due Date	Status
Project Initiation	2024-01-31	Completed
Council Direction	2024-02-15	Completed
Develop text amendment proposal	2024-05-31	Completed
Text amendment limitation	2024-06-30	Completed
Backyard suite promotion campaign	2024-07-31	Completed

Initiative 9: Allow more density across city of St. John's - Including Four-Units As-of-Right Across the City

Increasing density and housing availability by implementing 4 units as-of-right across the city and increasing allowable height.

- Develop and review neighborhood planning to simplify zoning and expedite density options across the city.
- Introduce amendments to the development regulations, allowing up to 4 units per existing residential lot across the city, and permit height of 4 storeys as-of-right in apartment zones.
- Increasing as-of-right development approvals and land use permissions for fourplexes, microunits, tiny homes, and backyard suites.

Initiative	Due Date	Status
Allow more density across city of St. John's - Including Four-Units As-of-Right Across the City	2026-06-30	Completed
Milestones	Due Date	Status
Increase staff capacity	2024-05-15	Completed
Add backyard suites as a permitted use	2024-06-30	Completed
Increasing as of right development approvals and use areas for fourplexes	2024-06-30	Completed
Increasing as-of-right development approvals and use areas for Tiny Homes	2024-06-30	Completed
Increasing as-of-right development approvals and use areas for Microunits	2024-12-01	Completed
Identify efficiencies in rezoning and municipal plan amendment processes	2024-12-30	Completed
Increase building heights	2025-02-01	Completed
Introduce amendments to the development regulations allowing up to 4 units per existing lot across the city, as appropriate.	2025-02-01	Completed
Prioritize neighbourhood planning for residential densification	2026-06-30	Completed