

HAF Agreement and Action Plan Summary Tracadie, New Brunswick

Summary of Agreement Targets and Funding

Status as of March 25, 2025

Overall permitted unit targets (3 years)	302
Units expected without HAF (baseline)	242
Units incented by HAF (HAF-incidented)	60
Municipality's 10-year unit projection	564

Permitted unit targets with breakdown	Total target	Year 1 Forecast	Year 1 Progress
Housing supply growth target	302	100	41
<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 units 	47		14
<ul style="list-style-type: none"> • Multi-unit – Other 	19		0
Affordable housing	54		4

HAF funding schedule and explanatory notes:

The total funding envelope for HAF recipients is based on the number of HAF-incidented units, as described in Section 10 of the pre-application reference material. Advances are made annually, provided the terms and conditions of the HAF agreement are met.

As of its first annual report, Tracadie submitted several proposed changes to their Action Plan, including the replacement of several systemic reforms and material delays implementing key zoning reforms such as permitting four units as of right. Additionally, Tracadie's first annual report showed a significant lag in unit achievement compared to the year 1 forecast. The Minister of Housing, Infrastructure and Communities Canada has therefore reduced the second annual payment by 50% (divided over remaining payments) to reflect underperformance. Tracadie has recognized their first-year challenges and committed to improving over the course of the second year.

Total eligible funding (initial)	\$2,475,511.60
Amount of first advance	\$618,877.90
Total eligible funding (revised)	\$2,166,072.65
Amount of annual advance – Instalments 2, 3 and 4	\$515,731.59

Summary of Initiatives and Milestones

Initiative 1 – 2024 Housing Revolution: Building Tracadie’s Future Through Sustainable Density and Green Transportation

The main objective of this initiative is to facilitate the construction of housing complexes of up to 10 storeys in close proximity to the public transit route, in particular by offering a 10% reduction in development charges for housing projects of this nature.

- Finalization of policy and regulatory amendments that will allow for high-density development without having to change zoning
- Definition of specific criteria for granting a reduction in development charges

Initiative	Deadline	Status
2024 Housing Revolution: Building Tracadie’s Future Through Sustainable Density and Green Transportation	2024-06-30	Delayed*
Milestones	Deadline	Status
Finalization of a proposal for policy and regulatory changes	2024-06-30	Delayed*

*The municipality indicated that this initiative would not generate the expected benefits. It proposes to replace this initiative.

Initiative 2 – Transforming Tracadie: Affordable and Sustainable Housing Thanks to the Innovative Densification Initiative

This initiative will amend existing regulations to allow for more housing units and more storeys on a single lot. It particularly targets buildings with fewer than four storeys.

- Amendment to the current regulations to allow for increased housing density, permitting up to four units as of right on residential lots with access to water and sewer services
- Launch of a 20% density bonus program to add at least five new units on a lot

Initiative	Deadline	Status
Transforming Tracadie: Affordable and Sustainable Housing Thanks to the Innovative Densification Initiative	2024-12-31	Delayed*
Milestones	Deadline	Status
Adoption of new regulations	2024-03-31	Delayed*
Increase density	2024-07-31	Delayed*
Open public consultations as necessary	2024-09-30	Completed
Launch of the density bonus program	2024-12-31	Completed

*The municipality was unable to implement changes that would allow up to four units as of right in low-density areas in summer 2024 but completed it in June 2025.

Initiative 3 – Transforming the Rental Landscape: Innovative Zoning Initiative for Affordable Housing in Tracadie

This initiative seeks to increase the supply of rental housing by amending existing zoning regulations to dedicate specific zones to the construction and renovation of rental housing.

- Development of new zoning regulations defining specific zones reserved for rental housing
- Development and implementation of a communications strategy to inform rental property owners of the new zoning regulations and the waiver of permit fees for minor renovations

Initiative	Deadline	Status
Transforming the Rental Landscape: Innovative Zoning Initiative for Affordable Housing in Tracadie	2024-12-31	Delayed*
Milestones	Deadline	Status
Development of new zoning regulations	2024-04-30	Delayed*
Communication and education for rental property owners	2024-08-31	Delayed*
Implementation of new zoning regulations and follow-up	2024-12-31	Delayed*

*The municipality indicated that this initiative would not generate the expected benefits. It proposes to replace this initiative.

Initiative 4 – Revitalizing Unused Spaces: Innovative Taxation Initiative for Sustainable Housing in Tracadie

The initiative seeks to introduce a tax to encourage owners of underdeveloped land to optimize its use, either by building housing or selling to developers who would be willing to do so.

- Assessment of the terms and conditions of the tax, including its rate and the criteria defining underdeveloped land
- Approval and adoption of tax terms and conditions, communication follow-up and implementation

Initiative	Deadline	Status
Revitalizing Unused Spaces: Innovative Taxation Initiative for Sustainable Housing in Tracadie	2024-11-30	Delayed*
Milestones	Deadline	Status
Assessment of the tax terms and conditions	2023-03-31	Delayed*
Approval and adoption of the tax	2024-05-31	Delayed*
Communication and implementation of the tax	2024-11-30	Delayed*

*The municipality indicated that this initiative would not generate the expected benefits. It proposes to replace this initiative.

Initiative 5 – Building Tracadie’s Resilient Future: Climate Risk Management Initiative for Safe, Sustainable Housing

The initiative seeks to implement flood and climate change risk management measures in the Regional Municipality of Tracadie.

- Development of detailed flood and climate change risk management strategies, including the planning of relocation programs for moving units currently in at-risk zones
- Implementation of risk management measures

Initiative	Deadline	Status
Building Tracadie’s Resilient Future: Climate Risk Management Initiative for Safe, Sustainable Housing	2025-05-31	On track
Milestones	Deadline	Status
Development of risk management strategies	2024-05-31	Completed
Implementation of risk management measures	2025-05-31	On track

Initiative 6 – Inclusion Through Housing: Tracadie Adapted Housing Fund Initiative

This initiative seeks to promote and permit more dwelling types for vulnerable populations.

- Study, analysis and implementation of a draft policy
- Policy approval and launch of a subsidy pool for real estate developers and non-profit organizations seeking to build housing for vulnerable populations

Initiative	Deadline	Status
Inclusion Through Housing: Tracadie Adapted Housing Fund Initiative	2025-10-31	Completed
Milestones	Deadline	Status
Study, analysis and implementation of a draft policy	2024-12-31	Completed
Policy approval and launch of the subsidy pool	2025-10-31	Completed

Initiative 7– Toward an Inclusive Community: Zoning Initiative for Affordable Housing in Tracadie

This initiative proposes to reduce development charges by 30% for projects that include affordable housing in their offering.

- Development of a regulatory framework for inclusive zoning
- Consultation with local stakeholders, including real estate developers, housing advocacy groups and local residents

Initiative	Deadline	Status
Toward an Inclusive Community: Zoning Initiative for Affordable Housing in Tracadie	2025-10-31	Delayed*
Milestones	Deadline	Status
Design of the regulatory framework and incentives	2024-05-30	Delayed*
Stakeholder consultation and review of the framework	2024-09-30	Delayed*
Program implementation and monitoring	2025-10-31	Delayed*

*The municipality indicated that this initiative would not generate the expected benefits. It proposes to replace this initiative.

Initiative 8 – Revolutionizing Residential Construction: Bonus for Housing Innovation in Tracadie

The primary objective is to encourage diversification of the housing supply and accelerate the production of affordable, quality housing by adopting prefabricated construction techniques.

- Implementation of a \$15,000 bonus for developers that use prefabricated construction techniques in their housing projects

Initiative	Deadline	Status
Revolutionizing Residential Construction: Bonus for Housing Innovation in Tracadie	2024-10-31	Completed
Milestones	Deadline	Status
Launch and communication of the initiative	2024-10-31	Completed

Initiative 9 – An Affordable Future: Land Transfer Initiative for Affordable Housing in Tracadie

This initiative seeks to encourage the construction of affordable housing by offering a 30% discount on the price of municipal land, as well as an accelerated approval process.

- Definition of criteria for the transfer of municipal land, structuring of the transfer process and communication of this process to stakeholders

Initiative	Deadline	Status
An Affordable Future: Land Transfer Initiative for Affordable Housing in Tracadie	2024-10-31	Completed
Milestones	Deadline	Status
Development of the land transfer process	2024-10-31	Completed