

City of Fredericton Housing Programs

Presentation to the NB Non-Profit
Housing Association

September 17, 2024



Housing Accelerator Fund

Funding

- \$10,274,119 paid in 4 equal installments annually until December 2026 if milestones met
 - Used to implement the City's HAF initiatives and achieve unit commitments
 - Program flexibility to move between initiatives
 - Projects approved based on each year's annual funding

Commitments

- 2411 new permitted units over 3 years
 - 287 units funded by HAF
- “Missing Middle” - 63% (ADUs/SDUs; buildings 4 storeys or less)
 - 1512 new units permitted
- Other multi-unit housing units - 22%
 - 524 new units permitted
- Housing Affordability – 15%
 - 361 new affordable units permitted
 - 112 from HAF funding



Eight Initiatives

- Rental Housing Program – Incentives
- Non-Profit Modest Affordable Home Ownership - Incentives
- Neighbourhoods of the Future – Development on City Owned Lands
- Partnering with Not-For-Profit Organizations - Grants
- Modular and Manufactured Housing - Incentives
- Increasing Building Inspection and Development Management Capacity
- City Wide Intensification- Promoting Infill Developments – Zoning Changes & Incentives
- NB Exhibition Lands



Rental Housing Program – Incentives

- Available to and private sector and not-for-profit developers
- Per unit/door grants – maximum 10 units funded per project
- Concentrated in the Urban Core and New Neighbourhoods
- Creation of net new rental units – renovations of existing rental units are not eligible
- Units in the Urban Core to meet specific affordability criteria
 - Rents at or below CMHC median market rents (\$1200 for a 2 bedroom in 2023 survey)
- Below Market/Lower End of Market Housing
 - Moderate income renters
 - Rents at or below CMHC median market rents for new construction (\$1650 for 2 bedroom in 2023 survey)
- Minimum of 4 units
- Projects must be connected to municipal water and sanitary sewer services
- Applications must be submitted before applying for a building permit
- Applications will be reviewed and evaluated in the order they are received



Available Funding

Per Unit Incentives						
	Base Amount	Urban Core/ Node	Growth 3+ Bedrooms		Accessibility/ Inclusion	Total Potential Per Unit Incentive
Not-for-Profit Developer	\$20,000	\$ 5,000	\$ 10,000		\$ 5,000	\$40,000
Private Developer	\$10,000	\$ 5,000	\$ 10,000		\$ 5,000	\$30,000
Maximum funding per project is 10 units						
Not -for Profit	\$ 400,000					
Private Developer	\$ 300,000					



Modest Affordable Home Ownership – Non-Profit Program

- Facilitate home ownership for low and moderate income households
- Available to not-for-profit developers
- Partnerships with community housing providers to leverage other funding opportunities – up to \$40,000 per unit
- Other program components for first-time home buyers still under development



Neighbourhoods of the Future –Development on City Owned Lands

- Southeast Growth Node - Renewal of the Doak Road Master Plan – 2024/25
- Identification of new and potentially modified infrastructure standards on city owned land to increase affordability
- Infrastructure investment to facilitate the increased supply of affordable housing on city owned land
 - DeMerchant Drive
 - Cliffe Street



Partnering with Not-for Profit Organizations

- Two Components:
 - Grant funding to promote capacity building for existing (or potential) not-for-profit organizations (including co-ops) to increase the supply of affordable housing - \$15,000 per organization
 - Grant funding to help offset pre-development costs for developing new affordable housing projects - \$20,000 per project



Modular and Manufactured Housing

- Incentives to create all forms of affordable modular/manufactured housing – non-profit and private developers
 - Single detached, attached, multi family
 - Rental or ownership models
 - Developments at the property or neighbourhood scale
- \$20,000 per unit bonus for modular development for organizations funded under other HAF initiatives
- \$10,000 per unit incentive for modular development for organizations without other HAF funding
- Support the creation of below market priced units



Increasing Building Inspection and Development Management Capacity

- Review Current Workflows
- Procure and implement a fully automated building permit and development management system
- Enhance building inspection capacity
- System Implementation Date 2025



City Wide Intensification- Promoting Infill Developments

➤ By-law Reforms

Amendment	Description	Timing
Workforce Housing	Residential intensification within targeted commercial centres and corridors	Implemented – first projects underway
Accessory Dwelling Units (ADUs)	Permitting accessory dwelling units within low-rise residential properties – basement suites/garden units	Implemented
4 Units	Permitting 4 units as of right across City (in accordance with HAF conditions)	2025
College Hill	Amending College Hill Secondary Plan to increase housing and opportunities near colleges/university (in accordance with HAF conditions)	2025

- Homeowner incentive program to increase the creation of ADUs - \$15,000 grant



New Brunswick Exhibition Lands

- Request for Proposal process to select a developer
- Available to private sector and not-for-profit developers
- Per unit/door grants/incentives
- Higher density development (greater than 4 storeys) - aligning with the NB Exhibition Secondary Municipal Plan
- 20% of all units must be available at affordable rates as set out in the Plan
- Timing uncertain. Requires discussion with City/NB Ex- Joint Decision Authority



Other Programs:

Building/Development Permit Grants

- Per project grants for non-profit developers creating deeply affordable housing units
 - Rent at 30% of income for occupancy costs as defined by Housing NB
 - Tenant gross household income within Housing NB's Housing Income Limits
- Grants to offset costs for:
 - Building and plumbing permits
 - Community planning fees
 - Zoning amendments
 - Municipal plan amendments
 - Variances, etc.



Other Programs: City Land for Affordable Housing

- \$500,000 per year for four years to purchase land for affordable housing
- EOI/RFP process – by invitation - to non-profit developers
- Other grant programs, like Housing Accelerator, would also be available for successful applicants under this initiative



Where to find more information

- www.Fredericton.ca/en/business-development/housing
- OR
- www.Fredericton.ca/fr/affaires-et-developpement/housing



Thank you

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