

City of Fredericton Housing Overview

Presentation to the New Brunswick
Non-Profit Housing Association

May 29, 2025



Our Challenge

- What does affordability mean?
- Private sector developers lack incentive to provide affordable housing
- Many new developments do not meet current needs
- Community housing sector in Fredericton lacks capacity and depth
- Federal/Provincial funding programs and processes are challenging
- Limited resources available – where can the City have the most impact



2022 Affordable Housing Strategy - Objectives

- Municipal leadership, capacity & partnerships
- Building the third option – community housing sector (ensures long term affordability)
- Maximizing the market
- Adopting an affordability lens



13 Recommendations – 7 Top Priorities

- Add dedicated capacity within the municipality
- Review and amend Zoning By-law (s)
 - Definitions; regulations to speed up housing development; density bonusing
- Support community housing organizations
- Provide municipal land
- Seek out federal/provincial financial support
- Advocacy
- Collaboration with other municipalities



2025 Housing Needs Assessment

- Vacancy rate is below 1% (2023 – 1.3%; 2022 – 2.2%)
- Affordability has eroded since the 2021 assessment
- Home ownership
 - In 2019 households with a \$100,000 income could purchase 93% of homes listed; in 2024 – 29%
- Rental
 - In 2029 households with a \$40,000 income could rent 47% of units; in 2024 – 16%
- Housing need
 - 3010 units needed now; 13,395 by 2034

Housing Accelerator Fund - Eight Initiatives

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



Rental Housing Program – Incentives

- Available to and private sector and not-for-profit developers
- Creation of net new rental units – renovations of existing rental units are not eligible
- Per unit/door grants – maximum 10 units funded per project – Bonus amounts for location, #of bedrooms; accessibility
- Concentrated in the Urban Core and New Neighbourhoods
- Maximum project funding
 - \$400,000 – Non-Profit Developers
 - \$300,000 – Private Developers





Neighbourhoods of the Future –Development on City Owned Lands

- Infrastructure investment to facilitate the increased supply of affordable housing on city owned land
 - DeMerchant Drive – potential for 100+ new units
 - Affordable Homeownership – Habitat; Skigin Elnoo; First Time Home Buyers
 - Non-Profit multi-unit
 - Mixed income multi-unit and home ownership
 - North Cliffe Street/Brown Boulevard – potential for 800+ units
 - Southeast New Neighbourhood - Renewal of the Doak Road Master Plan – 2025; potential for 3500 units
 - Review infrastructure standards to increase affordability

Partnering with Not-for Profit Organizations

➤ Capacity/Pre-Construction Grants:

- Grant funding to promote capacity building for existing (or potential) not-for-profit organizations (including co-ops)
- Grant funding to help offset pre-development costs for developing new affordable housing projects
- Stackable with RDC program funding

➤ Modest Affordable Ownership - Non-Profit Program

- Facilitate home ownership for low and moderate income households
- Partnerships with community housing providers to leverage other funding opportunities

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

City Wide Intensification- Incentives/ By-law Amendments

- Workforce Housing (February 2024)
- Secondary Dwelling Units (August 2024)
- Permit 4 Dwelling Units per Lot (April 2025)
- Increased densification near universities and colleges
College Hill (June 2025)
- \$15,000 Grant to Homeowners to construct secondary
dwelling units (creation of a new rental unit)



Other HAF Initiatives

- **Affordable Home Ownership**
 - Modest Income 1st Time Homebuyers Grant
 - Build on City Land
 - Partnerships with Non-Profit Housing Providers
 - Per Unit Grants – Build on City Land
- **Increasing Building Inspection and Development Management Capacity**
- **NB Exhibition Lands**



Other City Programs

Building/Development Permit Grants

- Per project grants for non-profit developers creating deeply affordable housing units - offset costs for
 - Building and plumbing permits
 - Community planning fees
- **City Land for Affordable Housing**
- \$500,000 per year for four years to purchase land for affordable housing
 - EOI/RFP process to non-profit developers

Ongoing Efforts

- Advocacy and raising awareness
- Support to community housing providers
- Partnerships with Housing NB, RDC and CMHC
 - Co-ordinated approach particularly with the non-profit and co-op sector
- Collaboration with other New Brunswick municipalities
- Review and Update for the Affordable Housing Strategy
 - Address issues raised in the updated Housing Needs Assessment

Where to find more information

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

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