

# FREDERICTON AFFORDABLE HOUSING STRATEGY

## 2023 IMPLEMENTATION PLAN

Fredericton City Council adopted the city's first Affordable Housing Strategy in June 2022. The Strategy recommends actions that the City can take to help make housing more affordable for the residents of Fredericton.

The City is committed to working with the province and federal government, community housing providers, and the development industry to increase the supply of affordable housing in Fredericton.

The City of Fredericton is committed to an inclusive approach to the housing challenge and realizes that people need a range of housing options with the ability to choose what works best for their unique circumstances.

The housing crisis is a big and expensive national problem that cities cannot solve on their own. We need the provincial and federal governments to be "all-in" and work with communities to implement innovative and practical solutions. Let's get to work in making things better. Everyone deserves a place to call home.

**Fredericton**



### Hiring an Affordable Housing Development Specialist

Add City staff expertise in housing in 2023.

- » Focus on action to deliver more affordable housing in Fredericton.
- » Strengthen relationships with for-profit and not-for-profit housing providers and help connect them to funding opportunities.
- » Implement the Strategy.

✓ **Recommendation - 1, 5, 6**



### Seeding Community Housing Organizations and Projects

- » Assist housing providers by reviewing the approach to municipal development fees for deeply affordable housing.
- » Develop small grant program to help develop capacity within community housing providers and assist with early project development costs.

✓ **Recommendation - 5, 6**



### Provide City-owned Land for Affordable Housing

- » Identify City-owned land with affordable housing potential.
- » Commit to two proposal calls for affordable housing on City-owned property in 2023 (with a goal of securing development of at least 20 units).

✓ **Recommendation - 7**



### Securing Provincial and Federal Housing Funding

- » Prioritize getting a significant commitment from provincial and federal governments to fund affordable housing development in Fredericton in 2023.
- » Aggressively pursue provincial and federal funding targeted for municipalities to expedite implementation of this strategy (with emphasis on unlocking housing opportunities on City-owned land).

✓ **Recommendation - 10**



### Zoning Flexibility

- » Pursue a city-wide approach to zoning changes that encourage more affordable housing at a range of scales and densities.
- » Broaden the definition of affordable housing and family in the Zoning By-law.
- » Implement zoning changes to allow additional housing units and density where appropriate. Monitor the conversion of units for short-term rental.
- » Expedite housing construction in designated growth areas.

✓ **Recommendation - 2, 3**



### Density Bonusing and Inclusionary Zoning

- » Review the City's density bonus provisions and find ways to increase affordable housing production.
- » Determine whether there is potential for inclusionary zoning to positively impact the supply of available affordable housing.

✓ **Recommendation - 4**



### Collaboration with New Brunswick's Other Major Cities

- » Advocate for improved provincial legislation to protect renters.
- » Prioritize idea-sharing about housing at Cities Association of New Brunswick and at staff level.

✓ **Recommendation - 12, 13**