

Fredericton Affordable
Housing Committee



Fredericton Comité
du Logement Abordable

Update October 2022

Committee Mandate

To ensure that every Frederictonian has a safe and affordable place to call home.

Created by City Council in November 2006, the Committee acts as an advocate for the availability of more affordable housing units.

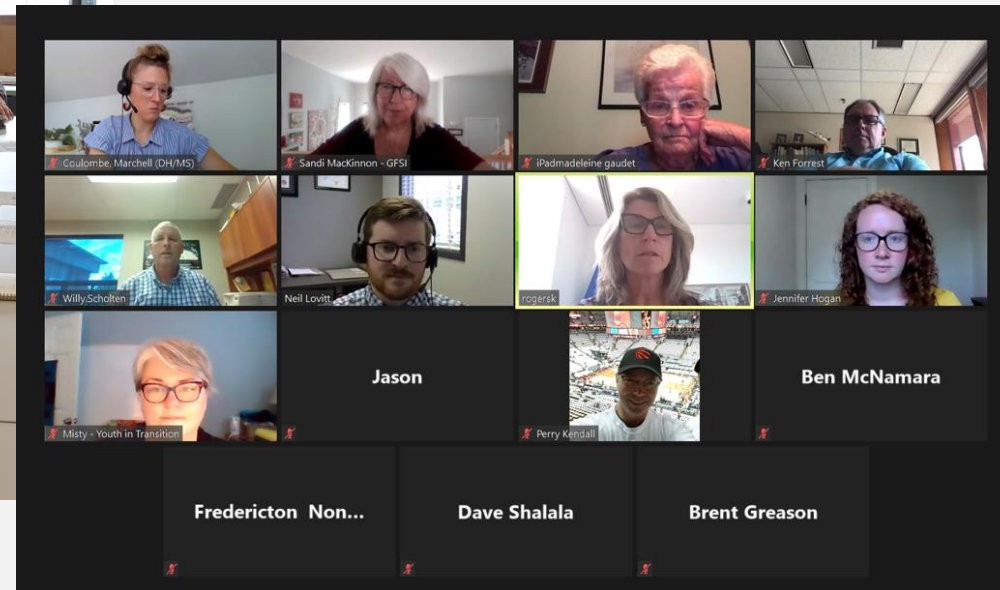
The FAHC recognizes the importance of improving affordability across the housing continuum and acts as an advocate for those who:

- Are housing vulnerable
- Have recently immigrated to Canada
- Require affordable rent
- Have special housing needs
- Are in the circumstance of poverty

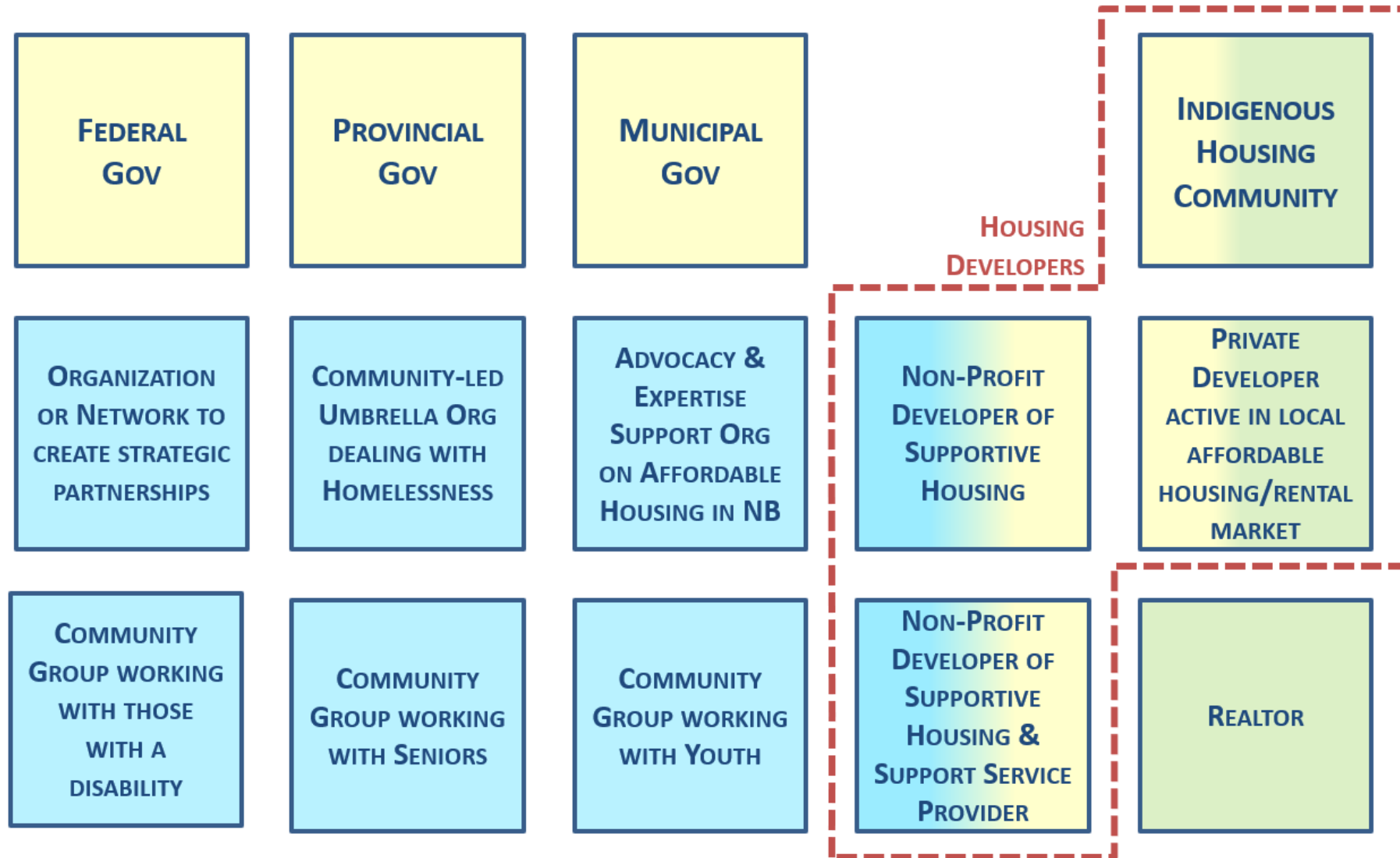


Committee Composition

We are a network of experts from the areas of finance, market development, federal and provincial policy, non-market housing development, off-reserve housing provision, homeless serving systems and land use planning dedicated to supporting the growth of affordable housing.



Represented Perspectives on the FAHC



**MUNICIPAL
Gov**

Mayor Kate Rogers – Chair
Jason LeJeune – Councillor
Ken Forest – Staff support

**PROVINCIAL
Gov**

Kendra Churchill - Social
Development (Housing)
Marchell Coulombe
Public Health

**FEDERAL
Gov**

Dominic Aube
Canada Mortgage & Housing
Corporation

**COMMUNITY
GROUP
WORKING
WITH THOSE
WITH A
DISABILITY**

Ben McNamara
Inclusion N.B.

**ADVOCACY &
EXPERTISE
SUPPORT ORG
ON AFFORDABLE
HOUSING IN NB**

Kristi Allain
Saint Thomas University
Ljljiana Kalaba
Multicultural Association of
Fredericton

**COMMUNITY-LED
UMBRELLA ORG
DEALING WITH
HOMELESSNESS**

FAHC Committee Members
Community Action Group on
Homelessness

**COMMUNITY
GROUP
WORKING
WITH YOUTH**

Misty McLaughlin
Youth in Transition

**COMMUNITY
GROUP
WORKING
WITH
SENIORS**

Madelein Gaudet
Senior Wellness Action Group,
Age-friendly Committee,
Stepping Stone Senior Centre

**ORGANIZATION
OR NETWORK TO
CREATE
STRATEGIC
PARTNERSHIPS**

Sandi MacKinnon - GFSI
Jennifer Hogan - Horizon Health
Faith McFarland/Peter Cullen
United Way
Brent Greason - BMO
Kordell Walsh – Student Rep

**Co-op
Housing**

Larry Collicott
Pine Valley Co-op

REALTOR

Jason Munn
Remax

HOUSING DEVELOPERS

**NON-PROFIT
DEVELOPER OF
SUPPORTIVE
AND/OR
INDIGENOUS
HOUSING**

Randall Leavitt
Fredericton Non-Profit Housing
Christin Swim
Skigin Elnoog Housing Inc.
Perry Kendall
Habitat for Humanity

**NON-PROFIT
DEVELOPER OF
SUPPORTIVE
HOUSING &
SUPPORT SERVICE
PROVIDER**

John Barrow
John Howard Society

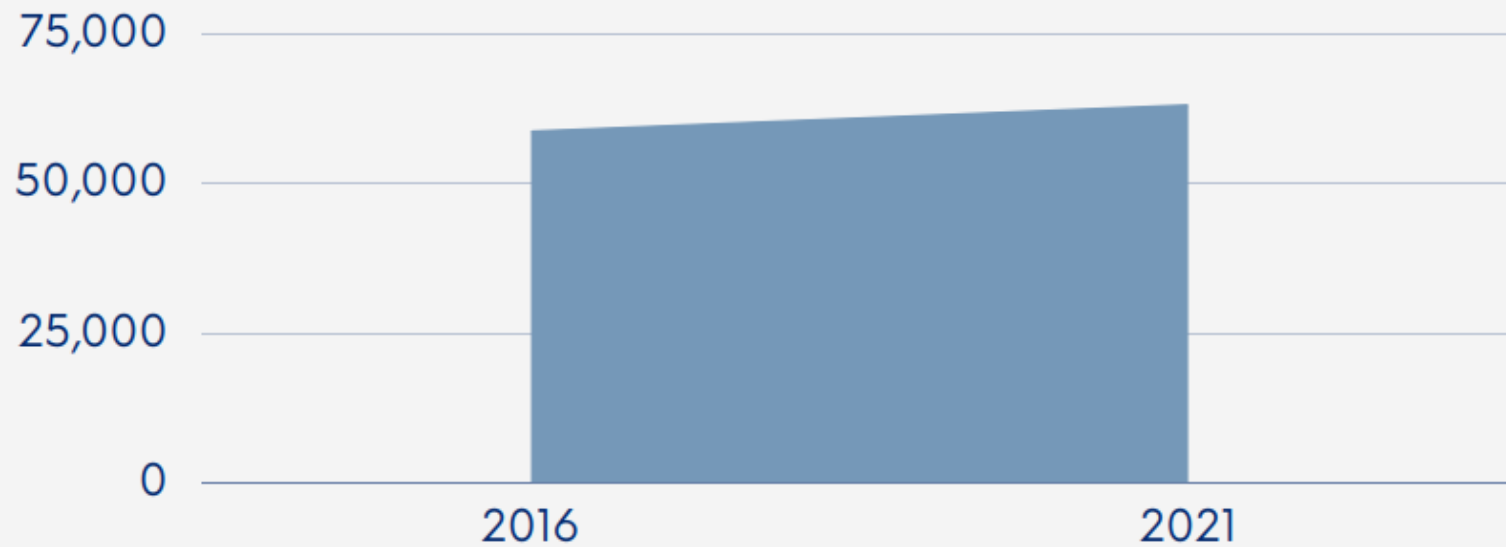
OPEN

Private Developer/landlord active in
local affordable housing/rental

2021 Fredericton Housing Data

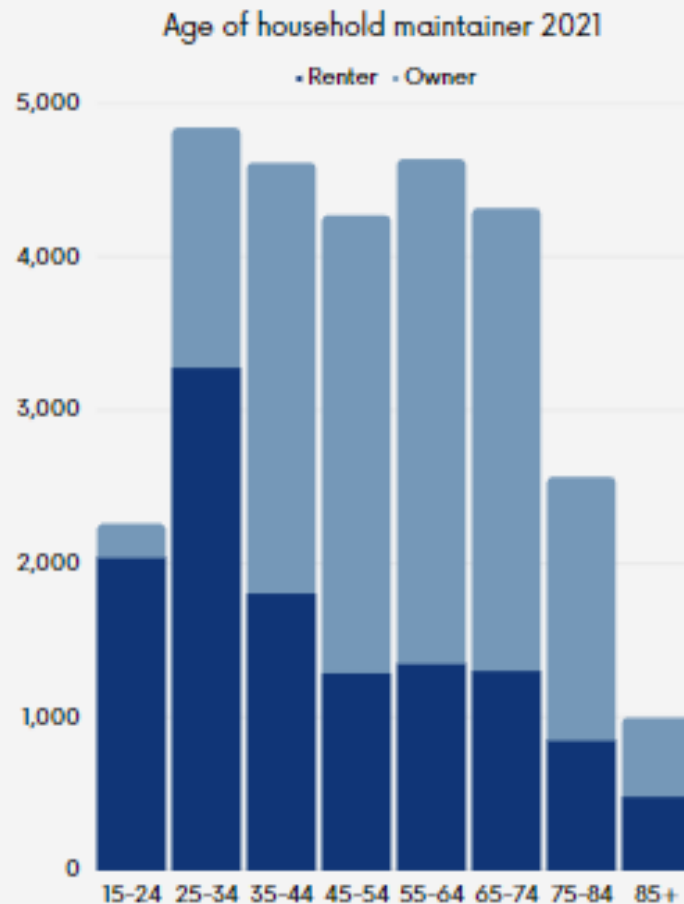
POPULATION

2021 Total population **63,116**
7.5% increase from 2016 of **58,721**



2021 Fredericton Housing Data

HOUSING



2021

Total Households: 28,480

Owned: 16,110

Rented: 12,365



26%

INCREASE

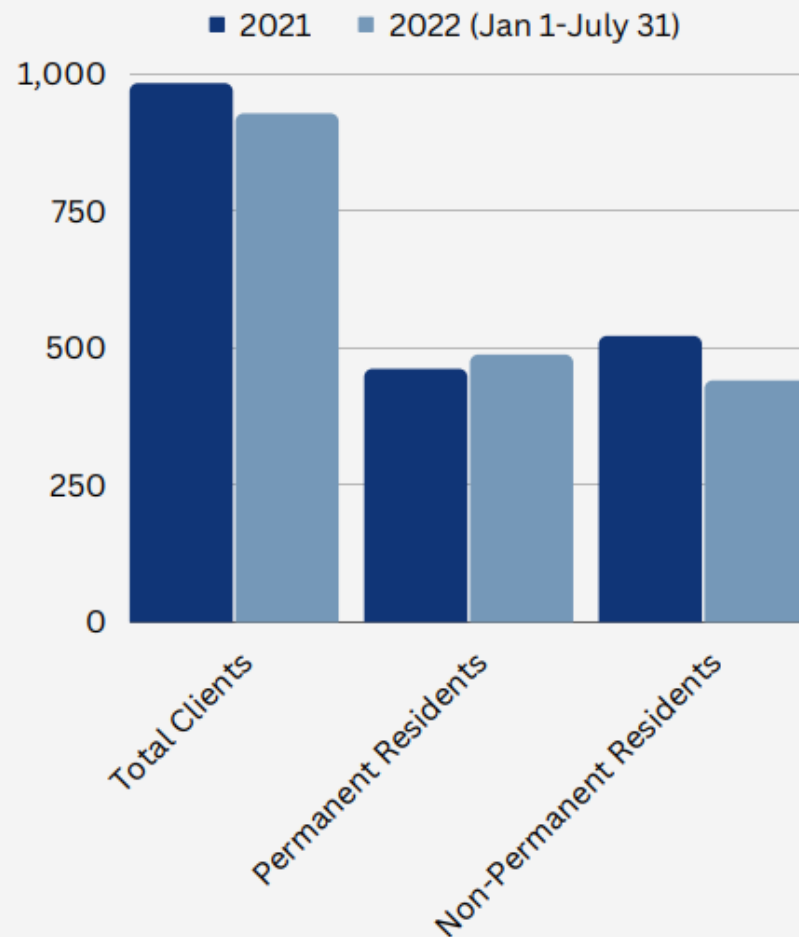
Average Monthly Rent

2016: \$ 857

2021: \$ 1,080

Multi Cultural Association of Fredericton Data

NEW CANADIANS



In 2021 the Multicultural Association of Fredericton (MCAF) had **982 new clients** with **465** being new families



Including:
461 Permanent Residents
521 Non-Permanent Residents

In the first 6 months of 2022 (Jan 1-July 31) MCAF has already seen **927 new clients** with **399** being new families

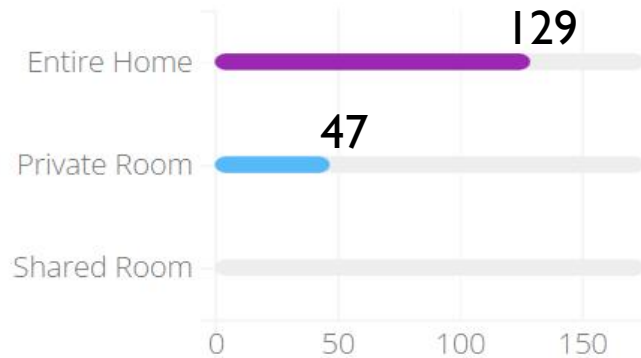


Including:
487 Permanent Residents
440 Non-Permanent Residents

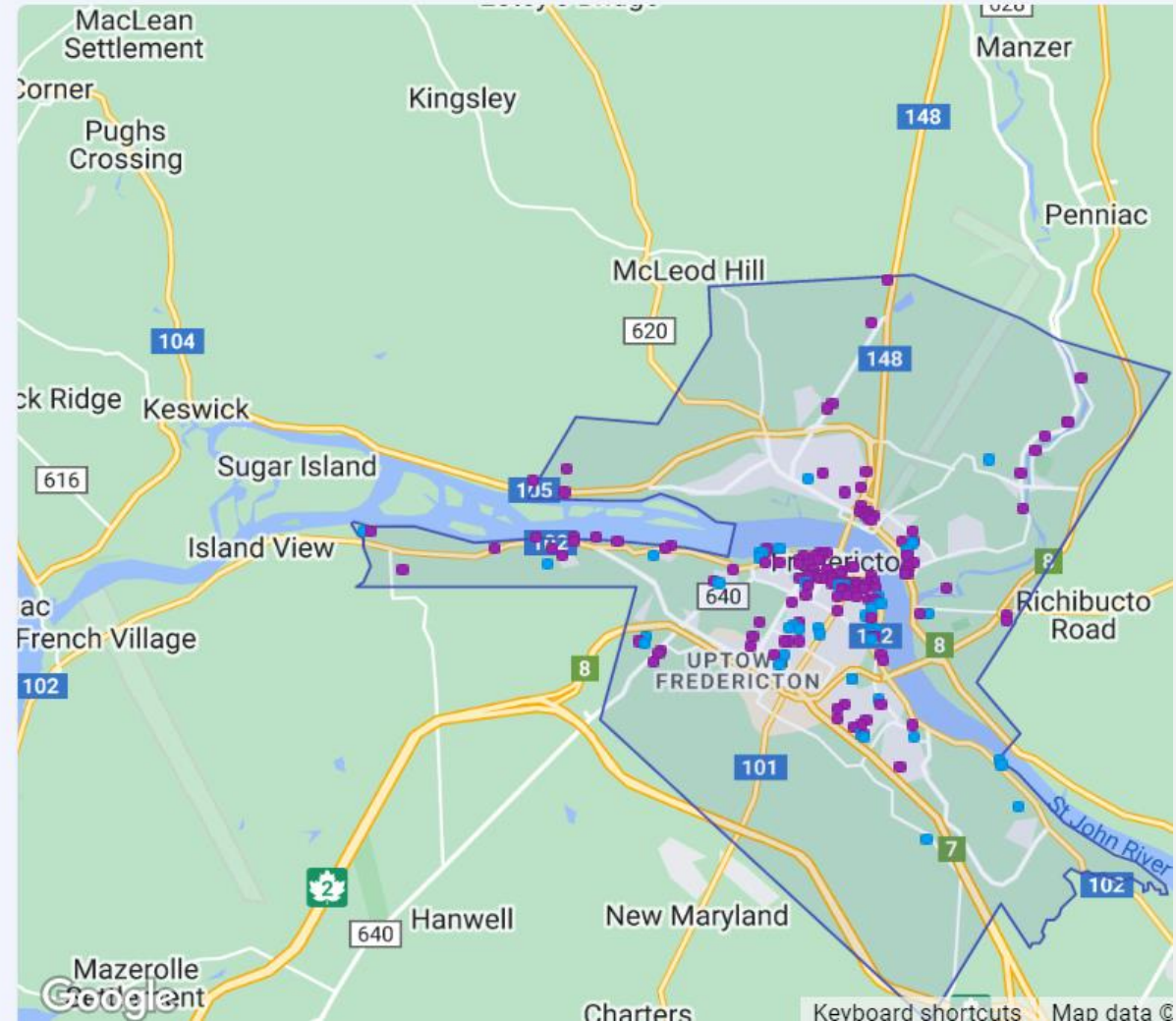
AirBNB Data - October 19, 2022

176 Active Rentals

Rental Type 73% Entire Home rentals



Rental Channel



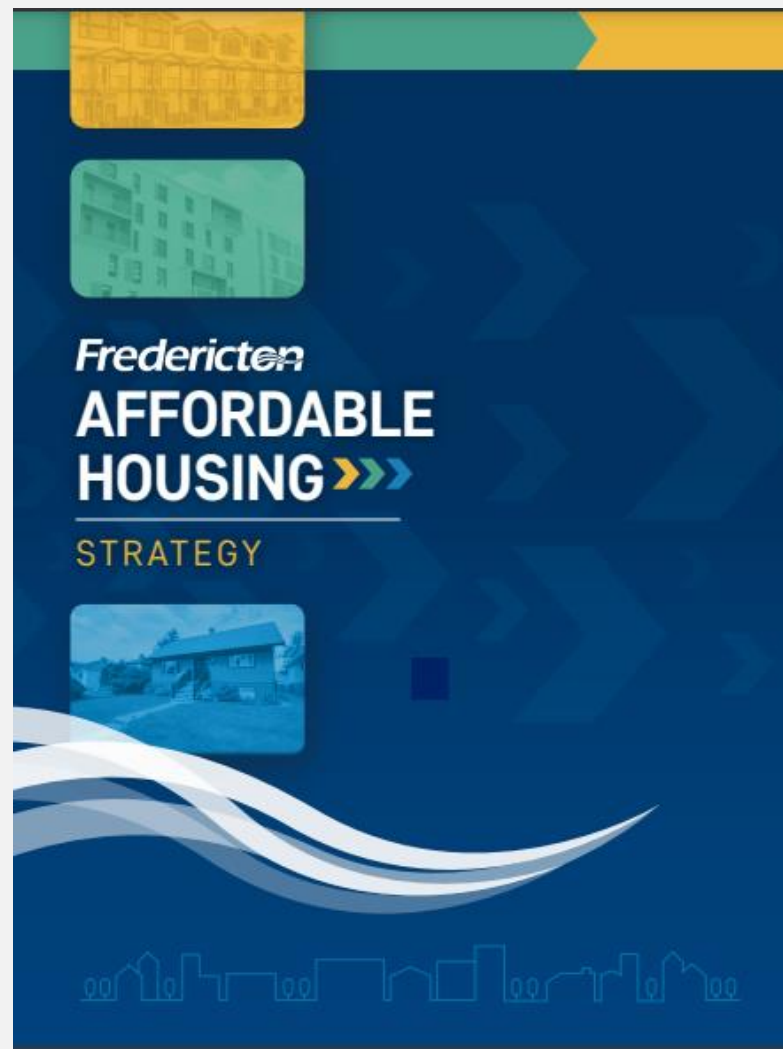
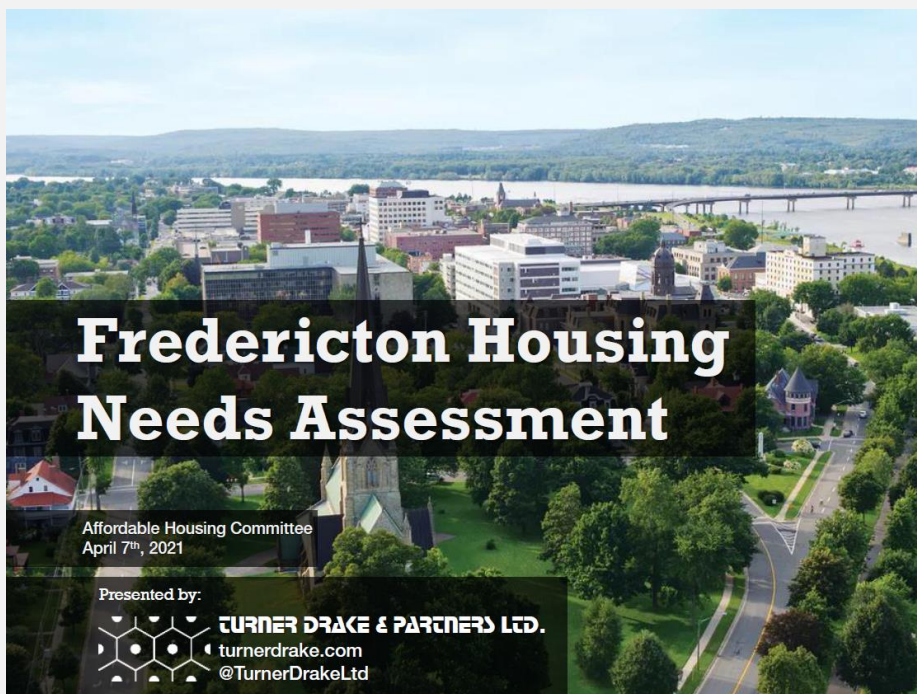
Accomplishments

Single-Room Occupancy

Opportunities for innovation in Fredericton



Accomplishments



What's Next

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

FREDERICTON AFFORDABLE HOUSING STRATEGY

2023 IMPLEMENTATION PLAN



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

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Thank you - Woliwon - Merci