

HOUSING ACCELERATOR FUND

Growing the Town



Grand Bay-Westfield

NEIGHBOURS BY NATURE

Agenda

- Housing Accelerator Fund (HAF): What is it?
- HAF Achievements
- HAF Action Items
- Continued Housing Action Items

HAF: What is It?

- The Town has received funding for housing through the Housing Accelerator Fund of \$1,051,143. Our application was approved as received.
- The Government of Canada has introduced HAF to encourage local governments to implement initiatives that will speed up housing development and increase supply. The primary objective is to build new, affordable, housing faster. HAF has \$4 Billion and is to be distributed until 2026-2027. The minimum requirements that applicants must meet include:

HAF: What is it? Continued

- Develop an action plan;
- Commit to a housing growth target;
- Complete/update housing needs assessment; and
- Submit periodic reports.
- HAF Total New Units = 123
- Council's Strategic Goal is to increase the population by 1,000 people, and new building assessment by \$200 Million by 2032.

HAF Achievements

1. Promoting high-density development without the need for rezoning;
2. Allowed increased housing density on a single lot;
3. Encouraging accessory dwelling units, a second smaller unit on the same property as a primary unit;
4. Promoting infill developments;
5. Implementing revised parking requirements such as reduced parking spaces;

HAF Achievements: Continued

6. Ensuring that development and amenity charges are clear, transparent and predetermined;
7. Waiving public hearings on all affordable housing project that conform to the official community plan;
8. Implemented measures to address or prevent flood plain or climate change risk;
9. Incorporated the climate adaptability plan into the Municipal Plan;

HAF Achievements: Continued

10. Updates to subdivision guidelines including road standards;
11. Implementing inclusionary zoning; and
12. Implementing changes to decision making such as delegating development approval authority to municipal staff based on established thresholds or parameters.

HAF Action Items: #1

#1. Incentives, Costing and Fee Structures

- Develop a new Residential Development Incentive By-law:
- Remove municipal permitting costs for developments with a minimum of 6 units and 2 bedrooms.
- Public relations and marketing of an 'open for development' attitude in Grand Bay-Westfield: Started & Ongoing

HAF Action Items: #2

#2. Promote Increased Density

- Develop a density incentive:
- Enhance Business Plan for the development of seniors affordable housing: Housing Hub of NB is reviewing it
- Sign Mutual Aid Agreement with the City of Saint John ensuring adequate fire suppression for increased densification: Underway
- Adopt a policy permitting mid rise apartment: 2025
- Cultivate Housing Partners with developers and non-profit agencies through open houses and marketing: Ongoing

HAF Action Items: Incentive Program

Eligible Costs: Up to \$35,000

1. Breaking and removal of rock outcrops as part of site preparation;
2. Environmental Impact Assessment;
3. Hydrology studies;
4. Installation of an elevator in a senior's multistorey development;
5. Overland drainage;
6. Water supply management; and
7. Wetlands management.

Development Approval and Building Permit Fees are waived for qualifying properties

HAF Action Items: Incentive Program

Post-Completion Incentive

6 Units of 2 bedrooms, or 12 independent senior living units = \$5K x 1yr

12 Units of 2 bedrooms, or 24 independent senior living units = \$10K x 2yr

24 Units of 2 bedrooms, or 48 independent senior living units = \$20K x 3yr

36 Units of 2 bedrooms, or 64 independent senior living units = \$30K x 4yr

48 Units of 2 bedrooms, or 96 independent senior living units = \$40K x 5yr

HAF Action Items: #3

#3. Infrastructure & Planning

- Provide grant for Developers who need to complete an environmental impact assessment to comply with provincial regulations
- Update asset management plan to include new and anticipated development
- Develop a new Climate Change Action Plan ensuring environmental sustainability
- Complete a new Active Transportation Plan linking the community together

HAF Action Items: #3 Continued

#3. Infrastructure & Planning

- Develop a transit plan enabling immigrants, students and others to access other parts of Grand Bay-Westfield and the City of Saint John
- Provide a grant to developers who may need to complete a hydrology study or complete one by the Town to determine where to increase density

HAF Action Items: #4

#4. Disposal of Town-Owned Land

- Develop a process to dispose of Town land
- Market the land the Town has available for sale

HAF Action Items: #5

#5. Process Enhancement

- Amend Subdivision Agreement to ensure transparent fees, charges, and standards
- Delegate more authority to the CAO to increase approval times for permits.
- Enhance the Housing Needs Assessment
- Review the permit application process to determine effective and efficient means of streamlining the permitting process
- Increase Planning and Development Office ability to process permits

Continued Housing Action Items

- # 6. Well Water Advocacy
- # 7. Water & Wastewater Systems Implementation
- # 8. Environmental Reviews
- # 9. Immigrant Housing Needs
- # 10. Property Tax Classes
- # 11. Acquire land for Affordable Housing