







Affordable Housing Action Plan (2022-2027)  
Implementation Status

#	Action Area	Action	Start Date Target	Status	HAF
1	Improving system awareness & coordination	Establish a qualified, experienced plan coordination function (Housing Facilitator) at the City of Saint John to help facilitate Action Plan implementation with the community and to foster affordable housing awareness and collaborations among stakeholders in furtherance of the Action Plan	2022 Q3	Completed 	
2	Improving system awareness & coordination	Create a multi-stakeholder Housing Advisory Committee to help formalize and guide Action Plan implementation efforts, comprised of a cross-section of community stakeholders, including: a) Members of key government departments and regional agencies (all levels of government) b) Key community housing partners, non-profit agencies and representatives from academia c) Private and business sector representatives d) Community members with lived experience	2023 Q2	Not Started 	Initiative 8 - Governance Reform
3	Improving system awareness & coordination	Review and revise the Affordable Housing Action Plan as necessary to reflect findings of the pending update to the Housing Needs Assessment report.	2023 Q2	Completed 	
4	Improving system awareness & coordination	Develop a monitoring framework for tracking key housing indicators and measuring impacts of the Action Plan in areas of: a) Non-market housing activity (e.g. unit additions/losses, turnover rates, wait list, etc.) b) Rental market activity (e.g. unit additions/losses, average rents, vacancy rates, etc.) c) Ownership market activity (e.g. unit additions/losses, average prices, sales activity, etc.) d) Housing income and affordability trends (e.g. avg. household income by tenure, social assistance caseloads, affordable rent and house price thresholds, etc.) e) Achievement of Plan targets	2023 Q3	Underway 	
5	Improving system awareness & coordination	Publicly report each year on Action Plan progress as well as relevant factors such as emerging trends, best practices or issue areas requiring further investigation		Underway 	
6	Improving system awareness & coordination	As part of the Action Plan coordination function at the City of Saint John: a) provide a housing information and referral service to promote programs, best practices and information sharing among stakeholders and for the broader community b) the City, along with the Housing Advisory Committee, will investigate in 2023 potential governance enhancements that could accelerate the outcomes of the Affordable Housing Action Plan	2023 Q2	Underway 	Initiative 8 - Governance Reform  Housing Concierge

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7	Improving system awareness & coordination	<p>Undertake a public education campaign that builds awareness of housing issues, Action Plan activities and the tools available to stakeholders with a particular focus on:</p> <ul style="list-style-type: none"> <li>a) Marketing the Plan to the community and stakeholders through various media methods</li> <li>b) Positively addressing community housing issues such as NIMBY attitudes and discriminatory practices</li> <li>c) Fostering a better understanding of the realities of affordable housing development and the tools used to facilitate it</li> <li>d) Broadening private sector engagement through education on innovative approaches, affordable tools, resources and incentives</li> </ul>	2023 Q2	<p>Underway</p> 
8	Improving system awareness & coordination	<p>Complete a formal review of the Action Plan five years from launch, linking this review with the results of upcoming Municipal Plan and Zoning review exercises.</p>	2028	<p>Not Started</p> 
9	Supporting and investing in non-market housing solutions	<p>Support the efforts of key community partners to reduce homelessness and provide housing stabilization supports as a preventative measure by:</p> <ul style="list-style-type: none"> <li>a) Continuing to support and seek expanded funding opportunities for community development agencies, including Neighbourhood Developer organizations</li> <li>b) Seeking additional provincial and federal government resources to support prevention measures and provide wrap-around supports</li> <li>c) Pursuing diversion strategies for those waiting to access housing via NB Housing in order to expedite housing solutions and reduce overall wait times (e.g. housing stabilization programs, income supports, alternative placements, etc.)</li> </ul>	2023 Q2	<p>Underway</p> 
10	Supporting and investing in non-market housing solutions	<p>Work with community housing providers, NB Housing, community partners and residents to facilitate the transition of long-time community housing residents to more suitable accommodations that better address their household needs and aspirations</p>	2023 Q3	<p>Not Started</p> 
11	Supporting and investing in non-market housing solutions	<p>Advocate for added flexibility in the delivery of existing provincial and federal government housing programs and initiatives in order to:</p> <ul style="list-style-type: none"> <li>a) Simplify obligations for non-market housing providers</li> <li>b) Ensure that programs address deep affordability needs</li> <li>c) Encourage more private sector participation in non-market opportunities</li> <li>d) Streamline program approvals and coordinate these with municipal government to expedite affordable housing development</li> </ul>	2023 Q2	<p>Underway</p> 
12	Supporting and investing in non-market housing solutions	<p>Work with community partners to help access and use the equity that has accumulated within their community housing stock by:</p> <ul style="list-style-type: none"> <li>a) supporting re-financing and redevelopment opportunities</li> <li>b) seeking increased program flexibilities and minimized security obligations under initiatives delivered by federal and provincial partners</li> </ul>	2023 Q2	<p>Not Started</p> 







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13 Supporting and investing in non-market housing solutions	13. The City immediately establish a Saint John Affordable Housing Fund to fund the development of new affordable housing units and that the Fund is: a) Targeted to non-market housing on a priority basis b) Initially seeded through an \$800,000 contribution and augmented via future provincial and federal funding programs (e.g. CMHC Housing Accelerator Fund)	2022 Q4	Initiative 4 - Capitalizing Affordable Housing
Completed 			
14 Supporting and investing in non-market housing solutions	The City explore with community partners the ability to establish a pooled investment vehicle that would support affordable non-market housing projects using acquired funds and provide investors with comparable market rates of return (e.g., community entities, private sector investors, City reserves, etc.)	2022-2023	
Not Started 			
15 Supporting and investing in non-market housing solutions	Pursue additional provincial and federal government funding in order to: a) Preserve and expand the supply of community housing stock, especially for smaller and larger rental units (i.e. one and three+ bedroom units) b) Facilitate the coordination of local affordable housing efforts between governments	2023 Q1	Initiative 4 - Capitalize Affordable Housing
Underway 			
16 Supporting and investing in non-market housing solutions	Work with provincial and federal government partners, and with community agencies to expand the supply of special needs housing that addresses local deficiencies for those who require transitional or supportive housing	2023 Q1	Initiative 4 - Capitalize Affordable Housing
Underway 			
17 Preserving and improving existing housing stock	Promote and expand funding for the City's existing Urban Development Incentive program to: a) Support rehabilitation of aged rental stock across the City b) Encourage adaptive reuse for residential purposes c) Help property owners access provincial and federal programs aimed at residential and rental rehabilitation d) Leverage provincial and federal rehabilitation/repair initiatives (e.g. RRAP) by advocating for additional program funding, streamlined program delivery and flexibility in stacking of initiatives	2023-2023	
Underway 			
18 Preserving and improving existing housing stock	Target the use of grants in lieu of tax to help facilitate the renewal and retention of appropriate affordable housing in established neighbourhoods where stock is at risk	2023 Q2	
Underway 			







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19	Preserving and improving existing housing stock	Provide additional education and progressive enforcement of minimum property standards to help maintain stock while preserving affordability	2023-2024	Completed	
20	Preserving and improving existing housing stock	Maintain on-going monitoring under the City's Dangerous and Vacant Building program and pursue remedial action under the program to secure active use of priority buildings/properties	2023-2024	Completed	
21	Preserving and improving existing housing stock	Seek additional provincial authorities to help the City enforce property standards, resolve delinquent property tax accounts and acquire forfeited buildings/properties for affordable housing use on an expedited basis.	2023 Q2	Underway	Advocacy continues, w some level of success with Housing NB a vacant properties.
22	Expanding the supply and range of affordable housing options	Expand the supply of purpose-built rental stock that is affordable through existing provincial and federal programs (e.g. RCFI, NHCF, rent supplements, etc.) by: a) Seeking block funding commitments and program flexibilities to support new development b) Facilitating the coordination of resources and efforts among prospective program proponents and community stakeholders c) Targeting the production of smaller and larger rental units (i.e. one & three+ bedroom units)	2023 Q2	Underway	Initiative 2- Housing Concierge
23	Expanding the supply and range of affordable housing options	Promote the development of mid-density housing forms (e.g. multiplexes, row housing, stacked townhouses) which are inherently more affordable by: a) Allowing more flexible development standards that are suitable to mid- density forms b) Using development density and/or development fee incentives that are linked to unit form	2024	Underway	Initiative 3 - Unlock Gentl Density
24	Expanding the supply and range of affordable housing options	Secure the use of surplus and underutilized properties on a priority basis to help spur affordable housing development by: a) Developing a municipal land disposition policy with provisions for giving preferred/first access to affordable housing projects b) Getting preferred/first access to other public sector lands c) Accessing and securing grants of provincial properties d) Accessing federal property through the Federal Lands Initiative e) Advancing site preparation and pre-development activities to make properties development-ready	2023	Underway	Initiative 5 - Leverage Put Lands

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25	Expanding the supply and range of affordable housing options	Target the use of intensification incentives and municipal density bonusing authorities as a means of generating affordable housing within areas appropriate for intensification and in large-scale residential developments	2024 with Municipal Plan Review		Not Started 
26	Expanding the supply and range of affordable housing options	Promote the delivery of innovative and affordable home ownership options by community partners (e.g. Habitat) that help to build household equity	2024		Underway 
27	Expanding the supply and range of affordable housing options	Encourage alternative housing forms/models and sustainability practices that support affordability through the use of provincial and federal innovation programs (e.g. modular housing, equity coops, co-housing, home sharing, etc.)	2024	Initiative 3 - Unlock Gentle Density	Underway 
28	Cultivating a more responsive housing system	Strengthen housing policies in the City's Municipal Plan through the upcoming review process with particular regard to: a) Promoting a human rights-based approach to housing b) Integrating housing affordability definitions c) Supporting healthy, vibrant and complete communities d) Reinforcing policies that promote greater housing diversity within all intensification areas e) Incorporating affordable housing targets with regard to form and tenure f) Delivering on monitoring activities in support of the plan	2024 with Municipal Plan Review		Not Started 
29	Cultivating a more responsive housing system	Ensure the housing policies and objectives of the Municipal Plan are reflected in current and upcoming Neighbourhood Plans in order to help support complete, inclusive and affordable communities while having regard for the composition of each neighbourhood	2023 with North End Plan	Initiative 1 - North End Secondary PI	Underway 
30	Cultivating a more responsive housing system	Expand provisions within the current City zoning bylaw to foster greater housing flexibility, encourage neighbourhood mix and support affordability by: a) Revisiting definitions with regards to affordability, special needs and supportive housing as well as rooming, boarding and lodging homes b) Reviewing provisions to support/encourage appropriate density and diversity of housing forms in the primary development area c) Allowing broader permissions for accessory suites/dwellings in suitable zones d) Exploring the use of alternative performance standards (e.g. setbacks, parking standards, minimum density requirements) e) Eliminating minimum floor area requirements in favour of building code standards f) Evaluating the use of 'gentle density', up-zoning and inclusionary zoning practices as part of the next comprehensive zoning bylaw review	2023 Q2	Initiative 6 - Zoning By-law Reform	Underway 

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31	Cultivating a more responsive housing system	Support expanded accessibility in the built environment by promoting achievement of better-than-minimum accessibility standards for new development and encouraging retrofit opportunities	2023	Underway 
32	Cultivating a more responsive housing system	Advocate for provincially legislated protections regarding rental housing which: a) Afford greater protections for tenants in terms of rent increases and evictions b) Provide authorities to dissuade the purchase of rental housing properties by non-resident entities that are not owner-occupied (e.g. taxation)	2023 Q2	Underway 
33	Cultivating a more responsive housing system	Advocate for provincial tax and assessment system reforms to: a) Mitigate the impact of differential taxation on multi-unit residential development b) Address tax treatment and partitioned assessments in mixed-housing buildings that are affordable c) Dissuade dormant/unused vacant property in primary development areas	2023 Q2	Underway 
34	Leveraging partnerships and resources	Working with UNB Saint John, host an annual Housing Forum that coincides with National Housing Week, helping to expand knowledge, innovation and system awareness among community stakeholders	2022 Q4	Completed 
35	Leveraging partnerships and resources	Build technical capacity and development expertise within the local community housing sector through a mentoring initiative to help expand the supply of affordable housing	2023 Q2	Underway 
36	Leveraging partnerships and resources	Actively pursue opportunities for joint development initiatives between Health sector or Social Service sector partners and affordable housing proponents	nfor	Not Started 

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37	Leveraging partnerships and resources	<p>Advance housing affordability and help leverage other community resources through collaborative community-based partnerships in the areas of:</p> <ul style="list-style-type: none"> <li>a) Land/property (e.g. Saint John Land Bank, Faith-based communities)</li> <li>b) Community investment (e.g. Kaleidoscope)</li> <li>c) Economic development (e.g. Envision Saint John)</li> <li>d) The business community (e.g. BCAPL, real estate association, etc.)</li> </ul>	2023	Initiative 2 - Housing Concierge Program	<p>Underway</p> 
38	Leveraging partnerships and resources	<p>Expand private sector engagement by convening a development roundtable to explore affordability issues, expand awareness of incentives/programs and promote opportunities around affordable housing</p>	2023 Q2	Initiative 2 - Housing Concierge Program	<p>Completed</p> 
39	Leveraging partnerships and resources	<p>Coordinate planning and policy efforts with jurisdictions adjacent to Saint John and the broader region in order to support common housing policy objectives and potential partnerships</p>	2023 Q1		<p>Not Started</p> 