

CITY OF REGINA

HOUSING INCENTIVES POLICY

AUGUST 17, 2009

A NEW POLICY PROVIDING INCENTIVES
FOR HOUSING DEVELOPMENT IN INNER CITY AREAS
AND TO STIMULATE NEW RENTAL HOUSING DEVELOPMENT



Housing Incentives Policy

August 17, 2009

1. PURPOSE

The objectives of the incentives provided under this policy are:

- To encourage housing development that makes efficient use of established City infrastructure and helps build vibrant, sustainable and inclusive neighbourhoods.
- To support modest, affordable and accessible housing options.
- To stimulate rental housing development.
- To provide a clear framework for the City's collaboration on housing initiatives with the private sector, senior levels of government, and non-governmental organizations.

2. REFERENCE

This policy supports objectives and policies established by Council through the *Regina Development Plan Bylaw 7877* (Official Community Plan), including inner-city revitalization, growth management and economic development, affordable and special needs housing, compatible infill, and cost effective, sustainable development.

The City recognizes the critical role of community associations and other community organizations in improving the appearance, liveability, and residential quality of inner city neighbourhoods. Wherever possible, the City will:

- Work co-operatively with community associations to encourage community participation in planning, to promote positive community image and to enhance the quality of life.
- Support the efforts of bodies such as the Regina Inner City Community Partnership and the Regina Intersectoral Committee to provide a coordinated response to issues in these neighbourhoods.
- Co-ordinate local infrastructure improvements and other municipal programs and activities to complement neighbourhood planning and local initiatives.

3. TAX INCENTIVES

Tax incentives and eligibility requirements for the Regina Housing Incentives are provided in Schedule 1 of this policy.

- a) Exemptions to support residential developments under this policy may be provided as per Schedule 1 and as amended by Council from time to time.
- b) The exemption will be established on a parcel-by-parcel basis.
- c) Only the residential portion of a development is eligible for tax exemptions except as otherwise permitted in this policy.
- d) The tax exemption for the development will begin on January 1 of the year following the issuance of an approved building permit. The date for commencing the exemption for the development may be deferred for one year at the sole discretion of the General Manager of Planning and Development (or his/her designate).
- e) The exemption may be transferred to a qualified owner under the same terms and conditions as the approved exemption.

- f) Properties that are in tax arrears with the City of Regina are not eligible for support under this policy.
- g) Rental developments will be subject to the City's Condominium Conversion Policy in the event that the owner seeks to convert rental units into condominium units.
- h) The General Manager of Planning and Development (or his/her designate) shall, in their sole discretion, conclusively determine compliance with the eligibility criteria for tax incentives under this policy.
- i) The scope of the tax exemption, including calculation of any percentage or proportion and the determination of any use or cost, shall be conclusively determined by the City Assessor.
- j) Where applicable, the portion of a property qualifying for the tax exemption shall be determined by the most recent City property assessment.
- k) Units or developments that cease to meet the eligibility criteria in this policy and the conditions of the exemption agreement for the development shall be fully taxable in the year in which the breach of conditions occurs and in all subsequent years.
- l) Where the development is also eligible for a tax exemption under the *Municipal Incentive Policy for the Preservation of Heritage Properties (MIPPHP)*, the full benefit under both policies may be provided. The MIPPHP exemption will be provided first unless otherwise approved by the General Manager of Planning and Development (or his/her designate), in their sole discretion.
- m) Projects eligible for a tax exemption under the Inner City Housing Stimulation Strategy (ICHSS) and that obtain an approved building permit by December 31, 2009 may qualify for the five-year ICSS exemption commencing January 1, 2010, at the sole discretion of the General Manager of Planning and Development (or his/her designate). The purpose of this provision is to "grandfather" projects currently in progress.

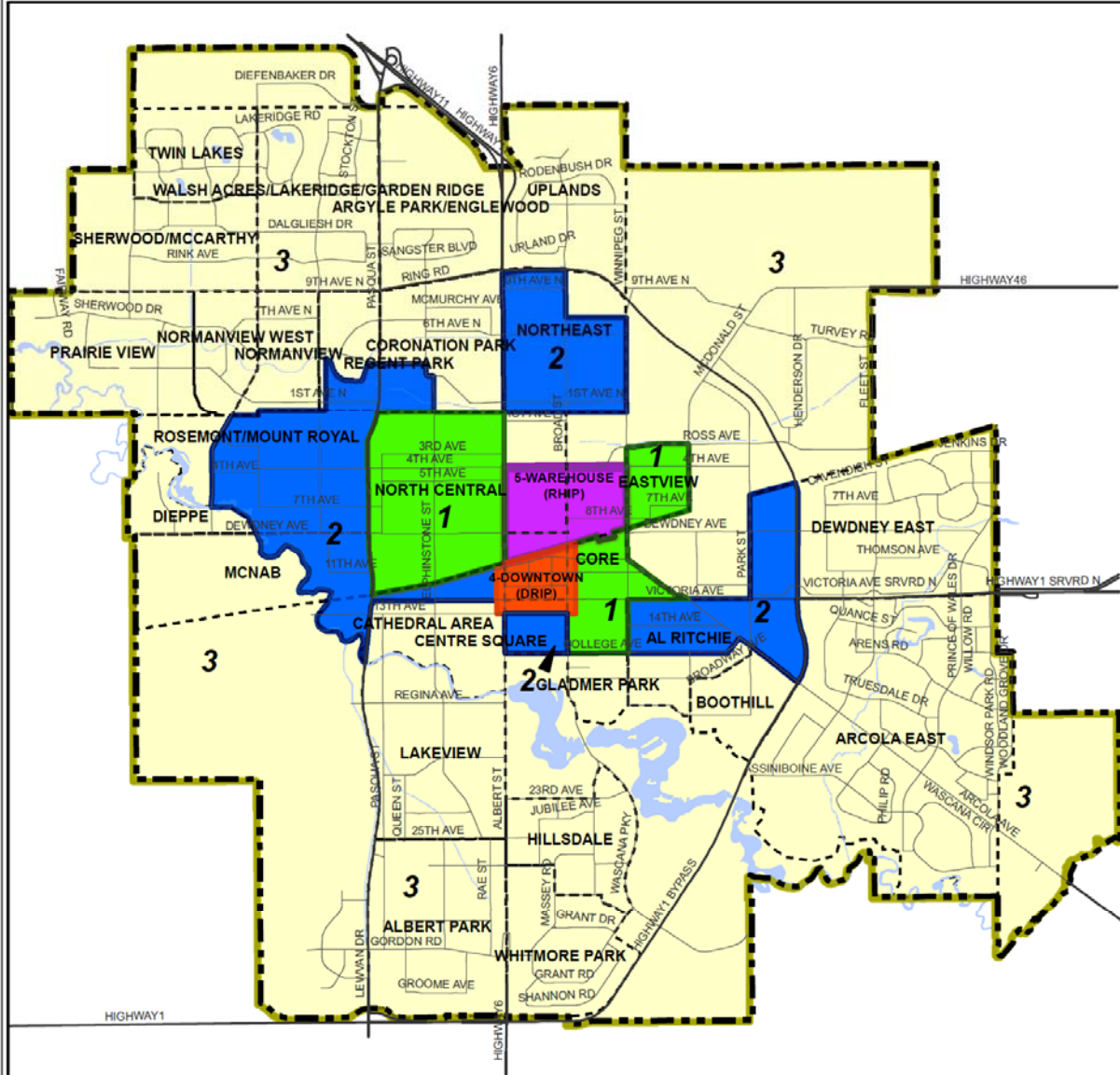
4. CAPITAL INCENTIVES

Capital incentives and eligibility requirements for the Regina Housing Incentives are provided in Schedule 2 of this policy.

- a) Capital grants may be provided from the Social Development Reserve for affordable housing developments as per Schedule 2 and as amended from time to time by City Council.
- b) The General Manager of Planning and Development (or his/her designate) in their sole discretion conclusively determine compliance with the eligibility criteria for capital incentives under this policy.
- c) Capital contributions under this policy will be provided in addition to tax exemptions for which the property qualifies.

SCHEDULE 1
HOUSING INCENTIVES POLICY: TAX INCENTIVES
FOR AREAS 1, 2 AND 3

Regina Neighbourhood Development Incentives



Legend

Program Areas

- AREA 1
- AREA 2
- AREA 3 - Developed and New Neighbourhoods
- AREA 4 - DRIP - Downtown (No program change)
- AREA 5 - RHIP - Warehouse District (No program change)



HOUSING INCENTIVES POLICY: TAX INCENTIVES FOR AREAS 1, 2 AND 3

1. ELIGIBILITY

ALL PROPERTIES

The terms and conditions for the exemption provided under this policy are as follows:

- a) Single family dwellings must be new construction.
- b) Single family dwellings must be owner-occupied; or may be owned by a non-profit housing organization, Aboriginal housing corporation, or a co-operative.
- c) Single family dwellings owned by private corporations are *not eligible*.
- d) Secondary suites in qualifying single family dwellings will be included in the exemption for the main dwelling.
- e) Developments with two or more units may be owned or rented.
- f) Developments with 2 or more dwelling units may be new construction or adaptive re-use of an existing building for new residential units.
- g) Tax exemptions are available for a term of three or five years, depending on the policy area and type of development as described in Table 1 and Table 2 of this Schedule.
- h) Incentives provided under this policy may be stacked with incentives provided through housing programs of the City of Regina, or the Provincial and Federal Government.
- i) Personal care homes and group homes are not eligible for assistance under this policy.

SMALL SITE DEVELOPMENTS: 1 TO 4 DWELLING UNITS

- j) Tax exemptions may be provided to eligible small-site developments with 1 to 4 dwelling units as described in Table 1.

<i>Table 1</i> Small Site Housing Developments With 1 to 4 Dwelling Units			
	Area 1	Area 2	Area 3
Percent Exempt	100%	90%	90%
Term of Exemption			
Single Family Dwelling	5 Years	3 Years	None
Developments with 2-4 Units – <i>Owner-Occupied</i>	5 Years	3 Years	None
Rental Developments with 2-4 units	5 Years	5 Years	None

- k) Façade compositions that are substantially similar in appearance may not be used more than twice in any block face, and must not be adjacent to one another.

LARGE SITE DEVELOPMENTS: 5 OR MORE DWELLING UNITS

- l) Large-site developments with 5 or more dwelling units may qualify for the applicable tax exemption described in Table 2.

	Area 1	Area 2	Area 3
Percent Exempt	100%	90%	90%
Term of Exemption			
Ownership Development	5 Years	3 Years	Not Eligible
Rental Development, construction start by 2010 deadline	5 Years	5 Years	5 Years
Rental Development, construction start <i>AFTER</i> 2010 deadline	5 Years	3 Years	3 Years
50% exemption on commercial portion of new mixed residential-commercial development in a mixed-use zone. Residential portion is at least 50% of the development.	Yes	Not Eligible	Not Eligible

- m) All developments with five or more dwelling units, including planned groups of dwellings, townhouses, and other multi-family housing forms, must meet the following requirements:

Attractive Streetscapes & Vibrant Neighbourhoods:

- Parking and vehicular access will be by the rear lane and parking will be screened by the residential buildings as much as possible.
- Where rear lane parking and vehicular access is not possible, garage design must minimize the dominance of the garage on the streetscape (e.g. shall not protrude from the dwelling unit.)
- Urban design and architectural character should be compatible with the surrounding built form and character of the neighbourhood.
- In zones where mixed-use development is permitted, active uses should be at grade and interface directly with the street edge and public realm.
- All developments should provide an active use at grade and access with the street edge to provide for more “eyes on the street” to increase feelings of pedestrian comfort and safety and contribute positively to the vibrancy of the street.
- Developments will preserve the continuity of the existing street and lane grid.

Sustainable Community Infrastructure and Safety:

- All buildings will meet or exceed the energy efficiency and water conservation requirements of provincial affordable housing programs
- Developments are encouraged to be solar ready and built to take maximum advantage of passive solar access.
- At least one station dedicated to the separation and collection of materials for recycling and composting will be provided in the building or building complex.

SCHEDULE 2
HOUSING INCENTIVES POLICY: CAPITAL INCENTIVES

1. AFFORDABLE HOUSING CAPITAL CONTRIBUTION

Affordable housing is housing for individuals and families who are at or below the provincial Maximum Income Levels (MILs), or housing established by non-profit housing providers and Aboriginal organizations to provide affordable dwelling units on a long-term basis. Affordable rental developments are defined as those that provide units that are below average market average rents on a long-term basis.

- a) A capital contribution of \$10,000 per unit may be provided from the Social Development Reserve for affordable housing developments.
- b) Priority will be given to the non-profit, First Nation and Metis, and co-op housing sectors.
- c) Projects must meet the small site or large site requirements in this policy to qualify for the affordable housing capital incentive.
- d) The affordable housing capital contribution may be provided in addition to or in lieu of property, a building or other in-kind assistance.

NOTE:

CAPITAL CONTRIBUTIONS DESCRIBED IN THIS POLICY ARE CONDITIONAL ON THE PROVISION OF PROVINCIAL FUNDING AT HISTORIC LEVELS. PROJECTS WITHOUT PROVINCIAL FUNDING WILL BE CONSIDERED ON A CASE-BY-CASE BASIS.