

Document 3: Summary Overview of Ontario Affordable Housing Community Improvement Plans in Single- and Upper-Tier Municipalities

A best practice scan of Affordable Housing CIPs in seven municipalities across Ontario was conducted to determine the different types of programs employed, the incentives offered, and the criteria used to determine eligibility. This document provides a summary overview of these CIPs. A few important takeaways were that Affordable Housing CIPs are a relatively new planning tool, with all being established between 2019 and 2020. Affordable Housing CIP incentives are predominantly funded by property taxes and other general tax levies, and CIP uptake is reliant on the allocation of staff resources to advertise and oversee the programs and incentives.

Municipality	Overview of CIP and Programs
City of Barrie	<p>The City of Barrie has a single CIP with three total programs – one of which is dedicated to affordable housing:</p> <ol style="list-style-type: none"> 1) Affordable Housing Development Grant Program: grant to incentivize purpose-built rental units, affordable housing units (rental or ownership) or the provision of a minimum of 25% affordable units within a development that will be registered and maintained as affordable for a minimum of 20 years. <p>For approved applications, assistance will be in the form of a grant for: application fees, building permit fees, tax-increment based funding, and applicable development charges.</p>
City of Belleville	<p>The Belleville CIP is an over-arching CIP with 17 total programs – six of which are intended to increase the supply of affordable rental units city-wide:</p> <ol style="list-style-type: none"> 1) Development Charge Rebate: rebate equivalent to 100% of the development charges associated with new affordable rental units. 2) Building Permit Fee Rebate: rebate equivalent to 100% of the building permit fees associated with new affordable rental units. 3) Tax Increment Equivalent Rebate (TIER) – 100% Municipal Portion: rebate equal to 100% of the increase in the municipal portion of property tax payments for a period of 10 years. 4) Second Units in New Construction Rebate: rebate for home buyers who choose to include a second unit in the purchase of a newly constructed home associated with fixed construction costs. 5) Second Units in Existing Housing: rebate for studies/drawings and construction costs associated with adding a legal second unit.

	<p>6) Accessibility Top-Up Rebate: rebate of up to \$2,500 for any new legal second unit or affordable rental unit that is designed to be barrier-free.</p> <p>Many of the programs can be bundled where eligibility requirements can be met. Applications can be submitted during the Spring or Fall (if funding is still available).</p>
City of Hamilton	<p>The City of Hamilton’s Housing CIP is an area-specific plan that focuses on Roxborough through two different incentive programs:</p> <ol style="list-style-type: none"> 1) Roxborough Access to Homeownership Grant Program (RAHGP): grants equivalent to the value of municipal Development Charges for below-market homeownership units created in the Roxborough Community Improvement Plan Area (CIPA). 2) Roxborough Rental Housing Loan Program (RRHLP): loan repayable to the City over a specified number of years to offset the municipal Development Charges for developing rental units in the Roxborough CIPA.
City of London	<p>The City of London’s Affordable Housing CIP is a city-wide CIP for affordable ownership and rental housing units containing two programs:</p> <ol style="list-style-type: none"> 1) Affordable Housing Development Loan Program: loan repayable to the City over a specified number of years to offset the upfront costs associated with the development of new affordable housing units. 2) Additional Residential Unit Loan Program: loan repayable to the City over a specified number of years to offset costs associated with creating new additional residential units. <p>The programs are subject to funding allocated through the City budget, as identified through the Strategic Plan and Multi-Year Budget process.</p>
City of Peterborough	<p>The City of Peterborough’s Affordable Housing CIP is a city-wide CIP for affordable ownership and rental housing units containing three programs:</p> <ol style="list-style-type: none"> 1) Municipal Incentive Program: incentive will waive municipal fees for new developments or redevelopments that meet the definition of affordable housing. 2) Development Charges Grant Program: transfers the costs of development to other classes of development and forgoes charges to affordable housing units.

	<p>3) Affordable Housing Tax Increment Based Grant Program: grant equivalent to the incremental increase of municipal taxes for the rehabilitation or redevelopment of vacant and under-utilized sites.</p> <p>The programs funding is allocated on a “first come first served basis” as a result of the limited funding that can be provided each year.</p>
<p>City of Sault Ste. Marie</p>	<p>The City of Sault Ste. Marie’s Rental Housing CIP is a city-wide program for affordable rental housing units:</p> <p>1) Rental Housing Tax Increment Equivalent Grant: Grant equivalent to the incremental increase in municipal taxes generated by the development or redevelopment of properties.</p>
<p>York Region</p>	<p>The Region of York prepared a Draft Affordable Housing CIP in 2019, which has not yet been approved. The current draft CIP includes the following programs:</p> <ol style="list-style-type: none"> 1) 36-Month Development Charge Deferral for Purpose-Built High Density Rental Buildings Policy: charges deferred three years at an interest free rate, starting at the beginning of occupancy. 2) Development Charge Deferral for Affordable, Purpose-Built Rental Buildings: charges deferred three years with no interest rate for developments that provide affordable purpose-built rental housing. 3) Upper-Tier Development Application Fee Waiver: fee waived for planning applications if upon the first submission all of the required documents are provided. <p>The programs are all subject to key criteria that are required for funding approval, majority of which are density and design requirements for the development.</p>