Housing Summit

Housing Community Improvement Plans
Types of Rental Housing Incentives to be Considered
What is Community Improvement?

Community Improvement can include the provision of affordable housing as provided through the Planning Act:

– A “community improvement project area” can include the entire municipality or parts thereof, where council is of the opinion that community improvement is necessary due to “age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason” (Section 28(1)).
Community Improvement Plans – Best Practices

Definition of Affordable Housing

– Barrie defines affordable rental housing as the least expensive of 30% of gross household income for low and moderate incomes or at or below the average market rent of the region.

– Cambridge uses the Region’s statistics as published by the Ministry to define affordable purchase price and rental cost.

– Peterborough has updated the definition of affordable rental units as ‘at or below market rates’ for some of their incentives.

– Sudbury defines affordability as units rented out at or below market rates.
Development Charge deferral, reduction, exemption

- In Barrie - For Intensification in mixed use areas – 50% development charge rebate on the ground related commercial development
- Cambridge will defer development charges for 20 years after building permit is issued and the City confirms the project remains affordable over the 20 years with the DCs due at that time.
- Peterborough established the Affordable Housing Partnership Reserve Fund with the City paying $500,000 to provide grants towards DCs at 100% refund subject to availability
Community Improvement Plans – Best Practices

Planning Fees

• In Barrie - For Intensification in mixed use areas – 100% Planning Application Fees for the entire Project

• Peterborough waives planning fees for developments meeting the definition of affordable
Community Improvement Plans – Best Practices

Tax Increment Equivalent Grant

- Barrie provides a Tax Increment Grant Program over 5 years
- For redevelopment of property – Cambridge will forgo tax increases for 15 years if project remains affordable
- Peterborough provides this program for affordable housing redevelopment of existing buildings/sites with 100% of the increase being granted back in first 5 years and then 80/60/40/20 in the following years. The requirement is the units must be rented at least 90% below average market rates
- Owen Sound extends the TIEG period if assisted living facilities or barrier free units above the OBC requirements are provided
Community Improvement Plans – Best Practices

Building permit fee deferral, reduction, exemption

- In Barrie - For Intensification in mixed use areas – 50% building permit fees rebate on the ground related commercial development
Parking Requirement Reductions

- Peterborough waives cash-in-lieu of parking fees for affordable projects
- Sudbury evaluates applications on locational criteria – if Belleville is considering this – there would have to be some element of considerations such as proximity to commercial uses or transit.
- Through the OP and ZBL updates – the City of Belleville could undertake studies to determine what reduced parking requirements could be.
Community Improvement Plans – Best Practices

Parkland Fee Reductions

• Peterborough waives parkland fees on the lands specific to the project (e.g., 1 acre site for the building would not be subject to parkland fees)
Community Improvement Plans – Best Practices

Additional Height And Density For Affordable Units

• None of the Housing CIPs reviewed addressed this issue. With the CIPs being in smaller cities similar to Belleville, there usually isn’t a ‘push’ to increase height or density.

• Density provisions in the OP Policies should be reviewed as part of the update process.
Community Improvement Plans – Best Practices

Other Elements

• Barrie’s programs can apply to affordable home ownership programs by non-profit organizations in addition to applying to rental units

• Barrie provides larger incentives to emergency, transitional, and social housing

• Owen Sound provides no-interest loans for provision of affordable housing units

• Peterborough has agreements that require the project to meet the definition of affordable for 20 years

• Owen Sound requires 4 units to qualify – this is a smaller apartment building than Belleville allows
Community Improvement Plans – Best Practices

Rental Housing Incentives Summary

Basic Incentives to be Considered:

• Development Charge deferral, reduction, exemption
• Planning Fee deferral, reduction, exemption
• Tax Increment Equivalent Grant

Additional Potential Local Municipal Incentives:

• Building permit fee deferral, reduction, exemption
• Parking requirement reductions
• Parkland reductions
• Additional height and density for affordable units
Community Improvement Plans

Rental Housing Incentives: Example Of Principles

In order to qualify to access the Guideline, a development must:

• Be rental tenure (for a minimum # of years)
• Have community support (through the official plan which is also know in some jurisdictions as the community plan)

Additionally, a development will be prioritized if:

• It meets intensification and/or redevelopment targets of the Official Plan (location)
• It is mid- or high-rise
• It meets Urban Design Guidelines
• It has received support from senior levels of government
• It achieves additional housing related goals (greater duration of rental tenure, duration and/or depth of affordability)
The Importance of Public Involvement

- Public involvement is critical for building consensus and garnering community support. It is particularly important where strategies are being formulated to change physical characteristics and patterns of land use through intensification, increased densities and redevelopment.

- In addition to the legislative requirements in subsection 28(4.1) and (4.2) of the Planning Act, local municipalities may choose to hold additional public engagements to ensure that proposed changes and actions are reflective of community opinion and goals.
Community Improvement Plans
Timing of Process

| STAGE 3 | IMPLEMENT |
|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| into action | off | the plan | feedback | and | the process | both | the plan | the process | the plan |
| the timing | the progress | the plan | the status | the plan | the plan | the plan | the progress | the plan |

At a Glance...

Stage 1 - Why
- Need identification
- Community engagement

Stage 2 - What
- Building the Foundation
  - Research and analysis
  - Strategic policy development
  - Identifying stakeholders
  - Identifying resources
  - Identifying barriers
  - Identifying outcomes

Stage 3 - How
- Getting Started
  - Program establishment
  - Program promotion
  - Program monitoring
  - Effective service delivery
Community Improvement Plans
Potential Next Steps For A Housing CIP

- Incorporation (Update) of Existing CIPs into new CIP that focusses on Housing
- Assignment of Financial Resources for the Plan
- The Creation of an Efficient Approvals Process
- Full Commitment to Implementation, Marketing, Monitoring, and Ongoing Oversight of CIP Program
Community Improvement Plans
What the Planning Department is Looking For From This Summit

• Full Understanding of What Incentives Will Work Through Consultation with Building Industry, Financing Industry, the Community, and Council

• Ensuring Innovative Ideas generated by this Summit can be supported by the new Official Plan, new Zoning By-law and new Housing CIP
Thank you!