



MAYOR'S HOUSING COMMISSION

**Thursday, July 7, 2016
1:30 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

**Public Agenda
Mayor's Housing Commission
Thursday, July 7, 2016**

Approval of Public Agenda

Minutes of the meeting held on December 9, 2015.

Tabled Reports

MHC16-1 Improved Coordination of Planning and Notification of Residents in
New Subdivisions

Recommendation

That this report be received and filed.

Administration Reports

MHC16-2 Comprehensive Housing Strategy - 2015 Annual Update

Recommendation

That this report be forwarded to the July 25, 2016 City Council
meeting for information.

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, DECEMBER 9, 2015

AT A MEETING OF THE MAYOR'S HOUSING COMMISSION
HELD IN PUBLIC SESSION

AT 1:00 PM

Present: Mayor Michael Fougere, in Chair
Councillor Bryon Burnett
Councillor Bob Hawkins
Councillor Barbara Young
Blair Forster
Malcolm Neill

Regrets: Robert Byers
Tim Gross
Dave McEachern

Also in Attendance: Deputy City Clerk, Erna Hall
Executive Director, City Planning and Development, Diana Hawryluk
Solicitor, Cheryl Willoughby
Manager, Neighborhood Planning, Yves Richard
Senior City Planner, Jennifer Barrett
Senior City Planner, Downtown, Chris Sale
Coordinator, Social Development, Janice Solomon

(The meeting commenced in absence of Councillor Barbara Young.)

APPROVAL OF PUBLIC AGENDA

Councillor Bob Hawkins moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.

APPROVAL OF MINUTES

Councillor Bob Hawkins moved, AND IT WAS RESOLVED, that the minutes for the meeting held on November 5, 2015 be adopted, as circulated.

(Councillor Barbara Young arrived.)

TABLED REPORT

MHC15-9 Homelessness Partnering Strategy Update

Recommendation

This report be filed and received.

Janice Solomon, Coordinator, Social Development, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk.

Malcolm Neill moved, AND IT WAS RESOLVED, that this communication be forwarded to the December 21, 2015 meeting of City Council for information.

COMMUNICATIONS

MHC15-10 Draft Laneway and Garden Suites Guidelines

Recommendation

That this communication be received and filed.

Chris Sale, Senior City Planner, Downtown, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk.

Councillor Bryon Burnett moved, AND IT WAS RESOLVED, that this be received and filed.

ADJOURNMENT

Councillor Bob Hawkins moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 2:40 p.m.

Chairperson

Secretary

June 2, 2016

To: Members,
Mayor's Housing Commission

Re: Improved Coordination of Planning and Notification of Residents in New Subdivisions

RECOMMENDATION

That this report be received and filed.

CONCLUSION

Administration continues to work with individual developers and the development community to ensure that adequate on-street parking is provided in new residential neighbourhoods. Potential changes to standards, bylaws and processes include:

- Requiring when 'No Parking' signs are installed;
- What street widths are acceptable to the City of Regina;
- Width of lots in relation to driveway widths; and,
- Where the presence of alleys are required.

The above changes will help ensure that safe and adequate parking will be provided on our new residential streets.

BACKGROUND

Design specifications for new neighbourhoods are provided in the City of Regina (City) Development Standards Manual. Section 7.3.8 identifies that street widths along local roadways can be either 8.7 metres in width, which provides parking on one side and two drive lanes, or 11 metres in width, which provides for parking on both sides and two drive lanes. These standards were developed with consideration for the *National Fire Code of Canada* which requires a clear width of 6 metres for emergency vehicle access.

From approximately 2005 to 2014, a number of streets in new development areas were constructed with an 8.7 metre width. As per the City standards, when developments are constructed with 8.7 metre street widths, such streets require 'No Parking' signs to be installed on one side of the street to permit two-way vehicle operation, as well as emergency and maintenance vehicle access. It was discovered that 'No Parking' signs were not installed when some of these streets were constructed. Administration began a process of bringing streets in new development areas in line with the City standards by installing 'No Parking' signs along all streets with a width of 8.7 metres.

The process of bringing the streets in line with the City standards included notifying residents and the area affected Ward Councillors of the pending change. Communication to residents was done through the use of informational door hangers, preparing Service Regina staff with a template of potential questions and responses, and having staff available to answer any escalated questions that could not be addressed directly by Service Regina. The 'No Parking' signs were installed in 2013 and 2014 and parking enforcement began shortly after.

The implementation of 'No Parking' signs resulted in a number of service requests related to the parking changes. The majority of service requests were handled by the Administration, however, some residents contacted their respective Ward City Councillor or the Mayor's Office.

At the August 5, 2014 meeting of the Mayor's Housing Commission, motion M14-5 entitled 'Improved Coordination of Planning and Notification of Residents in New Subdivisions' was brought forward. Upon consideration, it was resolved that the matter be referred to the Administration for a report to a future meeting that:

- Provides the results of a debrief with respect to Harbour Landing issues that were raised;
- Provides insight into the implications of street widths in Harbour Landing and other new developments;
- Observes improving communication between departments when planning new developments; and,
- Considers rear-alley pick up for garbage and recycling on streets where two-sided parking is not allowed.

DISCUSSION

Development Issues Debrief

A number of issues were identified as a result of implementing 'No Parking' along one side of an 8.7 metres wide streets. These issues include:

- Residents and home builders indicated they were not informed that their street would have 'No Parking' signs installed on one side of their street when they purchased their lot.
- Delays in 'No Parking' signs being installed resulted in residents indicating they felt misled by the City, developer and/or home builder.
- Residents indicated they felt the streets should have been built wide enough to support parking on both sides.
- Service Agreements between the City and various land developers indicated who was obligated to install 'No Parking' signs, however, timing on the installation of 'No Parking' signs was either after houses were occupied or, in some cases, signs were not installed by the Servicing Agreement completion deadline.

Administration wants to avoid these issues in the future, and as such, is working with individual developers and the development community on the following measures:

Street Width Implications

- Ensuring that local streets are designed and constructed with an 11.0 metres width to permit parking on both sides while safely allowing two-way vehicle operation, as well as providing emergency and maintenance vehicles access. Some streets may be permitted with an 8.7 metres width where parking is not required on both sides of the street such as: streets with houses that back onto it, streets with adjacent small local parks, or along streets with an adjacent utility corridor on at least one side.

Communication and Coordination

- For streets where 'No Parking' is required, it is desired to ensure that 'No Parking' signs are installed prior to the road being taken over by the City. A potential solution is to

make the installation of signs a requirement prior to the roadway being opened to the public as a term of the Servicing Agreement between the developer and the City.

- Administration is requesting developers provide alleys where lots are not of adequate width to provide on-street parking between adjacent driveways. For example, streets with lots less than 36 feet in width and 20 foot wide driveways effectively have no on-street parking because the gaps between driveways are too small to permit legal on-street parking. Further formalization of alley requirements will be examined within a review and update of existing City standards.
- Identify ways to disclose to property purchasers that there will only be parking on one side of their street. Such a disclosure could be accomplished through registering the on-street parking restriction on title during the Servicing Agreement process or through asking the developer and subsequent home builder to disclose any parking restrictions.

Garbage and Recycling Pickup

- When determining the set-out-point for garbage and recycling collection, a number of factors are taken into consideration. Alley collection will be considered when: construction along the alley has been completed, collection trucks are able to effectively navigate the alleys and adjacent properties have room to store the carts on the property and to set them out for collection without interfering with property access or protruding into the alley.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

The Zoning Bylaw Review Project will identify possible changes to existing regulations that will support the provision of sufficient on-street parking.

Review of City design standards will also identify possible changes to existing requirements that will outline the requirements for the installation of 'No Parking' signs and require alleys where appropriate.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

None with respect to the report.

DELEGATED AUTHORITY

There is no delegated authority associated with this report as it is for informational purposes only.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'SBzdel'.

Shauna Bzdel , Director
Planning Department

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Diana Hawryluk'.

Diana Hawryluk, Director
City Planning and Development

July 7, 2016

To: Members,
Mayor's Housing Commission

Re: Comprehensive Housing Strategy – 2015 Annual Update

RECOMMENDATION

That this report be forwarded to the July 25, 2016 City Council meeting for information.

CONCLUSION

The Comprehensive Housing Strategy (CHS) was approved by City Council on April 29, 2013. A Housing Strategy Implementation Plan (HSIP) was approved by City Council on June 10, 2013. Since the approval of the CHS and HSIP, the City has already started on 10 of the 11 short-term strategies, 16 out of 21 medium-term strategies and one of the three long-term strategies. This report is to serve as an annual update on implementation for 2015. An annual implementation report will continue to be provided to the MHC and City Council.

BACKGROUND

The CHS consultant's final report from February 2013, was the culmination of a project to evaluate Regina's housing issues, to research and develop strategies to address these issues and to define the role of the City. Background research and strategy framework were reviewed and vetted by a group of 19 industry stakeholders, representing all sectors of housing, as well as internal members of the Administration. The CHS, along with Administration's recommendations for strategy implementation, stakeholder and public feedback to date, were brought to Council on April 29, 2013. At this meeting, Council approved the CHS along with Administration's recommendations, which identified 28 strategies for implementation, six strategies for further consideration and deemed one strategy unfeasible.

The HSIP includes work plans for implementation of 35 strategies recommended for implementation and consideration by Administration. With Council direction, Strategy 15 involving purpose-built, single-room occupancy residences was removed from the implementation plan for further research and consideration by Administration. A revised Strategy 15 was brought to Council and approved in October 2013. For the other 34 strategies, implementation began with Council's approval of the HSIP based on short, medium and long-term timeframes.

This report is an update of implementation and progress for 2015. An implementation report will be provided to the MHC and Council on an annual basis with an update on housing statistics, the status of strategy implementation and a scorecard as provided in Appendices A, B and C.

DISCUSSION

Implementation of the CHS:

The following list contains highlights of implementation in 2015. A full description of the strategies and implementation to date are included in Appendix B.

- In October 2015, City Council approved a comprehensive amendment to the City's Housing Incentives Policy to focus incentives towards Regina's critical housing needs in a manner consistent with the goals of the CHS and *Design Regina: The Official Community Plan Bylaw 2013-48* (OCP) (Strategy 1). The approved amendment will:
 - Increase incentives for developers of below market rental units in order to increase the supply of below market rental housing;
 - Focus incentives towards critical infill developments, including areas with core housing needs and aging housing stock;
 - Enhance and streamline the City's Downtown and Warehouse District incentive programs;
 - Gradually phase out the City's Tax Exemptions to developers of new market rental developments in developed and greenfield areas; and
 - Reduce capital grants to private developers of new affordable ownership units.
- Revisions to the City's *Condominium Policy Bylaw* were made in November 2015, with vacancy rates exceeding three per cent for 12 consecutive months, new applications for condominium conversions would be permitted. Revisions to the Bylaw were required to align with Provincial changes to the *Condominium Property Act* and the *Condominium Property Regulations* requiring that the impact of a condominium conversion on rental supply be evaluated. Approved amendments to the Bylaw prevent conversion from lowering vacancy rates below three per cent at the neighbourhood level. Exceptions are made for vacant and heritage buildings, as well as buildings with fewer than five units (Strategy 10).
- Reporting to the MHC is on-going for the Homelessness Partnering Strategy (HPS) funded by the federal government and strategically led by the Community Advisory Board (CAB). Completing a Point-in-Time (PIT) Count and developing a Housing First for Regina were 2015 priorities. In May 2015, over 150 volunteers took to Regina's streets to enumerate and survey Regina's homeless community for Regina's first PIT Count. A total of 232 people were enumerated the night of the count (Strategy 28).
- In 2015, the CAB developed a model and implementation plan for Housing First, a principle based on the assumption that stable, permanent housing is the first and primary need of a homeless individual. Regina's model is being developed based on extensive community consultations. HPS are supporting the implementation of the model in 2016 (Strategy 28).
- Laneway suites in the two greenfield pilot project locations have been constructed and are now occupied. As of December 2015, the developer (Deveraux Homes) reported that all 11 of the homes and laneway suites approved, have been built in Greens on Gardiner. Seven of these homes (and suites) have been sold and the suites fully rented, and one is currently being used as a show home. The developer has indicated that the project was

very well received. As of late 2015, two of the 14 approved homes and laneway suites in Harbour Landing have been built.

In December 2015, development guidelines for laneway and garden suites were endorsed by City Council. In 2016, the City will accept proposals to construct laneway or garden suites to test these guidelines within Regina's established neighbourhoods (Strategies 3 and 25)

- Communication is on-going with the Government of Saskatchewan, property owners, developers and landlords to help with access to provincial programs and help the City better understand and work within the provincial government's funding programs (Strategies 9 and 12).
- The City continued to support housing and homelessness initiatives through the City's Community Investment Grants Program in 2015 (Strategy 27).
- A number of housing strategies will be considered, as work begins on an Intensification Work Plan and the Zoning Bylaw Review, as part of the OCP implementation (Strategies 4, 8, 22, 26, 29 and 30).

Summary of Housing Statistics

The housing situation in Regina continued to improve in 2015 with more purpose-built rental units entering the market and the vacancy rate increasing to 5.4 per cent in fall 2015. Home prices have leveled off after substantial increases between 2006 and 2014. However, while vacancy rates for market rental housing have increased above the target of three per cent, affordable rental units are fully-occupied with housing providers reporting that long waiting lists continue to exist. Similarly, increasing costs of both home ownership and rental housing continue to impact the City's most vulnerable households. Housing data shows a continued need for safe, affordable housing for the most vulnerable households.

It is necessary to increase housing diversity and work towards complete communities in both new and existing neighbourhoods to meet the goals of the CHS and the policy objectives of the OCP. A higher percentage of multi-units in 2015 than in previous years has helped to increase the diversity of housing entering the market. Yet, while the majority of the City's incentives were provided for infill development in the past, in 2015, 51 per cent of units that received incentives were for greenfield developments. The location of these units may provide challenges to low and moderate-income families, in terms of accessing necessary services, employment and public transportation to create complete communities and the value of incentives lost when the location of housing necessitates car ownership. As a result, the Housing Incentives Policy was amended in 2015 to focus its housing incentives towards established neighbourhoods.

A full summary of data including Census, Canadian Mortgage and Housing Corporation (CMHC) and the Canadian Real Estate Association (CREA) data is included in Appendix A. A summary of data highlights is included below:

- After record housing starts of over 3,000 units in 2012 and 2013, housing starts declined to 2,223 in 2014 and 1,597 in 2015 units. Based on CMHC forecasts, housing starts are expected to further decline slightly in 2016 and 2017.

- Housing diversity has continued to improve with multi-unit residential buildings representing 68 per cent of housing starts in 2015.
- Despite a lower number of overall housing starts in 2015, rental housing construction remains strong with just over 700 units started or 49 per cent of all housing starts within the City. This exceeds the target of 30 per cent rental unit starts as established in the CHS implementation plan scorecard.
- Increased construction of purpose-built rental units have kept pace with growth and have helped to increase the rental vacancy rates. The fall 2015 vacancy rate reached 5.4 per cent, the highest since 1991. Subject to changes in population growth and rental starts in 2015, CMHC forecasts that the vacancy rate will continue to rise to 5.9 per cent in 2016. However, affordable rental units owned by non-profit housing providers or Saskatchewan Housing Corporation, remain fully occupied with minimal vacancies.
- Despite an increase in overall rental units on the market, rental rates have continued to increase. Average market rent for a two-bedroom unit in Regina was \$1,097 in fall 2015, up from \$1,079 in 2014.
- Home prices decreased slightly averaging \$318,548 in 2015 compared to \$326,597 in 2014. The median home price was \$302,000 for 2015. Based on CMHC forecasts, home prices are expected to moderate in 2016 and 2017 after a dramatic increase of 140 per cent from 2006 to 2013.
- The City's housing incentives supported 1,025 units through tax exemption in 2015, including 867 purpose-built rental units and 158 infill and affordable homeownership units. Capital grants were committed to 162 affordable rental and ownership units in 2015.

The following tables include a summary of high level housing data and trends over the past five years including targets outlined in the CHS. A full scorecard as developed with the HSIP is included in Appendix C.

Table 1: Overall Housing Data and Targets

Indicator	2012	2013	2014	2015	2016f ¹	CHS Target
Housing starts	3,093	3,122	2,223	1,597	1,180 – 1,470	n/a
% multi-unit ² of total starts	58%	60%	68%	68%		> 55%
% rental units of total starts	18%	24%	41%	49%		30%
Rental starts (units)	551	764	909	716		n/a
Rental vacancy rates ³	1%	1.8%	3%	5.4%	5.9 % ⁴	3%

f = forecast

¹ CMHC forecast (Spring 2016). Data is not available to forecast rental unit starts for 2016.

² Includes semi-detached, row houses, multi-unit buildings.

³ Numbers are for fall vacancy rates.

⁴ Administration's forecast for 2016 based on rental starts and subject to population growth.

Table 2: Affordable and Below Market Rental Housing Statistics

Indicator	2012	2013	2014	2015	2016f ¹
Total rental starts (units)	552	764	909	716	
Affordable/below market rental units funded (HIP)	64	64	22	73 ²	40-50
Affordable/below market rental (HIP funded) as % of all rental starts	11.5%	8%	2%	10%	
All units receiving a municipal contribution ²	295	161	541	1,187	932 ³

f = forecast

¹ Data is not available to forecast rental unit starts for 2016.

² Municipal contributions include tax incentives for purpose-built rentals, capital incentives for below market/affordable rental, ownership units and tax incentives for new secondary suites.

³ This number represents units approved for tax exemption for a 2016 start. As all units receiving capital grants also receive tax exemption, adding these units would result in double counting of some units.

RECOMMENDATION IMPLICATIONS

Financial Implications

Administrative staff for the housing program and implementation of the CHS in 2015 include a Senior City Planner, half-time of a second Senior Planner, a City Planner II and Planning Assistant. All positions are within the operating budget of the Neighbourhood Planning Branch. There is a \$47,500 annual allocation within the operating budget for consulting services, advertising and media related services to support continued implementation of the CHS and housing programs.

Environmental Implications

The OCP established a target of 30 per cent for residential infill development. Continued infill and multi-unit development will help the city decrease its environmental footprint through more population density requiring less area of streets, roads, pipes and other forms of servicing. Incentives for residential construction to encourage development where residents can benefit from proximity to jobs and services and be less auto-dependent was considered with a review of the Housing Incentives Policy in 2015 and the implementation of housing and OCP policies.

Policy and/or Strategic Implications

Implementation of the CHS was established in the HSIP approved by Council on June 10, 2013. Revisions to the Housing Incentives Policy were approved in October 2015. The strategies of the CHS align with the City's policy objectives as outlined in the OCP. Strategies of the CHS will be considered with the Zoning Bylaw Review project.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The Design Regina and City of Regina websites have been kept up-to-date with all documents related to the CHS, as well as reports and information on housing data and new policy documents. Updates to the Housing Incentives Policy have been added to the City of Regina website along with a new housing brochure and interactive map to allow users to search for incentives based on location and housing type.

Administration will continue to notify and communicate with the public and stakeholders on the 11 strategies identified for public consultation in the implementation plan. In 2015, the update to the Housing Incentives Policy and creation of the laneway and garden suites guidelines included a public review process to provide opportunities for additional consultation.

Administration continues to receive feedback and engage non-profit housing providers, private developers and housing advocacy groups to build partnerships and discuss housing policies and programs of the City. The Mayor's Housing Commission provides a forum for discussion, advice and recommendations for the implementation of the CHS.

DELEGATED AUTHORITY

There is no delegated authority associated with this report and it is for informational purposes only.

Respectfully submitted,



On behalf of Shauna Bzdel, Director
Planning

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning and Development

Report prepared by:
Charlie Toman, Senior City Planner

CT/kk



HOUSING

COMPREHENSIVE STRATEGY

2015

Annual Housing Update



The following information is meant to provide a high-level overview of housing including housing and related statistics, the role and impact of the City's housing incentives, as well as an overview of the City's Comprehensive Housing Strategy (CHS) and steps towards implementation.

Comprehensive Housing Strategy Overview

Significant economic growth and population increases in recent years have created unprecedented pressure on housing. In response, the city began work in 2012 on the Comprehensive Housing Strategy (CHS), which was completed early 2013. Led by SHS Consulting Ltd from Toronto, a cross-section of City staff and 19 housing sector stakeholders were involved in the preparation of the strategy. The CHS outlines the City's role in housing, five major housing issues, five goals to address those issues, and more than 30 strategies to positively impact the state of housing in Regina.

Why create the Strategy?

The Strategy enables the City to:

- Define and communicate the City's role in housing;
- Better align policies, programs and assets with current and future housing needs including new *Design Regina: The Official Community Plan* (OCP) policies, housing incentives policies, and alignment, where possible, with the programs of the Province of Saskatchewan; and
- Define the best areas and methods to stimulate the housing market, within the City's role.

Strategy Implementation

Following the release of the CHS, the Housing Strategy Implementation Plan was approved by Council in June 2013. The Implementation Plan includes:

- Steps for implementation;
- Timeframes for implementation for short (2013), medium (2014-2015) and long-term strategies (2015-2017);
- City divisions affected or involved;
- Anticipated outcomes; and
- Monitoring, reporting and evaluation techniques.

Key Strategy Implementation Actions

Since approval of the CHS, the City of Regina has made significant progress in addressing housing issues including the start of implementation of the CHS, creation of the Mayor's Housing Commission and incentivizing an increase in the supply of market and affordable rental housing. Housing Summits in 2013 and 2014 as well as the creation of the Mayor's Housing Commission is helping to advance the conversation around solving Regina's housing issues and moving the implementation of the CHS forward. In 2015, highlights of implementation included:

- A comprehensive review and update to the Housing Incentives Policy;
- Amendment to the Condominium Policy Bylaw;
- Tracking of large infrastructure projects and potential impacts on the housing market;
- Launch of the infill laneway and garden suites pilot projects; and
- Completion of Regina's first-ever Point-in-Time count on homelessness.



Housing Achievements and Challenges

Housing Strategy Implementation – Progress to Date

In general, the housing situation in Regina has improved since 2013 when the Housing Strategy was completed with more housing starts each year and more purpose-built rental units entering the market annually. Rental vacancy rates have risen and housing prices (ownership) have started to level out after substantial increases between 2006 and 2013. Similarly, there have been more affordable housing units offered by non-profit housing providers as well as more affordable and below market units offered by private developers.

To date, implementation has begun on both short-term and medium-term strategies of the CHS including:

- **Housing Incentives Policy.** The City of Regina provides capital grant and tax exemption incentives through the Housing Incentives Policy (HIP) to stimulate new rental and ownership units that address current housing needs. In October 2015 City Council approved a comprehensive amendment to the City's Housing Incentives Policy to focus incentives towards Regina's critical housing needs in a manner consistent with the goals of the City's Comprehensive Housing Strategy and Official Community Plan. The approved amendment will:
 - Increase incentives for developers of below market rental units in order to increase the supply of below market rental housing;
 - Focus incentives towards critical infill developments, including areas in core housing need and with aging housing stock
 - Enhance and streamline the City's Downtown and Warehouse District incentive programs;
 - Gradually phase out the City's Tax Exemptions to developers of new market rental developments in developed and greenfield areas;
 - Reduce capital grants to private developers of new affordable ownership units;

- **Vacancy Rate Target.** In 2013 the City established a three per cent vacancy rate target by 2017 (Strategy 17). Improvements to the HIP were made to encourage rental development as well as to complement provincial programs to increase rental inventory. Since 2013, CMHC has reported 2,389 new market rental starts in the City and the vacancy rate for the Regina Census Metropolitan Area (CMA) rose to 5.4 per cent in the fall of 2015 (Strategy 10).

- **Workforce Housing.** Neighbourhood Planning continues to track large infrastructure projects such as the Bypass, stadium and school construction to understand the potential impact on the City's housing supply and possible remediation methods (CHS Strategy 7).

- **Secondary and Concept Plan Review of City-Owned Land** – Neighbourhood Planning is working with the Long-Range Planning Branch and Major Projects to ensure the policy direction of the CHS is incorporated into Secondary Plans for the neighbourhoods of Southeast Regina and the Regina Revitalization Initiative (RRI) (Strategy 2).

- **City-Owned Land for Affordable Housing.** The development of affordable housing on two City-owned sites (former bus turnaround sites) began in 2015 on land offered through a request for proposal in 2013. A total of 22 new affordable units will be created. In 2014, a large parcel of City-owned was purchased by an affordable housing non-profit for the construction of a mixed-use residential/commercial development with up to 180 units of affordable rental housing (Strategies 2 and 21).

- **New and Innovative Housing Types.** Since the Mayor's Housing Summits in 2013 and 2014, Administration has been engaged in on-going discussions with landowners and developers regarding new housing types. Pilot projects to test laneway suites are currently underway in several neighbourhoods (Strategy 25).

- **Condominium Conversion Requirements.** Revisions to the Condominium Policy Bylaw were made in November 2015. With vacancy rates exceeding three per cent for 12 consecutive months, new applications for condominium conversions will be permitted. Revisions to the Bylaw were required to align with Provincial changes to the *Condominium Property Act* and the Condominium Property Regulations requiring that the impact of a condominium conversion on rental supply be evaluated. Approved amendments to the Bylaw prevent conversion from lowering vacancy rates below three per cent at the neighbourhood level. Exceptions are made for vacant and heritage buildings as well as buildings with fewer than five units (Strategy 10).

- **Laneway Housing Pilot Sites.** Laneway suites in the two greenfield pilot project locations have been constructed and are now occupied. As of December 2015, the developer (Deveraux Homes) reported that all 11 of the homes and laneway suites approved have been built in Greens on Gardiner. Seven of these homes (and suites) have been sold and the suites fully rented, and one is currently being used as a show home. The developer has indicated that the project was very well received. As of late 2015, two of the fourteen approved homes and laneway suites in Harbour Landing have been built.

In December 2015 development guidelines for Laneway and Garden Suites were endorsed by City Council. In 2016, the City will accept proposals to construct laneway or garden suites within existing neighbourhoods to test these guidelines within Regina's established neighbourhoods (Strategies 3 and 25).

- **Housing Data Tracking and Reporting.** Monitoring the housing situation through Statistics Canada census, Canada Mortgage and Housing Corporation (CMHC), Canadian Real Estate Association (CREA) and other data is on-going to inform housing programs and incentives. In 2015, new Neighbourhood Profiles were released for Regina's 29 neighbourhoods. The Profiles continue to receive a high level of traffic on Regina.ca. (Strategies 10, 31 and 34).

- **Partnerships.** On-going communication with the Province, property owners, developers and landlords to help with access to provincial programs and help the City better understand the challenges with affordable housing. A member of the Saskatchewan Housing Corporation sits on the Mayor's Housing Commission (Strategy 9).

- **Federal Homelessness Partnering Strategy.** Reporting is on-going for the Homelessness Partnering Strategy (HPS) funded by the federal government and administered by the Community Advisory Board (CAB). A Point-in-Time (PIT) Count and Housing First were 2015 priorities of Federal HPS initiative in Regina. In May 2015, over 150 volunteers took to Regina's streets to enumerate and survey Regina's homeless community for Regina's first PIT Count. A total of 232 people were enumerated the night of the count.

In 2015, the CAB also developed a model and implementation plan for Housing First, a principle based on the assumption that stable, permanent housing is the first and primary need of a homeless individual. Regina's model is being developed based on extensive community consultations. HPS funds will support the implementation of the model in 2016 (Strategy 28)

- **Cold Weather Strategy.** The Cold Weather Strategy is a partnership program with the Ministry of Social Services and service providers to Regina's homeless population, including shelters, emergency service agencies, health services and the City. The purpose of the strategy is to ensure services work together so no one is without a safe place to sleep on cold nights in Regina. The strategy is designed to work with existing services and frontline service providers. The strategy is in place from November 1 until March 31 unless weather conditions require that the dates of service be extended. The Cold Weather Strategy was renewed and is in place again for the winter of 2015-16 (Strategy 35).

- **Community Investment Grants Program.** There is continued support for housing and homelessness initiatives through the City's Community Investment Grants Program. In 2015, \$137,582 was allocated to organizations involved with housing including Oxford House Society of Regina Inc., SOFIA House, YWCA Isabel Johnson Shelter, Regina Transition Women's Society and Carmichael Outreach (Strategy 27).

- **Mayor's Housing Commission.** The Mayor's Housing Commission has created a forum for housing discussion and guidance for the implementation of the CHS (Strategy 35).

Housing Strategy Implementation – On-Going Challenges

The recent slowdown in the economy stemming from falling commodity prices, combined with the residential construction boom over the past few years, resulted in Regina's housing market cooling off in 2015 with a 39 per cent drop in residential starts, and a housing prices down three per cent from 2014.

Affordable Housing Needs. Despite significant gains, there is still work to be done in order to meet the goals of the CHS. The increase in costs of both homeownership and rental units has impacted the City's most vulnerable households and rental rates have continued to rise on an annual basis. Despite increased vacancy rates for market units, non-profit housing providers have reported that the vacancy rate for affordable units remains at zero per cent with significant waiting lists. To address the need for affordable housing, the City of Regina provides capital grants for affordable and below market units of up to \$2.5 million per year. In 2015, capital funding of \$2.4 million was committed for 162 new units, including 89 affordable ownership units and 73 affordable rental units. The number of affordable rental units funded in 2015 exceeds the number of units funded of any year in the past ten years.

Complete Communities. There is still a greater need for residential development in proximity to services and amenities to create complete communities. As observed in 2015, more than 50 per cent of all affordable units were created in new developing areas of the city. The development of affordable rental units in greenfield areas creates challenges due to a lack of public transit or nearby services; this results in increased transportation costs to meet a household's everyday needs or prevents households from accessing affordable units due to a lack of transportation options.

Housing Repair. There is an on-going need to preserve and repair existing housing stock, especially affordable units. Older units in need of repair are often in established neighbourhoods and located close to services and transit. They also often offer below market rental rates and are less expensive to renovate on a per unit basis than the construction of new units. Administration has completed best practice research on repair programs in other municipalities in Canada and continues to discuss the possible renewal of the rental repair program administered by the Province. In the meantime, the provincial Secondary Suite Program and City's tax exemption for the creation of a suite in an existing house is meant to contribute to the quality of housing by bringing basement suites up to building code requirements.

Increase in Secondary Rental Units. Secondary rental units (condominiums, single-detached homes, duplexes and secondary suites being rented) are increasing in numbers, comprising more than half of the rental units in the city. In 2015, units in the secondary market increased by 750 units increasing the vacancy rate for condominiums in the secondary market to 4.6 up from 1.2 per cent in the fall of 2014. The increase in secondary units is associated with the volume of new homes entering the market that are purchased as investor units for rental. While these units increase the housing availability, they are often more expensive and can be sold as ownership units based on market demand leading to the displacement of households who depend on this housing stock, especially families who require larger units.

Housing Data Update

Population Growth

The City of Regina has grown by approximately 4,800 people annually in the past five years. In 2015, the population of the City of Regina was estimated at 221,407, an increase of 3,948 or 1.8 per cent. While growth is expected to continue, it is not expected to exceed the average of the past five years. Although this is a decrease in annual growth, Regina still had the fifth fastest growth rate of all Canadian Census Metropolitan Areas.

Regina's Population Growth 2005-2015

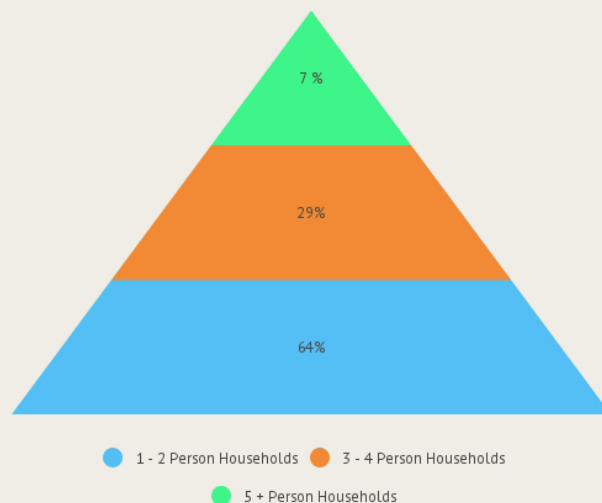
	# of People	Yearly Change
2005	183,675	--
2006	183,975	300
2007	186,290	2,315
2008	189,016	2,726
2009	193,184	4,168
2010	196,989	3,805
2011	201,085	4,096
2012	207,075	5,990
2013	211,201	4,126
2014	217,459	6,258
2015	221,407	3,948

Source: Statistics Canada postcensal estimates for Regina CMA, adjusted for the city proper.

Household Make-Up

One and two-person households make up 64 per cent of the households in Regina, yet the majority of the housing stock is single-detached homes with three or more bedrooms. Although a small part of the overall household composition (2.5 per cent), households of six or more persons grew by 35 per cent (520 households) in Regina between 2006 and 2011. Households may include individuals who are not family members but reside together.

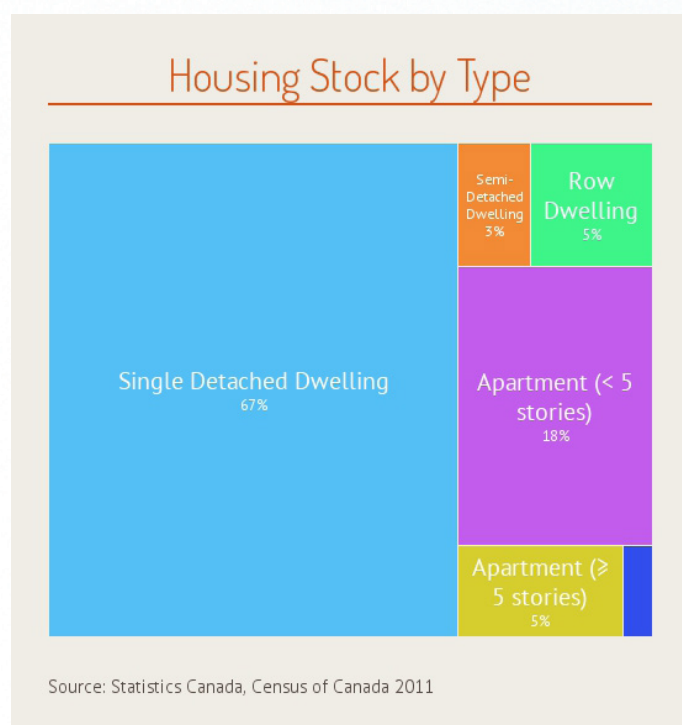
Household Make-Up



Source: Statistics Canada, Census of Canada 2011

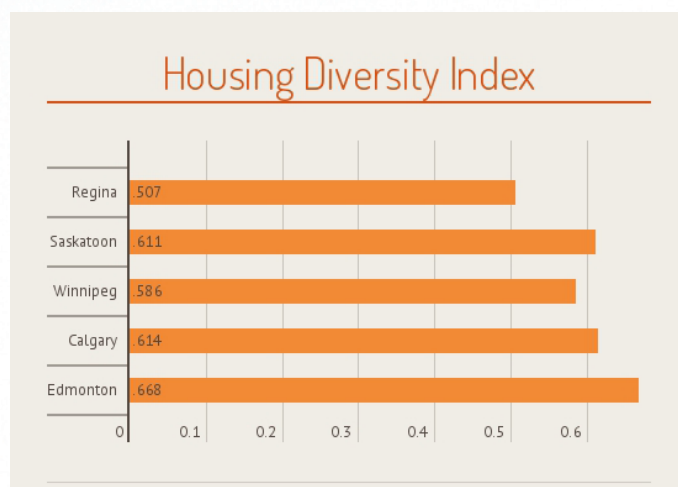
Housing Stock by Type

Based on 2011 Census data, single-detached homes make up 67 per cent of the housing stock and 64 per cent of dwelling units have three or more bedrooms. Apartments of less than five storeys are the second most prevalent housing type. The increase in housing diversity in the past five years will be represented in 2016 census data.



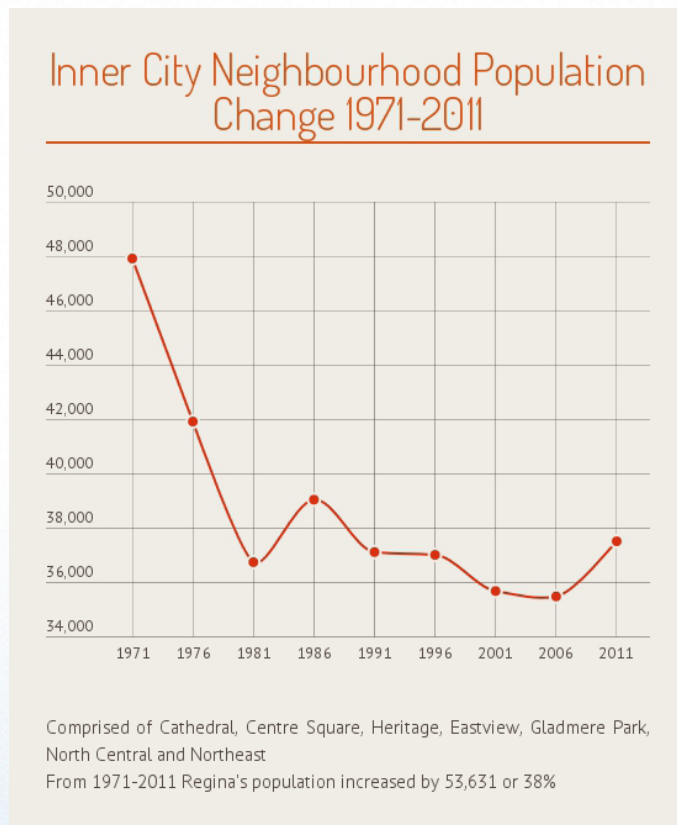
Housing Diversity Index

Based on demographic statistics, there is an identified need for small affordable units for singles and larger affordable units for families. The Housing Diversity Index is one tool cities have used to assess the variety of housing types. The higher the number, the greater the amount of housing diversity. As noted in the chart below, Regina suffers from less diversity in housing compared to other western Canadian cities. 2016 Census data will be used to evaluate changes in housing diversity over the past five years.



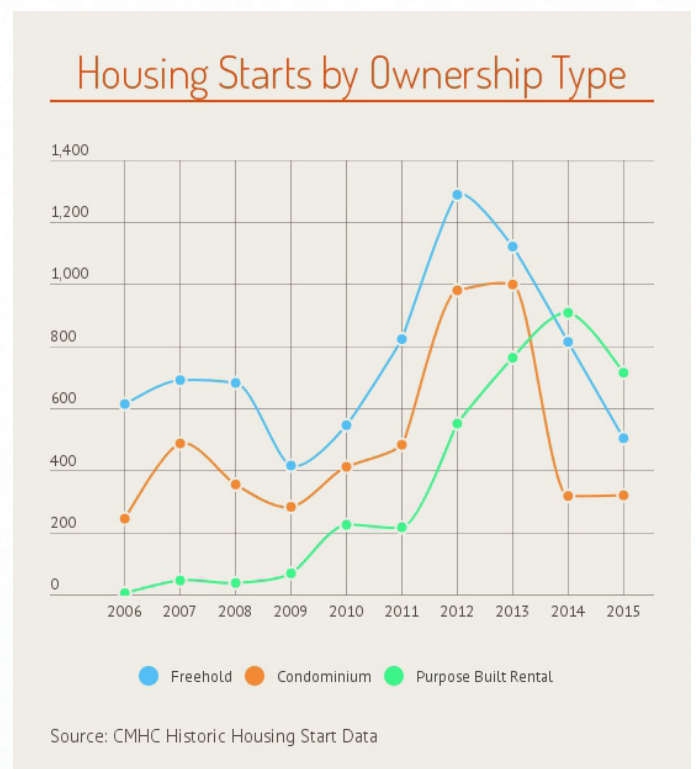
Inner City Neighbourhood Population Change

While the City has experienced an increased in residential construction within its inner city neighbourhoods over recent years; historically, the population of these neighbourhoods remains far below their peak during the early to mid-20th century. Since 1971 the overall population of Regina's inner city neighbourhoods has decreased by approximately 10,000 people.



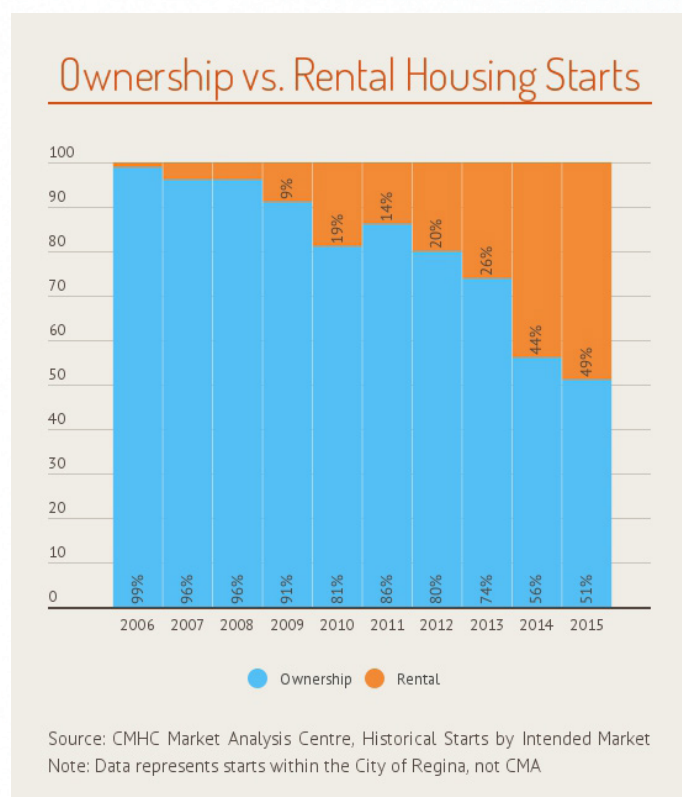
Housing Starts (Rental vs. Ownership)

Due to oversupply, construction starts of single-family (freehold) units and condominium ownership units decreased in number to well below the number of purpose-built rental units.



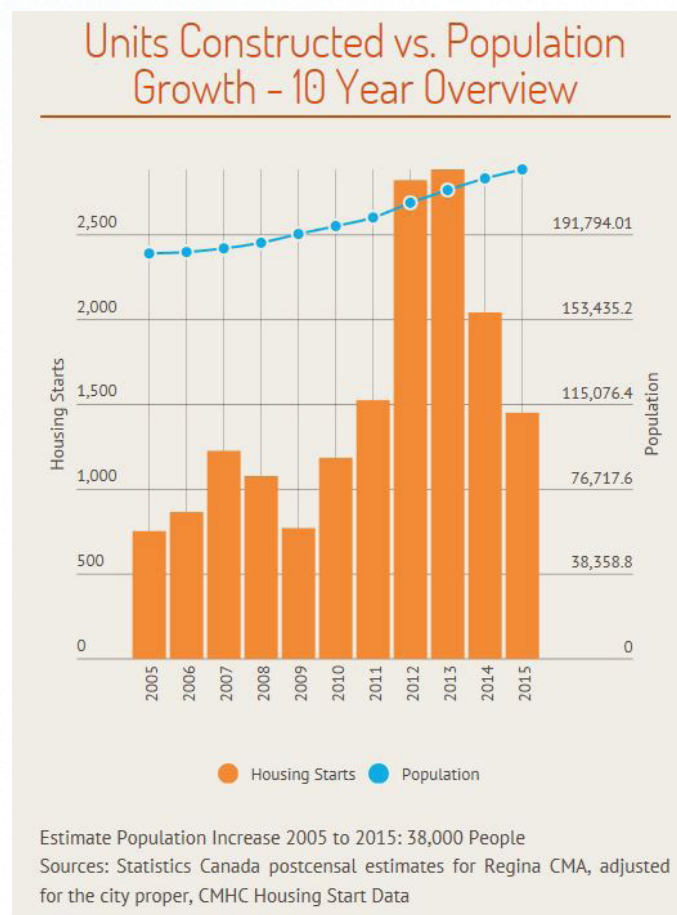
Housing Starts by Tenure (Rental vs. Ownership)

In 2015, the proportions of rental and ownership unit starts among all starts in the City were 49 per cent and 51 per cent respectively; this is a significant change from a five-year average (2010-2014) for the Census Metropolitan Area (CMA) of 23 per cent rental to 77 per cent ownership unit starts. Approximately 31 per cent of Regina households rent their home.



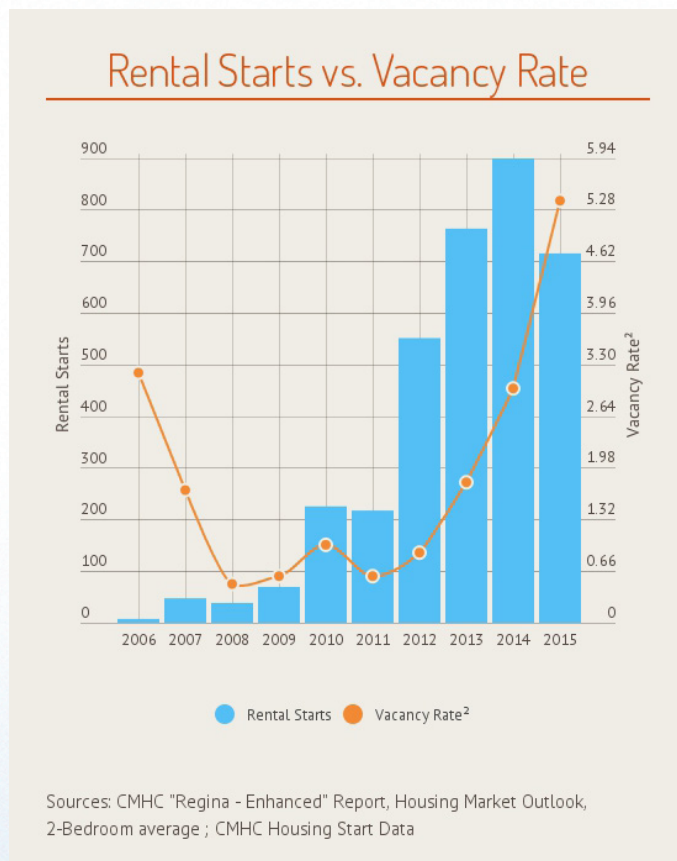
Total Number of Housing Starts in Regina

In 2015, residential building starts in Regina were down by 41 per cent compared to 2014, totalling 1,452. This is compared to 2,043 unit starts for 2014 and 2,886 starts in 2013. The City's population increased to approximately 221,000 in 2015, an increase of 38,000 people since 2005.



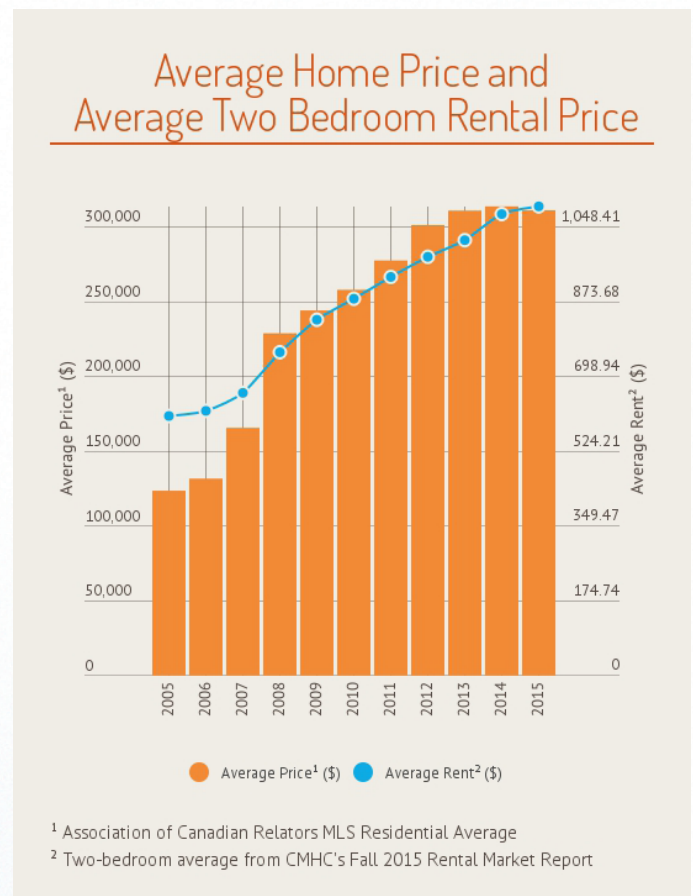
Rental Starts and Vacancy Rates

Increased housing starts have improved the available rental housing with more rental starts over the past couple of years. Regina requires approximately 350 to 400 rental units per year to keep up with new households coming to Regina (rental starts and completions were able to meet and exceed rental unit need in 2015). As a result, vacancy rates have increased to 5.4 per cent for market rental units in fall of 2015.



Rental and Ownership Housing Costs

The median home price in Regina for 2015 was \$302,500, down from \$308,000 in 2014. Average home prices decreased as well to \$318,548 in 2015, down from \$326,747 in 2014. Meanwhile, the average rental rate for two-bedroom apartment increased to \$1,097 in 2015 – an increase of 1.7 per cent from 2014. This is a dramatic change from past years when rental rates and home prices increased rapidly.



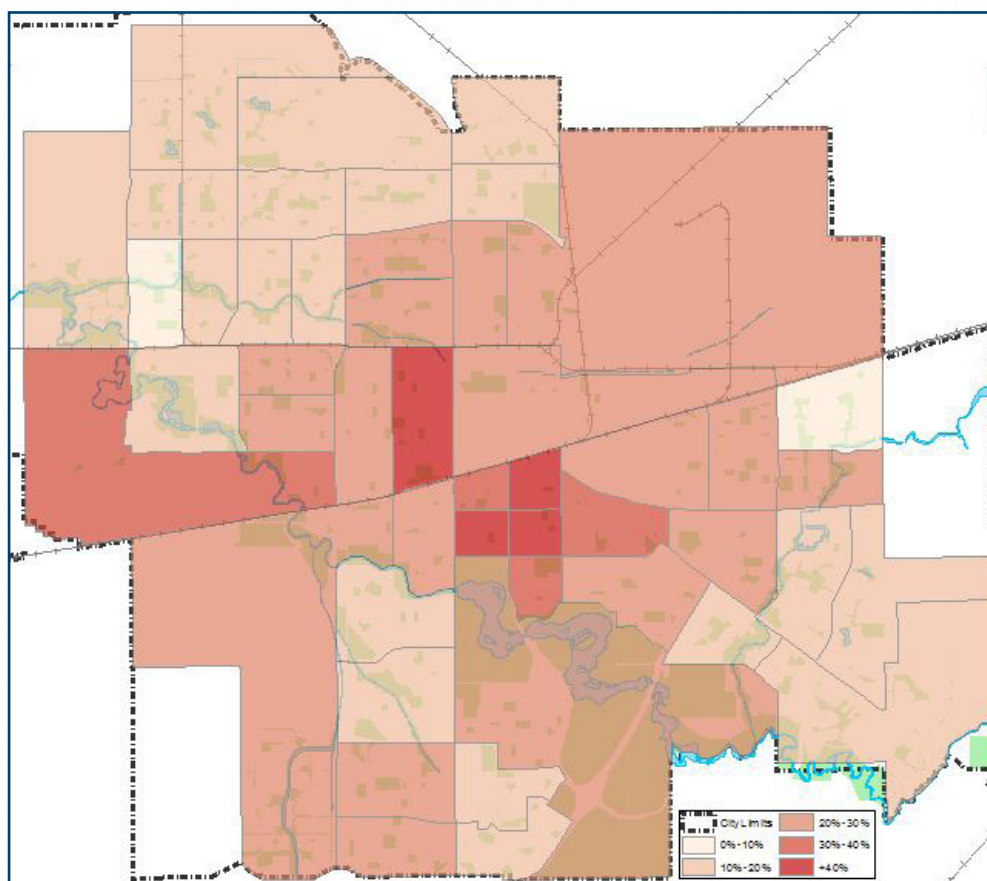
Core Housing Need

Affordability continues to be the main housing issue. The 2011 Household Survey (the most recent Census data) showed that 18,070 (24.3 per cent) households in Regina were spending more than 30 per cent of their total income on shelter with renters making up the largest percentage at 30.2 per cent of rental households in core housing need. The map below illustrates the areas of greatest core housing need noted by the level of color saturation.



Affordable Housing Wait Lists

Housing providers are reporting long wait lists for households seeking for affordable housing.



Affordable Housing Definition

For the purpose of this document, affordable housing is used to refer to the Canada Mortgage and Housing Corporation (CMHC) definition of affordability based on 30 per cent of the household gross income. Below market housing refers to units that are offered below the average market rent as reported by CMHC. For the 2014 Housing Incentive Policy, capital grants will be provided for affordable units; previously, rental rates were set at or below average rent.

City of Regina Housing Incentives

In 2013, the Housing Incentives Policy (HIP) was updated to focus on increasing rental supply and to support affordable and below market ownership and rental units. In 2015, capital grants exceeded commitments of any year since the creation of the HIP. Capital grants for below market and affordable rental and ownership units in 2015 equalled 162 of which 73 affordable rental units. This was a positive trajectory for affordable rental development, which has decreased significantly in 2014 when funding for only 22 affordable rental units was committed.

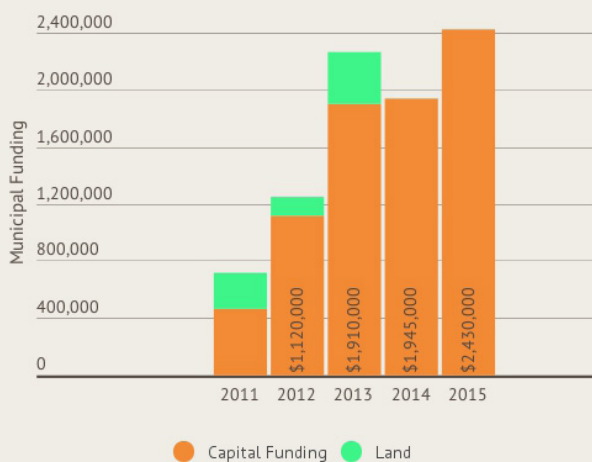
The HIP has also contributed to the dramatic increase in construction of purpose-built rental units. In 2015, the number of rental units receiving a tax exemption increased to 883 new units, up from 454 units in 2014. As a result of these developments, the rental vacancy rate has increased to 5.4 per cent, up from three per cent in the fall of 2014, and exceeding the target rental vacancy established in the CHS of three per cent. Despite these gains, there is still a dire need for affordable rental units, which are not calculated in CMHC's rental vacancy rate.

The City of Regina has committed \$738,000 in land and \$7.8 million in capital grants towards affordable housing since 2011.

Residential Units Receiving Capital Grants

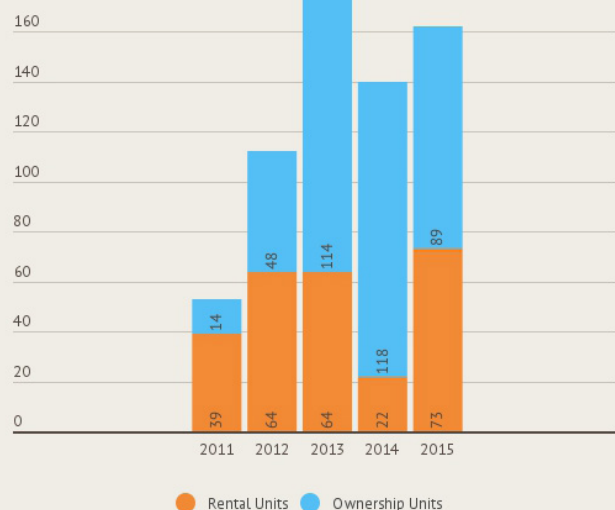
Since 2011, the City has committed Capital Grants for 645 new affordable residential units. Of these, a majority have gone towards the creation of affordable ownership units. In 2015, the Housing Incentives Policy to focus incentives towards the creation of new affordable rental units.

Affordable Housing - Capital Funding and Land



Source: City of Regina Incentives data

Residential Units Receiving Capital Grants



Capital Grant Housing Incentive: Infill - Greenfield Split

	Infill Units	Infill %	Greenfield Units	Greenfield %
2006	51	100%	0	0%
2007	54	100%	0	0%
2008	0	0%	0	0%
2009	9	82%	2	18%
2010	0	0%	0	0%
2011	93	100%	0	0%
2012	73	65%	39	35%
2013	99	56%	79	44%
2014	73	52%	67	48%
2015	82	51%	80	49%
Totals	534	66%	267	33%

Source: City of Regina, Housing Incentive Policy data

Since 2006, the majority of capital incentives have gone to units developed on infill sites. More recently, the split between infill and greenfield sites has been closer to 50/50 as more and more development has happened on the edges of the city. This trend can be attributed to the challenge of finding land in the city core as well as the emergence of more private developers who are entering the affordable housing market, and who are contributing a portion of large development projects to affordable units.



\$2.43M

In 2015, The City of Regina committed \$2.4 million in capital grants for the development of affordable housing.

Provincial Programs

City of Regina incentives are designed to complement provincial housing programs. The City is involved in the following provincial programs:

- **Headstart on a Home (HSOH).** Since 2012 eight projects have been approved for HSOH financing through the province. In seven of these projects, developers have applied for capital grants to provide down payment assistance for income-eligible households.
- **Rental Construction Initiative (RCI).** The City enrolled in RCI since the program began in 2011. The RCI offers an annual payout for new rental development equivalent to the City's tax incentive up to \$5,000 over five years. As a result of the success of the program, all provincial RCI funds were fully committed in 2015 amounting to \$8.6 million and approximately 1700 new units.

There are two additional programs that recipients of City incentives may be eligible for:

- **Rental Development Program (RDP).** Developments that meet the requirements of City's capital incentives may be eligible for an RDP loan for rental development of four to 26 units provided they are not receiving any additional provincial funding. Rents must be held at or below average rents for the area for 10 years and units offered to households with incomes at or below the Maximum Income Level (MIL) as established by Saskatchewan Housing Corporation (SHC).
- **Secondary Suite Program.** This program provides financial assistance in the form of a forgivable loan of up to 50 per cent of the total construction costs for a new suite in a new or existing home. Since 2008, the program has helped to create 140 new units. With revisions to the Housing Incentives Policy for 2014, tax incentives in the amount of 25 per cent would be stackable with the provincial program for the addition of a new suite.

Besides these programs, the province has five additional programs for residential unit creation and repair as well as programs for innovative project proposals.

Housing Incentives Policy – Project Highlights

The following projects represent a select list of projects that received City of Regina capital grants from 2006–2015 (this is a select list only). Many projects were a partnership between a developer and/or a non-profit and three levels of government.

Saskatchewan Housing Corporation

Maple Leaf Estates - 1223 13th Avenue

Built on the former St. Patrick's School site in the Heritage neighbourhood, Maple Leaf Estates provides a mix of 14 homeownership and 39 rental units, for a total of 53 affordable units. The development is a successful and attractive infill project which complements the architecture of the surrounding community.

New Rock Development

Eastgate Villa - 3810 E Dewdney Avenue

Eastgate Villas is a multi-unit complex with a mix of bungalow and two-storey units with a total of 126 dwellings on site. Phase I contained thirty nine units sold to purchasers who met income requirements. The grant was passed along to families at or below the provincial maximum income levels.



Silver Sage Housing Corporation

345 Wascana Street

On the former Regina Park School Site, Silver Sage Housing developed an affordable rental infill housing project. This development will create 67 affordable units which consist of 36 townhouse units for families and 26 single-storey accessible garden apartments for seniors.



Habitat for Humanity

Single Family Detached Homes

From 2006 to 2014 Habitat for Humanity have added another 40 houses to their housing accomplishments. All of the houses are located in established neighbourhoods and owned by families who worked with volunteers to build their new home.

New Rock Development

Rosemont Court - 1225 Grey Street

This homeownership project is an infill of a closed school site, comprising of 74 townhouse units and 54 condominium units. NewRock Developments provides a mortgage assistance program and committed 45 of the units to be an attainable purchase price for households at or below the provincial maximum income levels.

New Rock Developments & Habitat for Humanity

Denim Townhomes - 4102 3rd Avenue North

A joint venture between North Ridge Developments and Habitat for Humanity, the housing development creates 11 new affordable townhouse condominium units.



Ranch Ehrlo Society

CHAZ Court – 1747 Montreal Street

Eight “pocket suites” were designed for young singles transitioning from foster homes, group homes, or other transitional types of housing to independent living. The units are 200-290 square foot, self-contained rental units located in the Heritage neighbourhood.



Oak Park Living (now Porchlight)

Velocity and Life Townhomes

Two residential projects in Harbour Landing combining townhomes and apartment style condominiums with units ranging from one to three-bedroom units. Ninety-three of the 180 total units have been set aside for households that qualify for capital grants based upon provincial income levels.

Eden Care Communities

1100 Broadway Avenue

Milton Heights is an existing apartment building built in the 1950s. When the building was donated to Eden Care, it was in need of significant repair. Saskatchewan Housing Corporation assisted in the funding of the renovation and Eden Care now provides 135 below market rent units for seniors and persons with disabilities. The renovation created seven additional accessible rental suites funded by the City's capital grants.

P.R. Investments Inc.

1936 Cameron Street

P.R. Investments built a nine-unit rental apartment building in the Cathedral neighbourhood. This infill project contains seven to one-bedroom units and two, two bedroom units. Eight of these units will be kept at an affordable rent.



Halifax Holding Inc.

1927 and 1945 Halifax Street

Halifax Holdings constructed two 11-unit affordable rental units in the Heritage Neighbourhood. The project consists of a total of twenty – two bedroom units and two, three bedroom accessible units which are provided at below average rent for the area.

Ehrlo Community Services

McEwen Manor – 2027 Osler Street

McEwen Manor is a 40-unit residential mixed building on Osler Street. The building is the result of a partnership between the Ranch Ehrlo Society, Phoenix Residential Society and three levels of government. The building provides affordable housing to people with serious mental health challenges and allows them to live independently.

Gustafson Enterprises

14 Single Family Detached Homes

Gustafson Enterprises built 14 infill homes in North Central. The houses were built by a partnership with local agencies such as Transitions to Trades which assist with life and trade skills. All fourteen houses have secondary suites, creating 28 affordable rental units in total.

Highland Park Housing Association

101 Lorne Street

Highland Manor is a 50-unit low rise rental apartment complex for low to moderate-income seniors. The site was originally city owned property. The Highland Park Housing Association acquired land from the City and received capital funding for each affordable unit created.

Silver Sage Housing

5525 Dewdney Avenue

Located on a former bus turn-around site sold by the City, the project creates 14 new affordable rental units. Silver Sage Housing is a non-profit organization and is developing the units primarily for First Nation mothers and their children with the intent of keeping families together and out of foster care. The project will begin construction in 2016.



Gabriel Housing

2059 Edward Street

Also located on a former bus turn-around site sold by the City, the project creates six new affordable rental units. Gabriel Housing is a non-profit housing provider with a mission to contribute, manage and administer affordable and safe housing to Métis urban dwellers.



Anagram Properties Inc.

3901-3961 James Hill Road

The 32 unit condominium development provides affordable and sustainable housing with a total of 406 solar panels installed, generating an estimated 4,250 kilowatt hours (kWh) of electricity per year.





APPENDIX B: COMPREHENSIVE HOUSING STRATEGY – IMPLEMENTATION UPDATE

June 2016

Strategy	Notes/Update
SHORT TERM STRATEGIES	
1. Refine current property tax and capital incentives to target the issue of insufficient supply of rental and affordable housing	<p>2013-2014 Amendments to Housing Incentives Policy (HIP) were put in place November 1, 2013 with additional housekeeping revisions effective November 1, 2014.</p> <p>A score card was established for capital incentives to rank and prioritize projects.</p> <p>All housing incentives have been placed in one document.</p> <p>2015 Amendments to the Housing Incentives Policy (HIP) were made in late 2015 to better address where housing needs are greatest in terms of affordability, housing condition and supply – prioritizing affordable rental units, developments of non-profit organizations and development within areas in need of revitalization.</p>
2. Leverage the City's land assets to increase the supply of rental, affordable and special needs housing, promote the diversity of housing, and support the creation of complete neighbourhoods	<p>2013-2014 Five city-owned sites offered by RFP in Sept 2013. Three smaller sites were purchased by Habitat for Humanity. Two larger sites were purchased by Gabriel Housing and Silver Sage Housing. The developments will create a total of 22 new affordable units. Development is expected to begin in 2015.</p> <p>2015 Development of six new affordable rental units by Gabriel Housing is underway on a former city-owned parcel. Completion of two single-detached homes on former city-owned parcels completed in 2015 by Habitat for Humanity.</p>
3. Foster the creation of secondary suites	<p>2013-2014 Pilot projects for laneway housing in Greens on Gardiner and Harbour Landing are underway.</p> <p>Revisions to the HIP in 2013 allow for tax incentives of 25 per cent of property tax for a suite added to an owner-occupied home.</p>

Strategy	Notes/Update
	<p>Research of best practices and lessons learned in laneway housing (Calgary, Saskatoon, Winnipeg, Edmonton and Vancouver).</p> <p>2015 Laneway and Garden Suite Guidelines created. A pilot project for laneway suites on infill sites will test the Guidelines for laneway housing.</p>
5. Develop policies to support the use of alternative development standards	<p>2013-2014 Strategy will be considered with further implementation of the OCP and Zoning Bylaw review.</p> <p>2015 Strategy will be considered with the Zoning Bylaw Review.</p>
6. Implement a policy and process to prioritize affordable housing and special needs housing developments through the planning approval process	<p>2013-2014 A process for prioritizing below market and affordable housing projects has been established with a check box added to development applications to allow for “first of queue” for units eligible for Housing Incentives.</p> <p>Members of the Current Planning and Neighbourhood Planning branches meet to review Development/Design criteria for HIP applications.</p> <p>2015 An updated scorecard created for the revisions to the HIP in 2015 prioritizes funding where housing need is greatest: namely affordable rental units.</p> <p>The Neighbourhood Planning Branch continues to work with the Current Planning Branch to identify developments with the potential to meet HIP eligibility through the development review process.</p>

Strategy	Notes/Update
<p>7. Work with the Regina Regional Opportunities Commission (now Economic Development Regina) and regional partners to encourage major new developments/investments to prepare a housing plan</p>	<p>2013-2014 Research done on potential large investments and employment in Regina and surrounding area that would affect housing need. Research on best practises on current workforce housing underway.</p> <p>A Regional Planning Branch has been created and will help with regional partnerships to evaluate housing needs and seek solutions.</p> <p>2015 Neighbourhood Planning Branch continued to work with the Regional Planning Branch as well as external stakeholders to track the potential impact of large regional infrastructure projects on the housing supply in Regina.</p>
<p>9. Advocate to federal and provincial governments for additional support for rental, affordable, and special needs housing</p>	<p>2013-2014 The Mayor's Housing Commission serves to foster partnerships with other levels of government and includes representation from Saskatchewan Housing Corporation (SHC). There continues to be on-going conversations with other levels of government regarding housing support.</p> <p>2015 Administration continues to communicate with Saskatchewan Housing Corporation through quarterly meetings to understand changes in provincial programs and possible impacts on the City's programs and affordable housing development. Administration is in contact with the Saskatchewan representative for CMHC to receive updates on federal housing programs. No significant program changes were made by either level of government in 2015.</p>
<p>11. Promote and assist landlords and others in accessing existing Provincial housing repair funding</p>	<p>2013-2014 The Administration encourages landlords to contact Saskatchewan Housing Corporation (SHC) regarding housing repair programs. Funding for the Province's Rental Repair Program is allotted in cycles and is not always available.</p> <p>Best practise research on repair programs throughout Canada is on-going.</p> <p>2015 Administration continues to research municipal repair programs and to track progress on housing repair through building permit data. Current provincial repair programs include the Homeowner Repair program for low-income homeowners, the Secondary Suite program</p>

Strategy	Notes/Update
	(stackable with a partial tax exemption through the HIP), and a component of the Rental Development Program, which includes funding for Acquisition and Repair (A & R) of buildings for affordable rental housing. On-going, quarterly meetings with SHC are an opportunity to understand any new repair-related programs through the province.
25. Develop and promote prototypes and pilot initiatives of innovative housing forms	<p>2013-2014 Greens on Gardiner and Harbour Landing laneway suite pilot projects approved.</p> <p>2015 Laneway and Garden Suite Guidelines created. A pilot project for laneway suites on infill sites will test the Guidelines for laneway housing.</p>
31. Prepare an implementation plan for the Comprehensive Housing Strategy (CHS) and annual reports to monitor achievements and outline annual work plans	<p>2013-2014 Implementation Plan for the CHS was approved by Council in June 2013. Work plans are expanded and revised for each strategy as strategies progress. There will be an annual CHS implementation update (this document).</p> <p>2015 CHS annual report and scorecard (this document) is used to track progress based on the CHS Implementation Plan.</p>
34. Update data in the CHS when the full 2011 Statistics Canada Census data is released, and adjust strategies as required	<p>2013-2014 Census data from 2011 is available and has been updated in CHS documents including a report to MHC and Council in Q2 of 2014. Going forward, Census data will be updated every five years as available.</p> <p>Monitoring of other housing data includes: CMHC data collection (monthly); vacancy rates (bi-annual). Tracking of internal data such a building permits and housing development projects is on-going. Relevant data will be include in annual reports on the CHS.</p> <p>2015 Monitoring of the housing situation is on-going using a variety of data sources. New Neighbourhood Profiles were released for Regina's 29 neighbourhoods based on 2011 Census data including demographic and land use data. CHS will be updated with Census data when the results of the 2016 Census are released (data anticipated in 2018).</p>

Strategy	Notes/Update
MEDIUM-TERM STRATEGIES	
4. Establish an interim innovative affordable housing rezoning policy that allows for consideration of rezoning applications immediately in specific existing residential or mixed use areas	<p>2013-2014 Strategy has not been initiated due to need for further work on the Zoning Bylaw review as part of the OCP implementation.</p> <p>2015 Scoping of the Zoning Bylaw review started in 2015. Strategy 4 from the CHS will be reviewed and evaluated as part of the policy review for the Zoning Bylaw.</p>
8. Permit density bonusing and transfer of development rights (TDR) to increase the supply of affordable and special needs housing.	<p>2013-2014 Future research will be done to consider regulations for TDR and density bonusing along corridors and urban centres as per the OCP growth plan and Zoning Bylaw review.</p> <p>2015 Scoping of the Zoning Bylaw review started in 2015. Density bonusing and transfer of development rights will be reviewed and evaluated as part of the policy review for the Zoning Bylaw project.</p>
10. Monitor changes to the existing rental housing stock	<p>2013-2014 A monitoring system has been established for internal and external housing data.</p> <p>The Condominium Policy Bylaw was updated in November 2013 and February 2014 to increase the vacancy rate percentage from 2 per cent to 3 per cent for two consecutive yearly reporting periods before the Administration would consider a conversion of rental units to condominiums. Other new requirements apply including a zone vacancy rate of 3% and restrictions on conversion for units receiving housing incentives.</p> <p>2015 On-going. Monitoring of internal and external housing data is on-going and housing statistics as reported in Appendix A of the annual report. Reports on the housing market also were provided to the Mayor's Housing Commission in the spring and fall based on data from CMHC Market Rental Reports for Regina and Saskatchewan.</p> <p>Administration conducted a review of and revisions to the <i>Condominium Policy Bylaw</i>, which was approved by City Council in November. With fall vacancy rates exceeding three per cent for 12 consecutive months, new applications for condominium conversions would</p>

Strategy	Notes/Update
	<p>be permitted. Revisions to the Bylaw were required to align with provincial changes to the <i>Condominium Property Act</i> and the <i>Condominium Property Regulations</i> requiring that the impact of a condominium conversion on rental supply be evaluated. Amendments to the Bylaw help to protect and maintain the existing rental stock by preventing the conversion of a rental building from lowering rental vacancy rates below three per cent at the neighbourhood level. Exceptions are made for vacant and heritage buildings as well as buildings with fewer than five units.</p>
<p>12. Advocate to the federal and provincial governments for additional support for the retention and regeneration of the existing housing stock</p>	<p>2013-2014 On-going. This strategy will be considered with CHS Strategy 11.</p> <p>2015 On-going. This strategy will be considered with CHS Strategy 11 and on-going communication with federal and provincial housing representatives. The Province currently has three programs that serve to retain/regenerate existing housing stock: the Homeowner Repair program for low-income homeowners, the Secondary Suite program (stackable with a partial tax exemption through HIP), and a component of the Rental Development Program, which includes funding for building Acquisition and Repair (A & R).</p>
<p>13. Develop a strategy for improving compliance with safety and property maintenance standards</p>	<p>2013-2014 Strategy will be considered with CHS Revised Strategy 15 and Strategy 33.</p> <p>2015 Research and evaluation of a rental licensing program underway with a report to Executive Committee and Council in spring 2016. A review of the <i>Property Maintenance Bylaw</i> governing property tidiness and maintenance underway with a new <i>Community Standards Bylaw</i> presented in early 2016 to provide standards for investigating nuisance complaints and enforcement mechanisms for dealing with repeat offenders. A review of the <i>Fire Bylaw</i> also underway, which includes requirements for fire safety requirements for rental properties.</p>
<p>15. Foster the creation of temporary rental housing and rooming houses/ single room occupancies; Foster the creation of diverse and economical rental accommodations</p>	<p>2013-2014</p>

Strategy	Notes/Update
	<p>Strategy 15 was revised in October 2013. The Zoning Bylaw was amended November 2013 to address residential homestays by requiring a development permit to rent accommodations in residential areas for less than 30 days.</p> <p>A report updating Council on residential home stays went forward on November 27, 2014 resulting in a motion for the Administration to report back in Q4 of 2015 outlining options for target licensing of rental properties in the R1-residential detached zone.</p> <p>2015 Research and evaluation of a rental licensing program underway with a report brought to Executive Committee and Council in spring 2016.</p>
16. Facilitate the creation of additional apartment units through changes to the Zoning Bylaw	<p>2013-2014 Current pilot projects (laneway suites) and Direct Control Districts (Greens on Gardiner Mixed-Use District, Canterbury Park (former Diocese of Qu'Appelle Lands) have increased housing diversity. The Intensification Workplan and Zoning Bylaw Review will explore further options for housing diversity including additional apartment units.</p> <p>2015 Changes to zoning that may impact multi-unit residential buildings will be considered with the Zoning Bylaw Review Project. Rezoning of a select number of sites to pilot laneway suites on infill properties will follow the Laneway and Garden Suites Guidelines project.</p>
17. Establish policies in the Official Community Plan that specify housing targets by type/density, tenure, and affordability; an intensification target; and a rental housing vacancy rate target	<p>2013-2014 The OCP establishes guidelines of 30 per cent infill and 70 per cent greenfield development and encourages 50 persons per/hectare for new developments.</p> <p>CMHC Fall 2014 Market Rental Vacancy Report reports 3 per cent vacancy rate for Regina CMA. HIP and Condo Conversion amendments have been critical in achieving 3 per cent vacancy.</p> <p>2015 On-going monitoring of the infill/greenfield split and vacancy rates. The fall 2015 rental vacancy rate was reported as 5.4 per cent. Infill development as a percentage of overall development was recorded as 20 per cent for the two-year period of 2014-2015.</p>

Strategy	Notes/Update
<p>19. Encourage the creation of accessible housing through Official Community Plan policy changes</p>	<p>2013-2014 OCP Policies 8.15 and 8.16 were created to support housing for persons with specific needs: 8.15 <i>Work with stakeholders to create and preserve barrier-free housing and housing for persons with specific needs.</i> 8.16 <i>Permit group care facilities in residential and mixed-use neighbourhoods.</i></p> <p>City Administration has participated in stakeholder sessions to create a provincial a Disability Strategy, which may include additional requirements for accessibility in housing. A draft strategy anticipated for spring 2015; provincial goals will be considered with the 2015 review of the City's HIP to support accessible housing.</p> <p>With 2014 revisions to the HIP, a score card of development criteria for housing incentives encourages development of accessible units that exceed the required five per cent in multi-unit rental developments and the creation of accessible units in ownership developments.</p> <p>2015 Revisions to the Housing Incentives Policy (HIP) included amendments to the design and development scorecard, which is used to assess projects based on the policy objectives of the HIP, CHS and OCP. Additional points were added to the scorecard for projects providing 10 per cent or more accessible or barrier-free units.</p>
<p>20. In the Official Community Plan permit housing for persons with special needs, through a range of housing types, in all residential land use designations</p>	<p>2013-2014 The above mentioned OCP policies 8.15 and 8.16 respond to the needs of the community by facilitating choice and integration of housing for persons with specific needs.</p> <p>CHS strategies 2, 9 and 19 also work to address housing options.</p> <p>2015 Revisions to the Housing Incentives Policy (HIP) included amendments to the design and development scorecard to add points for projects focused on the accommodation of clients with special needs. Additional land use regulations to accommodate special needs housing (e.g. group care facilities) will be considered with the Zoning Bylaw Review.</p>

Strategy	Notes/Update
21. Add a policy to the OCP to consult and work with Aboriginal groups to develop affordable housing	<p>2013-2014 Current practice is to work with Aboriginal groups, and to consult stakeholders and partners through on-going meetings and conversations to understand the housing needs of First Nations, Inuit and Métis groups. First Nations and Métis housing providers are recipients of housing incentives. The Mayor’s Housing Commission includes representation from an Aboriginal housing organization, Namerind Housing.</p> <p>OCP Policy 13.21 also directs the City <i>to collaborate with First Nations, Métis and Inuit communities and other levels of government to identify opportunities to support Aboriginal initiatives within the city.</i></p> <p>2015 On-going. Non-profit housing providers including First Nations and Métis organizations were engaged as part of the consultation for revisions to the Housing Incentives Policy.</p>
22. Add a policy to the Official Community Plan to formalize the city’s policy of discouraging down zoning to support an increased diversity of housing options	<p>2013-2014 Strategy will be considered as part of the Zoning Bylaw Review.</p> <p>2015 Strategy will be considered as part of the Zoning Bylaw Review.</p>
23. Define attainable and affordable housing in the Official Community Plan	<p>2013-2014 The OCP glossary defines attainable housing. Current documents of the CHS define affordable and attainable housing:</p> <p><u>Affordable housing</u> – housing that is adequate in its state of repair and is affordable in that the cost of housing is less than 30 per cent of household income (CMHC definition).</p> <p><u>Attainable housing</u> – a situation where households at various income levels can find and secure (attain) suitable, adequate, and affordable housing and can move on to other options. The definition recognizes the housing needs of the full range of income groups and households. Implicit in this usage of attainability is that idea that a range of housing options (type, accessibility levels, size, tenure, cost exist in the local market).</p> <p>2015 Revision to the HIP included a revision to the definition of affordable housing to clarify that the definition of affordable housing as not exceeding 30 per cent of the household’s gross income is “excluding costs for utilities, parking and other related expenses”.</p>

Strategy	Notes/Update
24. Define an adequate land supply in the Official Community Plan	<p>2013-2014 The OCP growth plan and annexation define adequate land supply to support projected growth. An interim Phasing and Financing Plan was established as part of the implementation of the OCP.</p> <p>2015 A Phasing and Financing Plan was established and approved in conjunction with revised Servicing Agreement Fees (SAFs) to guide future development in a financially sustainable manner.</p>
27. Continue to support housing and homelessness initiatives through the Community Investment Grants Program and identify ways to allocate funding for maximum community impact	<p>2013-2014 Community Investment Grants fund organizations that provide community and social development programs and services, such as shelters and transitional housing supports. In 2013, the City provided \$188,000 in Community Investment Grants; the 2014 total was \$106,842.</p> <p>2015 \$137,582 was allocated to organizations involved with housing including Oxford House Society of Regina Inc., SOFIA Housing, YWCA Isabel Johnson Shelter Outreach Support, Regina Transition Women's Society and Carmichael Outreach.</p>
28. Continue to play a lead role in the federal government's Homelessness Partnering Strategy (HPS) by preparing the Community Plan to Address Homelessness	<p>2013-2014 HPS work is on-going. The Community Plan on Homelessness was completed in 2014. The plan identifies the community priorities to impact homelessness in Regina. The 2014 funds were allocated based on the priorities identified in the Community Plan.</p> <p>2015 HPS priorities in 2015 included completing a Point in Time (PIT) Count on homelessness and developing a Housing First model for Regina. In May, over 150 volunteers took to Regina's streets to count and survey Regina's homeless community for Regina's first PIT Count. A total of 232 people were enumerated in the count.</p> <p>The Community Advisory Board (CAB) developed a model and implementation plan for Housing First, a principle based on the assumption that stable, permanent housing is the first and primary need of a homeless individual. A model for Regina is based on extensive community consultations. HPS funds will support the implementation of the model in 2016.</p>

Strategy	Notes/Update
30. Support the redevelopment of brownfields, greyfields and bluefields for affordable housing development	<p>2013-2014 Brownfield development research has been conducted and an informational report was considered by Executive Committee on November 12, 2014. Redevelopment of these types of sites will be studied as part of the Intensification Workplan.</p> <p>2015 As part of the implementation of the IWP and intensification policies of the OCP, Neighbourhood Planning is scoping a study, the Underutilized Land Study (ULS), to research barriers to infill and development of under-utilized land such as vacant lots and brownfields. A 2017 budget ask and application to the Federation of Canadian Municipalities for funding through the Green Municipal Fund will take place in 2016.</p>
32. Consolidate the City's housing functions, build the capacity of staff related to housing and dedicate staff time to housing facilitation	<p>2013-2014 Current staffing for the housing portfolio includes 3.5 FTE: a Senior City Planner (lead), half time of a second Senior Planner, a City Planner II and Planning Assistant.</p> <p>2015 Current staffing for the housing portfolio includes 3 FTE: a Senior City Planner (lead), a City Planner II, .5 of a second Senior Planner and .5 of a Planning Assistant.</p>
33. Prepare educational materials and engage in educational outreach about the full range of housing and related funding programs available in Regina	<p>2013-2014 Regina.ca has been updated with new housing policy information and the Design Regina website includes links to all Comprehensive Housing Strategy documents. Background documents and housing data information is updated on this site as available. A Housing Incentives brochure has been created and will be available at City Hall.</p> <p>2015 Consultation sessions were held as part of the review of the Housing Incentives Policy (HIP) to gather feedback and engage housing providers who have accessed the City's housing incentives. A new interactive map was created as part of the review of the HIP, which allows housing providers to search for housing incentives eligibility based on property address and housing type. A brochure summarizing the new HIP was created and distributed at drop-in sessions for the HIP and other housing-related meetings.</p>

Strategy	Notes/Update
<p>35. Play a lead facilitation role in establishing and coordinating a housing and homelessness coalition of community stakeholders as a way of coordinating collaboration, engaging stakeholders, and obtaining advice</p>	<p>2013-2014 The Mayor's Housing Commission was established in 2013 and is comprised of members with extensive experience and background in various areas of the housing sector. Mayor's Housing Summits in 2013 and 2014 brought together housing stakeholders with a diversity of backgrounds.</p> <p>A member of City Administration continues to Chair the Community Advisory Board (CAB) of the Homelessness Partnering Strategy. The Board is made up of a cross-section of stakeholders, including representatives of the three levels of government, the health region and the non-profit sector. The CAB developed Regina's Community Plan on Homelessness in 2014 based on extensive community consultations and input.</p> <p>Regina has a Cold Weather Strategy to support those at risk of homelessness. The purpose is to ensure that services work together so everyone sleeps in a safe place on cold nights in Regina.</p> <p>2015 The Mayor's Housing Commission continues to play a lead role in guiding the implementation of the CHS. A member of City Administration continues to Chair the Community Advisory Board (CAB) of the Homelessness Partnering Strategy. The Cold Weather Strategy was in place for the 2015-16 winter.</p>
<p>36. Over time update long-range planning documents to be consistent with the Comprehensive Housing Strategy</p>	<p>2013-2014 On-going.</p> <p>2015 On-going.</p>

Strategy	Notes/Update
LONG -TERM STRATEGIES	
14. Explore the option of developing a Regina rental housing repair initiative that involves a revolving fund to provide loans for affordable rental housing repair, and exemptions on incremental taxes due to the repairs/improvements	<p>2013-2014 As dictated in <i>The Cities Act</i>, the City is restricted in its ability to loan money. Historically, the Province has provided funding for housing repair. Based on analysis of the housing situation, the City could consider partnering with the Provincial program. Research on other municipal repair programs is on-going for Strategy 11.</p> <p>2015 Discussions with the Province are on-going to understand provincial repair programs. Residential heritage properties are eligible for tax incentives for the conservation of heritage buildings based on criteria established in the City of Regina's Heritage Incentive Policy. The City's tax exemption for the creation of a secondary suite in an existing house is meant to contribute to the quality of housing by bringing basement suites up to building code requirements. This incentive is stackable with capital funding under the provincial Secondary Suite program.</p>
26. Support a community outreach initiative to demonstrate the benefits and opportunities of increased density and diversity	<p>2013-2014 There are future opportunities through implementation of the OCP to include educational materials on planning and policy development. Community engagement will play an important part of the Intensification Work Plan to prepare the community for the future discussions of intensification.</p> <p>2015 Public consultation for the Infill Guidelines and Laneway and Garden Suites guidelines provided an opportunity to increase understanding of the OCP's goals around intensification and the benefits of density and housing diversity.</p>
29. Strengthen Official Community Plan policies related to encouraging a mix of land uses, walkable neighbourhoods, and access to public transportation	<p>2013-2014 OCP Policies 7.1 to 7.6 were established to enable the development complete neighbourhoods. The Regina Downtown Neighbourhood Plan (RDNP) also contains strategies to increase walkability, improve transit services and create a mixed-use environment.</p> <p>2015 This topic is considered as part of the Intensification Work Plan and future Neighbourhood and Corridor Plans.</p>

Strategies removed:

Strategy 18. Add a policy to the Official Community Plan that neighbourhood level plans identify target percentages for different housing types and forms within the neighbourhood. *Strategy has been deemed unfeasible by Administration.*



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

APPENDIX C



Comprehensive Housing Strategy – Implementation Scorecard

January – December 2015




The measures in this scorecard were developed in the Housing Strategy Implementation Plan, approved by Council in June 2013. An annual update on the Comprehensive Housing Strategy will include this scorecard.



Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
1. Inadequate Supply of Rental and Affordable Housing	Strategies 1, 2, 3, 4, 5, 7, 8, 9	Increase the percentage of rental units created.	<p>Increase percentage of rentals to 30% of total building starts.</p> <p><i>Background: Purpose built rentals for 2011 and 2012 were 18% of total starts yet the split of rent to ownership tenure was 32% to 68% thus more rental units in proportion to total starts is needed.</i></p> <p><i>Purpose-built rental starts in 2013 increased to 24% with a remaining 76% as ownership. 2014 saw housing starts increase to 41% purpose-built rental and 59% ownership.</i></p>	<p>2015</p> <p>Purpose-built rental continues to increase from 41% in 2014 to 49% of housing starts in 2015. Ownership saw a slight decline from last year to 51%. This reflects that ownership and rental housing starts were nearly equal in comparison to previous years.</p>	
	Strategies 1, 2, 3, 4, 5, 7, 8, 9	Increase percentage of multi-unit buildings as percentage of total housing starts (trend towards multi-unit and semi-detached)	<p>Multi-unit buildings make up 55% or more of all annual starts; multi-unit includes townhouses and other attached or semi-detached units.</p> <p><i>Background: 58% of starts were multi-unit in 2012. In 2014, multi-unit housing starts reached 68%. The multi-unit housing starts consisted of 13% Semi-detached, 18% Row Housing and 69% Apartments.</i></p>	<p>2015</p> <p>Multi-unit housing starts were consistent with last year at 68% and single family dwellings (SFD) at 32%. Although no significant change has occurred, multi-unit housing continues to exceed the target annual residential start.</p>	



Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
1. Inadequate Supply of Rental and Affordable Housing (cont'd)	Strategies 1, 2, 3, 4, 5, 6, 7, 8, 9	Increase in vacancy (3% by 2017).	<p><i>Background: Vacancy rate was 1% in fall 2012 and 1.8% in fall 2013. The CMHC rental vacancy rate is measured in spring and fall annually.</i></p> <p><i>By the 2014 Fall CMHC Report, vacancy rates had reached 3% for the first time since 2006.</i></p>	<p>2015</p> <p>A vacancy rate of 5.4% was reported in the 2015 Fall CMHC Report. This reflects an increase in rental stock with the vacancy rate above the target by 2.4%.</p>	
2. Poor Condition of Existing Housing Stock	Strategies 10, 11, 12, 13, 14	Reinvestment in existing housing stock.	<p>Evidence of reinvestment in existing housing stock through referral to and uptake in applications to SHC rental repair program (RRAP program).</p> <p>Market solutions such as renovation of non-residential and heritage buildings.</p> <p><i>Background: The OCP provides policies to support the maintenance, preservation and adaptive re-use of heritage properties. Renovation incentive programs are currently provided through the Province. The City also offers the Heritage Building Rehabilitation Program Tax Exemption which is provided to developments listed as Municipal Heritage Properties.</i></p> <p><i>Regina currently has four apartment buildings identified in the Municipal Heritage Holding Bylaw and eight buildings listed as Municipal Heritage Properties.</i></p>	<p>2015</p> <p>The RRAP program from the Province remains on hold for review with no further applications accepted since 2014. Administration has completed best practice research on repair programs in other municipalities in Canada and continues to discuss the possible renewal of the rental repair program administered by the Province.</p> <p>With the recent updates to the Heritage Building Rehabilitation Program, a total of one residential development applied under the program in 2015 for the rehabilitation of a Carriage House.</p>	

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
			<i>Best practise research on repair programs throughout Canada is on-going.</i>		
2. Poor Condition of Existing Housing Stock (cont'd)	Strategies 10, 11, 13, 14	<p>Increase in renovations to existing residential buildings.</p> <p>Fewer rental units reported as needed significant repair (current 1 in 10; Stats Canada 2006).</p>	<p>Increase in number of renovations year-over-year.</p> <p>Target is to decrease the percentage of rental units requiring significant repair.</p> <p><i>Background: In 2011, Stats Canada reported that there were 7,470 occupied private dwellings in need of major repair, equalling 9.3% of private dwellings. This is an increase of dwelling requiring repairs by 1.3% from the 2006 Census.</i></p>	<p>2015</p> <p>An increase in building permit applications for renovations¹ of residential buildings were reported. There were 777 permit applications in 2014; in 2015 the number of building permits associated with renovations rose to 1,026 applications.</p>	
3. Lack of Diversity of Housing Options, Including Housing for Distinct and Special Needs Groups	Strategies 15, 16, 19, 20, 21, 25, 26	Innovative housing models.	<p>New innovative housing and pilot projects to foster greater diversity in the housing market.</p> <p><i>Background: Laneway suites have been constructed as part of a pilot project in greenfields. As of December 2015, a total of 11 laneway suites in Greens on Gardiner and two in Harbour Landing have been built. 12 more laneway suites will be developed within Harbour Landing as part of the ongoing pilot project.</i></p>	<p>2015</p> <p>Building on the <i>Design Regina: The Official Community Plan (OCP)</i> goals for Intensification, the City kicked off two studies to promote and establish guidelines for Infill Housing as well as Laneway and Garden Suites in Regina's established neighbourhoods.</p> <p>With the Laneway and Garden Suite Guidelines endorsed by City Council in December of 2015, selection process for pilot sites will commence in 2016</p>	

¹ Estimate of renovations consist of the number of building permits taken out for “additions”, “alteration” and “repair” of residential developments. This does not include secondary suite, accessory structures, decks and basement developments.

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
3. Lack of Diversity of Housing Options, Including Housing for Distinct and Special Needs Groups (cont'd)	Strategies 16, 17, 19, 20, 21, 22, 24, 25, 26	Diversity of housing types within new housing developments.	Increase diversity of housing types within new housing developments; target to be at least 50% of new developments are a housing type other than single-family detached (was 58% in 2012).	2015 Diversity of housing types have significantly increased since 2013 with single family detached housing starts in 2014 and 2015 at 32% and multi-unit housing making up around 68% of the housing market.	
	Strategies 19, 20, 21, 22, 23, 24, 25, 26, 27, 28	Housing options for vulnerable population groups including Aboriginal, Homeless, Transitional and Special Needs.	Encourage and increase housing to address vulnerable population groups including Aboriginal, Homeless, Transitional and Special Needs. <i>Background: Housing Incentive Policy (HIP) provides capital grants to rental units rents established as 30 per cent of gross income based on the provincial Saskatchewan Household Income Maximums based on unit size.</i>	2015 In 2015, Capital grant commitment exceed previous years with 73 of 162 units being offered as below market and affordable rental units. The construction of purpose built rental units in 2015 also saw an increase to 883, up from 454 in 2014. The housing options are anticipated to offer affordable living options for young individuals in transition, seniors, Aboriginal, individuals with health challenges and families.	
4. Need to Create Complete Communities and Sustainable Neighbourhoods with Access to Services	Strategies 1, 29, 30	Create complete communities across the City with access to services, amenities and public transit and mobility options	Strengthen Official Community Plan policies to create complete communities	2015 To evaluate the increase in completeness of communities (e.g. transit service, services, age-friendly measures, etc.), more time is needed for the implementation of the OCP.	

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
4. Need to Create Complete Communities and Sustainable Neighbourhoods with Access to Services and Amenities (cont'd)			Increase or encourage mixed-use development	<p>2015</p> <p>Two mixed use projects with market residential units were approved in 2015 by City Council. The proposals included a restaurant with 12 residential units at 3934 Dewdney Avenue as well as a proposed multigenerational care facility including a special care home, assistant living, a private school and four residential housing units located at 5540 Waterer Road.</p> <p>No applications were made through the HIP program in 2015 for affordable housing units within a mixed use development.</p>	
	Strategies 23, 26	Better public understanding and support for housing density and diversity	<p>Community engagement and outreach activities to demonstrate benefits of density and diversity.</p> <p>Background: Mayor's Housing Summit was introduced in 2013 and brought together 250 members of the housing community. In 2014 the Housing Summit was held in October with 190 attendees and presenters from all over Canada.</p> <p>Presentations featured lessons learned from other municipalities in the planning and development of infill and affordable housing.</p>	<p>2015</p> <p>The City continued its focus on housing initiatives in 2015 including various public engagement sessions pertaining to infill as well as Laneway and Garden Suites.</p>	

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
5. Need to Address Housing Issues Immediately with the Help of Federal and Provincial Governments as well as Other Stakeholders	Strategies 31, 32, 33, 34, 35, 36	Bolster help of provincial and federal governments and agencies to address housing issue in Regina.	<p>Increase in uptake in federal and provincial housing programs.</p> <p>Background: The City had previously partnered with the Province on the Affordable Home Ownership Program (AHOP) to provide funding equivalent to five year <i>education tax on a property</i> where a capital grant had been provided.</p> <p>The City also participated in the Province's Rental Construction Incentive (RCI) to provide tax incentives for purpose-built rental and up to a \$5,000 per unit from the Province.</p>	<p>2015</p> <p>The City previously participated in the Province's Affordable Home Ownership Program (AHOP) and Rental Construction Incentive (RCI) to provide tax relief however both programs were no longer offered after 2014.</p> <p>The HIP provides a 25% property tax incentive for the development of a secondary suite. This aligns with the Province's secondary suite development program.</p> <p>Headstart on a Home program has financed eight projects since 2012 where developers have set aside units in their development for affordable homeownership units eligible for the City's capital grants.</p>	
5. Need to Address Housing Issues Immediately with the Help of Federal and Provincial Governments as well as Other Stakeholders (cont'd)	Strategies 31, 32, 33, 34, 35, 36	Better public understanding of City's role in housing and city, provincial and federal programs to support.	Educational materials to increase understanding of City's role in housing and other federal and provincial resources and help landlords to access funding sources.	<p>2015</p> <p>Regina.ca has been updated with current HIP information and all CHS documents are available online.</p> <p>HIP brochure and application documents available on 9th floor for customers. A new interactive map was created as part of the review of the HIP, which allows housing providers to search for housing incentives eligibility based on property address and housing type.</p>	

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
				Outreach techniques are consistently updated to find new ways of providing information to developers, and residents.	

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