



# **Mayor's Housing Commission**

**Wednesday, April 11, 2018  
4:00 PM**

**Henry Baker Hall, Main Floor, City Hall**



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## OFFICE OF THE CITY CLERK

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### **Public Agenda Mayor's Housing Commission Wednesday, April 11, 2018**

#### **Appointment of Vice-Chairperson**

#### **Approval of Public Agenda**

#### **Adoption of Minutes**

Mayor's Housing Commission - Public - Dec 11, 2017 4:00 PM

#### **Administration Reports**

MHC18-1 Improved Coordination of Planning and Notification of Residents in New Subdivisions

##### **Recommendation**

That this report be received, filed and that item MHC16-1 be removed from the list of outstanding items.

MHC18-2 Comprehensive Housing Strategy – 2017 Annual Update

##### **Recommendation**

That this report be forwarded to the April 30, 2018 meeting of City Council for information.

#### **Communication Reports**

MHC18-3 Zone Forward

##### **Recommendation**

That this communication be received and filed.

MHC18-4 Presentation on Homelessness in Regina

##### **Recommendation**

That this communication be received and filed.

#### **Resolution for Private Session**

AT REGINA, SASKATCHEWAN, MONDAY, DECEMBER 11, 2017

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

AT 4:00 PM

**These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.**

Present: Mayor Michael Fougere, in the Chair  
Councillor Lori Bresciani  
Councillor Bob Hawkins  
Robert Byers  
Patrick Cooper  
Malcolm Neill

Regrets: Councillor Andrew Stevens  
Blair Forster  
Patrick Mah

Also in Attendance: Acting Deputy City Clerk, Amber Ackerman  
Executive Director, City Planning & Development, Diana Hawryluk  
Executive Director, City Services, Kim Onrait  
Director, Development Services, Louise Folk  
Director, Fire and Protective Services, Layne Jackson  
Manager, Current Planning, Fred Searle  
Manager, Building Standards, Michelle Lavallee  
Manager, Bylaw Enforcement, Jeannette Lye

APPROVAL OF PUBLIC AGENDA

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

ADOPTION OF MINUTES

**Councillor Lori Bresciani moved, AND IT WAS RESOLVED, that the minutes for the meeting held on May 4, 2017 be adopted, as circulated.**

COMMUNICATIONS

MHC17-7 Building and Development Approvals

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**Recommendation**

That this communication be received and filed.

(Mayor Michael Fougere stepped down from the Chair and left the meeting.)

(Councillor Bob Hawkins assumed the chair for the remainder of the meeting.)

Louise Folk, Director of Development Services, Fred Searle, Manager of Current Planning and Michelle Lavallee, Manager of Building Standards made a presentation on behalf of the Administration, a copy of which is on file with the Office of the City Clerk.

**Robert Byers moved, AND IT WAS RESOLVED, that this communication be received and filed.**

MHC17-8 Update on Housing Standards Enforcement Team

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**Recommendation**

That this communication be received and filed.

Layne Jackson, Director of Fire and Protective Services and Jeannette Lye, Manager of Bylaw Enforcement made a presentation on behalf of the Administration, a copy of which is on file with the Office of the City Clerk.

**Malcolm Neill moved, AND IT WAS RESOLVED, that this communication be received and filed.**

ADJOURNMENT

**Councillor Lori Bresciani moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 5:55 p.m.

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Chairperson

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Secretary



April 11, 2018

To: Members  
Mayor's Housing Commission

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

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### RECOMMENDATION

That this report be received, filed and that item MHC16-1 be removed from the list of outstanding items.

### CONCLUSION

The concerns in new developments regarding notification and insufficient on-street parking has largely been resolved through the joint efforts of multiple Branches. 'No Parking' signs are being implemented in a timely manner and the updated road design guidelines consider the context of the adjacent land uses which directly impacts on-street parking availability.

Zone Forward is ongoing and any upcoming changes to the *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) could affect the issue of on-street parking. City of Regina (City) Administration is currently developing and reviewing site development regulations associated with residential zones which may result in changes to permitted driveway widths, which may change on-street parking availability. If consultation were to proceed now, there is risk of recommendations being revised and re-consultation being required once the Zone Forward project is complete and a duplication of efforts by City Administration to address the on-street parking concern.

### BACKGROUND

At the July 7, 2016 public meeting of Mayor's Housing Commission, report MHC16-1, attached as Appendix A to this report, was considered and the following decision rendered: "That the Administration arrange consultation with the public, industry and other interested parties on the issue of parking including street parking, taking into account relevant objectives in the Official Community Plan and that a report be provided to the Commission in Q4 of 2017".

The motion was rendered in response to several issues surrounding the removal of on-street parking in new neighbourhoods, primarily Harbour Landing, due to insufficient street width. City Administration identified several roads in new neighbourhoods constructed with a 8.7 meter width, which is permitted if parking is restricted to one side of the street. This allows for proper clearance for emergency vehicles as per the National Fire Code of Canada which requires a clear width of six meters. In 2013 and 2014 the City identified streets which had not been signed appropriately at the time of development and installed 'No Parking' signs in the appropriate locations. Communication with affected residents included written notification via 'door knockers' and response through Service Regina and other staff.

## DISCUSSION

Prior to and since the July 7, 2016 meeting of Mayor's Housing Commission, work has been ongoing within several Departments to resolve the on-street parking concerns in new development areas. The development process now requires 'No Parking' signs to be installed after completion of the driveway installation to ensure that potential buyers are aware of the street parking availability prior to purchasing a home. This also ensures that work is completed in the area so that 'No Parking' signs are not knocked down or damaged while construction is ongoing. Timing of the installation of 'No Parking' signage has improved and City Administration has adopted a procedure of regularly checking on construction progress to ensure timely installation in the event the developer of a new area does not notify the City of readiness to install signage in a timely manner.

City Administration completed research into 16 cities of various sizes and the current practices each city utilizes to address on-street parking in new neighbourhoods. Most cities regulate the amount of on-street parking through a combination of engineering design standards addressing the width of streets and zoning bylaw requirements addressing on-site parking and lot and driveway width. An exception researched was The City of Kitchener, which implemented a parking policy to "provide one on-street parking space for every two single-detached dwelling units. On-street parking spaces should be provided on the same street as, or, along the flankage of the house that require the space". Most researched cities are moving away from this type of parking minimum as it discourages multi-modal transportation. It is recommended that parking minimums are also avoided in Regina as they do not align with the *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) or the Transportation Master Plan (TMP) policies to create active streetscapes and encourage multi-modal transportation.

During the development of the TMP, the City consulted developers on updated roadway cross-sections. These cross-sections are being used in the development of new areas and will be formalized in the administrative update of the City's Development Standards. Local and collector roadways require parking lanes on both sides of the street except in scenarios where the roads are fronted by a combination of low density housing on one side and a low parking generator on the other side.

Within the Zoning Bylaw, currently exists Direct Control District 11 (DCD-11) and Direct Control District 12 (DCD-12) zones. DCD-12 allows for a narrow lot residential housing product, 9.5 meters minimum frontage when no rear alley access is provided and permits driveways which may span 6.1–8.8 meters of the lot. If rear alleys are provided, access to the site must be from the alley. In the scenario where no alleys are provided and double width driveways are constructed, space for on-street parking of most vehicles between adjacent driveways is not adequate regardless of street width. City Administration is actively reviewing and updating the Zoning Bylaw to align with the OCP by means of Zone Forward. The update will include a review of all zones and the subsequent development regulations, which may impact the DCD-11 and DCD-12 zones.

City Administration has explored and prepared multiple strategies for either full or targeted consultation with the public and stakeholders. The anticipated budgets for consultation ranges from \$15,000 - \$25,000. To ensure that work and recommendations are not duplicated or revised within a short period of time as a result of forthcoming changes to the Zoning Bylaw, it is recommended that the consultation be revisited if on-street parking remains a concern following changes by Zone

Forward.

### 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.

#### Other Implications

None with respect to this report.

#### Accessibility Implications

None with respect to this report.

### COMMUNICATIONS

None with respect to this report.

### DELEGATED AUTHORITY

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

Respectfully submitted,



Respectfully submitted,



Report prepared by: Brittany Smith, Project Engineer

June 2, 2016

To: Members,  
Mayor's Housing Commission

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

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### 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

April 11, 2018

To: Members  
Mayor's Housing Commission

Re: Comprehensive Housing Strategy – 2017 Annual Update

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### RECOMMENDATION

That this report be forwarded to the April 30, 2018 meeting of City Council for information.

### CONCLUSION

City Council approved the Comprehensive Housing Strategy (CHS) on April 29, 2013. A Housing Strategy Implementation Plan (HSIP) was approved on June 10, 2013. Since the approval of the CHS and HSIP, the City of Regina (City) has begun work on 10 of the 11 short-term strategies, 18 of 21 medium-term strategies and two of three long-term strategies. This report serves as an annual update on implementation for 2017. A CHS implementation report is provided to the Mayor's Housing Commission (MHC) and City Council on an annual basis.

### BACKGROUND

In February of 2013, consultants completed the CHS, 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 the strategy framework were reviewed and vetted by a group of 19 industry stakeholders, representing all sectors of housing, as well as members of City Administration. The CHS along with City Administration's recommendations identified 28 strategies for implementation and six strategies for further consideration, with one strategy deemed unfeasible. This recommendation was approved by City Council on April 29, 2013. The HSIP, approved by City Council on June 10, 2013, included work plans for implementation of the 35 CHS strategies based on short, medium and long-term timeframes.

### DISCUSSION

#### Implementation of the CHS:

The following list contains highlights of implementation in 2017. A full description of the strategies and implementation to date are included in Appendix B.

- Minor revisions to the Housing Incentives Policy (HIP) were made to prioritize affordable rental developments by ensuring priority funding for charitable non-profits and reducing the number of eligible capital grants for ownership units due to a demonstrated need to focus on affordable rental development. The rationale for this policy decision is based on analysis that demonstrates there is a sufficient number of below market ownership units with committed capital ownership grants still available and market conditions that show there is an ample supply of entry-level housing available on the



market. In addition, the recommended decrease will conserve funding in the Social Development Reserve (SDR), which provides capital funding for housing grants, which currently lacks a sustainable long-term funding source. (Strategy 1)

- In 2017, \$2.28 million of capital funding from the City was committed for 151 new affordable units through the HIP, of which 60 were affordable rental units. (Strategy 1).
- The revisions made to the HIP in 2017, which phased out tax exemptions for market rental units in greenfield and newer areas of the City are in addition to more comprehensive changes to the HIP in 2015. The deadline to apply for the tax exemption before it was phased out was October 31, 2016, with units starting construction in late 2016 and early 2017. The increase in rental starts for 2017, calculated by the Canadian Mortgage and Housing Corporation (CMHC) at 752 units, is likely tied to the timeline of this policy change and the last opportunity to receive exemptions for market rental in new neighbourhoods (Strategy 1).
- To increase the diversity of housing available in Regina, City Administration worked with a consultant on the creation of the Laneway and Garden Suites Guidelines and Pilot Project, which was approved by City Council in 2016, along with six pilot sites to test the impact of these building forms in inner city locations. In 2017, a building permit was issued and construction was completed for one of the six approved infill laneway suites. These units are eligible for a partial tax exemption through the HIP (Strategies 3 and 25).
- A member of City Administration sits on the Regina Homelessness Community Advisory Board (RHCAB) for the federal government's Homelessness Partnering Strategy (HPS). Approximately \$1.7 million in federal funding was awarded to organizations involved in addressing homelessness, including \$700,000 for a Housing First Program (Program). Initial results were released for the first year of the Program, which demonstrated an estimated \$1.9 million in cost savings and resulted in 26 individuals permanently being housed with no return to homelessness. (Strategy 28)
- The City contributed \$60,000 towards a Plan to End Homelessness for Regina (Plan). Creation of the Plan will commence in early 2018. The Plan will be consultant-led under the guidance and leadership of the YMCA of Regina (YMCA) and the Regina Homelessness Community Advisory Board (RHCAB) (Strategy 28).
- As part of the implementation of the Intensification Work Plan and intensification policies of *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP), a consultant was retained to complete the Underutilized Land Study (ULS), which is intended to research barriers for infill and development of underutilized land, such as vacant lots and brownfields. Work on the ULS included an Underutilized Land Inventory and engagement with the local development industry on what the City can do to better encourage new investment in underutilized properties. The ULS is anticipated to be completed in 2018 and will lead to the next phase of the project, which is to develop a strategy for underutilized lands. (Strategy 33)
- Initial city-wide 2016 Census data was released in 2017 by Statistics Canada. Data pertaining to household make-up and housing is included in Appendix A. Notable statistics include a significant number of households struggling with housing affordability (22 per cent). Additionally, nearly half of all rented households in Regina are renting at a rate that is considered unaffordable. Statistics regarding household size remained relatively stable, while housing diversity increased slightly compared to 2011 Census data (Strategies 10 and 34).

- Through the City's Community Investment Grants, \$317,937 was allocated to organizations involved with housing and homelessness, including SOFIA Housing, Oxford House, Regina Transition House and Carmichael Outreach. Funding also includes support services that serve those who are homeless or at risk of homelessness, including Mobile Crisis Services and Regina Treaty/Status Indian Services. (Strategy 27)
- Several housing strategies are being considered as work continues on a review of the *Regina Zoning Bylaw No. 9250* (Zoning Bylaw), as part of the implementation of the OCP (Strategies 4, 5, 8, 15, 16, 19 and 20).
- The National Housing Strategy (NHS) was released in November of 2017. The NHS includes financial commitments for renovations of existing social housing units and the development of new affordable units among other policy objectives. The NHS outlines an increased role for municipalities to play in the review of federally-funded affordable housing development and in-kind municipal contributions. Members of the MHC were provided a summary of the NHS in March of 2018 (Strategies 4, 9, 12, 14).
- Communication is on-going with the Government of Saskatchewan (Government), 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).

#### Summary of Housing Statistics

The housing situation in 2017 saw slight variation from 2016, with increased rental development and increased vacancy rates. The vacancy rate increased to seven per cent in the fall of 2017 compared with 5.5 per cent rental vacancy rate in the fall of 2016. Despite increases, Regina's vacancy rate was among the lowest in the province of Saskatchewan and below the provincial average of 9.3 per cent. Only Prince Albert and Moose Jaw had vacancy rates below Regina, the national vacancy rate stands at three per cent.

Despite high vacancy rates, rental housing starts increased by 61 per cent compared to 2016 totaling 752 units, or 39 per cent of all housing starts. Given the phase out of tax exemptions for market rental units in newer areas of the city that likely contributed to the spike in development in 2017, rental starts are likely to decline in 2018 until inventory is absorbed. While increased vacancy rates may be beneficial to rental households by providing greater choice in the market, most new units are on the outskirts of the city, which may be difficult for some families who are challenged with housing affordability and may need to own a car to access goods, services or employment. Increasing vacancy rates also create a risk that older units in the core areas of the city, which suffer from high vacancy rates, will see disinvestment, thus resulting in the deterioration or loss of rental housing stock in existing neighbourhoods.

Home prices and rental rates continued to level in 2017 after substantial increases between 2006 and 2014; however, while vacancy rates for market rental housing have been above the target of three per cent for the third consecutive year, the costs of both home ownership and rental housing continue to impact Regina's most vulnerable households. Affordable rental units are not considered in the CMHC rental vacancy rate as CMHC has observed that vacancy rates are consistently low. Low or no vacancies for affordable rental units are confirmed based on feedback provided by affordable housing providers.

As part of the implementation of the CHS and OCP, work towards providing safe and affordable housing while also increasing housing diversity and creating complete communities is necessary. It is anticipated that lower housing prices and sustained rental vacancy rates will help increase access to housing in the city. Housing incentives in 2017 were balanced in terms of tenure and location. In total, 40 per cent of the City's committed funding in 2017 was for affordable rental developments and 40 per cent of all units were located within the city's existing infill boundaries and often in proximity to basic services.

Depending on the characteristics of new neighbourhoods, households requiring affordable units may have challenges accessing services, employment or public transportation in newer or under-developed areas and the value of incentives are diminished when the location of housing necessitates vehicle ownership.

The following tables include a summary of housing data and trends over the past five years, including targets outlined in the CHS. A full summary of data including Census, CMHC and the real estate data is included in Appendix A.

**Table 1: Overall Housing Data and Targets <sup>1</sup>**

| <b>Indicator</b>                                   | <b>2013</b> | <b>2014</b> | <b>2015</b> | <b>2016</b> | <b>2017</b> | <b>CHS Target</b> |
|--|-------------|-------------|-------------|-------------|-------------|-------------------|
| Housing starts                                     | 3,122       | 2,223       | 1,597       | 1,402       | 1,923       | n/a               |
| Per cent multi-unit <sup>2</sup> of total starts   | 60%         | 68%         | 73%         | 61%         | 70%         | > <b>55%</b>      |
| Per cent rental units of total starts <sup>1</sup> | 24%         | 41%         | 45%         | 30%         | 39%         | <b>30%</b>        |
| Rental starts (units)                              | 764         | 909         | 716         | 466         | 752         | <b>350-400</b>    |
| Rental vacancy rates <sup>3</sup>                  | 1.8%        | 3%          | 5.4%        | 5.5 %       | 7 %         | <b>3%</b>         |

<sup>1</sup> Data is based on total units for the CMA, not city proper. Source: CMHC.

<sup>2</sup> Includes semi-detached/duplexes, row houses/townhouses, multi-unit buildings.

<sup>3</sup> Numbers are for fall vacancy rates. Source: CMHC.

**Table 2: Affordable and Below Market Rental Housing Statistics <sup>1</sup>**

| <b>Indicator</b>   | <b>2013</b> | <b>2014</b> | <b>2015</b> | <b>2016</b> | <b>2017</b>      |
|--|-------------|-------------|-------------|-------------|------------------|
| Affordable/below market rental units (HIP funded)                            | 64          | 22          | 73          | 11          | 60               |
| Affordable/below market rental (HIP funded) as per cent of all rental starts | 8%          | 2%          | 10%         | 2%          | 8%               |
| All units receiving a municipal contribution <sup>2</sup>                    | 161         | 541         | 1,187       | 932         | 542 <sup>3</sup> |

<sup>1</sup> Data is based on total units for the CMA, not city proper. Source: CMHC.

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

<sup>3</sup> This number represents units approved for tax exemption in 2017. 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

Given the budget constraints and reallocation of resources to other priorities, implementation of the CHS was limited in 2017. The focus of implementation in 2017 was administration of the HIP, including minor amendments to the HIP, as well as work on budget asks and funding for the SDR. In total, \$32,500 in annual allocations for consulting services to advance the CHS were permanently removed from the operating budget during 2017 budget revisions.

The City committed \$2.28 million in capital grants from the SDR and an estimated value of \$2.8 million in new municipal tax exemptions under the HIP. Up to \$2.5 million is allotted annually to housing incentives through the HIP and funded from the Social Development Reserve (SDR); however, the SDR does not have a long-term source of funding at this time.

A member of City Administration also provides in-kind support for the RHCAB to oversee decisions on federal funding under the HPS.

### Environmental Implications

The OCP established a target of 30 per cent of population growth over the next 25 years to occur as intensification within the city's infill boundary. Continued infill and multi-unit development will help the city decrease its environmental footprint with more concentrated population density requiring less expansion of streets, pipes and other infrastructure.

Incentives to encourage housing development where residents can benefit from proximity to jobs, services and be less auto-dependent, were considered with a review of the HIP in 2015. For 2017, 40 per cent of units receiving capital grants for affordability were located within the infill boundary. This is a significant improvement from 2016, when less than 20 per cent of funded units were infill developments. The location of affordable and below market units will continue to be monitored with implementation of the HIP.

### Policy and/or Strategic Implications

The strategies of the CHS align with the City's policy objectives as outlined in the housing

policies of the OCP. Strategies of the CHS are being considered with the Zoning Bylaw review that is currently underway. In addition, eligibility for federal funding through the NHS will be governed by new requirements for sustainability, accessibility and affordability. Additional program details on the NHS will be released in 2018.

#### Accessibility Implications

Development criteria established for eligibility in the City's housing incentives programs encourages development of accessible units. The scorecard used to evaluate applications for capital funding provides additional points for developments that include ten per cent accessible units. This is double the five per cent required as per *The Uniform Building and Accessibility Standards Regulations*.

#### Other Implications

None with respect to this report.

#### COMMUNICATIONS

The regina.ca and designregina.ca websites are 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 HIP can be found on regina.ca along with a housing brochure and interactive map that allows users to search for incentives based on location and housing type.

City Administration will continue to notify and communicate with the public and stakeholders on the strategies identified for public consultation in the CHS implementation plan. Recent updates to the HIP and the creation of the Laneway and Garden Suites Guidelines included stakeholder consultation.

City 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.

City Administration also meets with Saskatchewan Housing Corporation and CMHC to discuss how the City's housing policies and incentive programs align with policies and incentives offered by the provincial and federal governments. The MHC provides a forum for discussion, advice and recommendations for the implementation of the CHS.

DELEGATED AUTHORITY

The recommendation in this report is within the delegated authority of the Mayor's Housing Commission.

Respectfully submitted,

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

Shauna Bzdel, Director Planning

Report prepared by:  
Jennifer Barrett, Senior City Planner

Respectfully submitted,

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

Diana Hawryluk, Executive Director City  
Planning & Development



**HOUSING**  
COMPREHENSIVE STRATEGY

# 2017 Annual Housing Update

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

# Comprehensive Housing Strategy Overview

The CHS was completed and approved in 2013. The CHS outlines the City's role in housing, five major housing issues, five goals to address those issues and 35 strategies to positively impact the state of housing in Regina. The CHS can be viewed at: <http://www.designregina.ca/housing-comprehensive-strategy-2016/>

## 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 OCP policies, housing incentives policies and alignment, where possible, with the programs of the Province of Saskatchewan (Province).
- 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 HSIP was approved by City Council in June of 2013. The Implementation Plan includes:

- Steps for implementation.
- Timeframes for implementation for short (2013), medium (2014-2015) and long-term strategies (2016-2018).
- City divisions affected or involved.
- Anticipated outcomes
- Monitoring, reporting and evaluation techniques.

## Key Strategy Implementation Actions

Since approval of the CHS, the City has seen progress to address housing issues. Increased development of affordable and market rental housing, coupled with a slowdown in population growth have helped ameliorate the housing supply issues that existed when the CHS was approved; however, affordable housing availability and options remain an issue especially for the most vulnerable households.





# Housing Achievements and Challenges

## Housing Strategy Implementation – Progress to Date

The housing situation in Regina has improved since 2013 when the Housing Strategy was first completed. Rental vacancy rates have risen and housing prices (ownership) levelled after substantial increases between 2006 and 2013. Similarly, rental rates (cost to rent an apartment) have stagnated since the mid-2000s when increases were upwards of ten per cent annually in some years.

The economic slowdown from falling commodity prices, combined with a residential construction boom over the past few years, has led Regina's housing market to level off in 2017. The number of home sales in the city were down by five per cent for 2017 compared to a year earlier and the lowest number of sales in a decade. Average selling price was \$316,156 for the Census Metropolitan Area (CMA) and \$318,372 for homes in the city, a slight increase from the 2016 average price for the CMA of \$311,909.

The development of affordable housing units continues, as demand still exceeds supply especially for social housing units offered at rent-geared-to-income (RGI). In addition to affordable units offered by non-profit housing providers, private developers have continued to provide affordable and below market units, especially for units geared to first-time homeownership.

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

- **Housing Incentives Policy (HIP).** The City provides capital grant and tax exemption incentives through the HIP to stimulate new rental and ownership units that address current housing needs. Minor revisions to the HIP in 2017 were made to (Strategy 1):
  - Ensure priority funding for charitable non-profit organizations by refining the definition of a non-profit corporation.
  - Improve funding for affordable rental development by reducing the number of affordable home ownership capital grants to 20.
  - Create more certainty for applicants by clarifying how applications received under earlier versions of the policy will be administered.

- Ensure funded projects focus on areas of greatest housing need by increasing the minimum score to 40 for the Capital Grant Application Design and Development Score Card.
- Encourage the development of housing for those with special needs by refining the definition of an Assisted Care Rental Unit.
- Improve opportunities for non-profit organizations by updating the eligibility criteria for two-unit rental developments.

- **Vacancy Rate Target.** The CHS established a three per cent vacancy rate target by 2017 (Strategy 17). The rental vacancy rate increased to seven per cent in October of 2017 with 752 new rental unit starts in 2017.

Vacancy rates increased by the highest percentage in the northwest and northeast despite a higher inventory of rental units in the east and southwest. Completion of rental units started in 2017 will likely increase the rental vacancy rate further in 2018 depending on population gain and unit absorption (Strategy 10).

- **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 RFP in 2013. A thirteen-unit affordable housing rental development was completed on one of these sites (5525 Dewdney Avenue) in 2017, in addition to a six-unit project completed in 2016 at 2059 Edward Street (Strategy 2).

- **Laneway housing pilot sites.** The Laneway and Garden Suite Guidelines and Pilot Project was approved by City Council in January of 2016 and six sites in established neighbourhoods were approved by City Council in September of 2016 for pilot projects. One of the six laneway pilot project units completed construction in 2017. (Strategies 3 and 25).



- **Condominium conversion requirements.** Revisions to the City's Condominium Policy Bylaw were made in 2015 to align with Provincial changes to the Condominium Property Act and the Condominium Property Regulations. No new condominium conversion applications were received in 2017 likely due to the inventory of condominium units on the market (Strategy 10).

- **Housing data tracking and reporting.** Tracking, recording and evaluating the housing situation through data from census, CMHC, Canadian Real Estate Association (CREA), City building permits and Regina Realtors Association is on-going to inform housing programs and incentives. The most recent federal census survey was completed in 2016 with scheduled data releases in 2017 and 2018. New housing data is included later in this document (Strategies 10, 31 and 34).

- **Partnerships.** There is 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 MHC (Strategy 9).

- **Federal Homelessness Partnering Strategy.** The City continued to play a key role in the HPS by participating in the RHCAB. Approximately \$1.7 million in federal funding was awarded to organizations involved in addressing homelessness, including \$700,000 in funding for a Housing First Program.

Initial results were released for the first year of Regina's Housing First Program, which demonstrated an estimated \$1.9 million in cost savings and 26 individuals permanently housed with no return to homelessness. In fall of 2017, the City provided \$60,000 towards a Plan to End Homelessness for Regina. Creation of this plan will commence in early 2018 (Strategy 28).

- **National Housing Strategy.** The NHS was released in November of 2017 with a focus on the renovation of existing affordable housing units and funding for the development of new affordable units. Eligibility for federal funding will be governed by new requirements for sustainability, accessibility and affordability as outlined in the NHS. Additional program details will be released in 2018 (Strategy 12).

- **Cold Weather Strategy.** The Cold Weather Strategy is a partnership program with the Ministry of Social Services and service providers for 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 from November 1 until March 31 unless weather conditions require that the dates of service be extended (Strategy 35).

- **Community Investment Grants Program.** There is continued support for housing and homelessness initiatives through the City's Community Investment Grants Program. In 2017, \$317,937 was allocated to organizations involved with housing and homelessness including SOFIA Housing, Oxford House, Regina Transition House and Carmichael Outreach. Funding also includes support services that serve those who are homeless or at risk of homelessness including Mobile Crisis Services and Regina Treaty/Status Indian Services (Strategy 27).
- **Mayor's Housing Commission.** The MHC has created a forum for housing discussion and guidance for the implementation of the CHS (Strategy 35).



## Housing Strategy Implementation – Challenges

The following issues continue to create housing challenges in Regina.

**Limited Staff Capacity** – Given budget constraints and reallocation of resources to other priorities, implementation of the CHS was limited in 2017 with the equivalent of less than a full-time staff member dedicated to housing. The focus of implementation in 2017 was administration of the HIP, including minor amendments to the HIP as well as work on budget asks and funding for housing incentives through the SDR. \$32,500 in annual allocations for consulting services to advance the CHS were removed from the operating during 2017 budget revisions.

**Affordable Housing Needs** – Despite significant gains, there is still work to be done in order to meet the goals of the CHS with regards to affordable housing. The need for more affordable units is evidenced by the percentage of Regina households who struggle to find affordable housing as reported in the 2016 Census data. Unaffordable housing – defined as spending more than 30 per cent of pre-tax income for housing – impacts 22 per cent of Regina households.

Further, unaffordable housing impacts renters to a far greater extent than owners. In 2016, 45.9 per cent of all renters in the City lived in unaffordable housing, up from 44.4 per cent in 2011, whereas only 11.9 per cent of owner households reported spending greater than 30 per cent on housing.

**Complete Communities.** There is still a continued need for affordable residential development in proximity to services and amenities to create complete communities. As observed in 2017, slightly more than 60 per cent of all units applying through the HIP were created in new developing areas of the city, the majority of which were below market ownership units. Most new rental units built since the CHS was approved are in greenfield areas of the city.

The development of rental and affordable units in greenfield areas may create challenges due to a lack of public transit or nearby services thus increasing transportation costs to meet a household's everyday needs or preventing households from accessing affordable units due to a lack of transportation options (Strategy 17).

**Housing Repair.** As per 2016 Census data, just over seven per cent of housing was reported in need of major repairs. This is down from 2011 data (9.1 per cent) but points to a continued need to preserve and repair existing housing stock. 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. With increasing rental vacancy rates, there is a risk of older rental stock falling further into disrepair as the vacancy rates of units built before 1960 increased to nine per cent in the fall of 2017. (Strategies 12 and 13).

**Secondary Rental Units.** Secondary rental condominiums decreased in numbers by more than 300 units as reported in the October 2017 CMHC Rental Market Report resulting in a rental vacancy rate of 0.4 per cent compared to a one per cent vacancy rate in October of 2016. While the number of purpose-built rental units increased in number in 2017, adding to the overall inventory of rental units, the decrease in secondary condominium rental units may provide less diversity or choice for larger households who may look to condominiums and single-detached homes to accommodate a family. Data on single-detached homes being rented is not collected by CMHC (Strategy 10).



# Housing Incentives Policy – Project Highlights

The following projects were completed in 2017. Many projects were a partnership between a developer and/or a non-profit and three levels of government.

## Silver Sage Housing

### 5525 Dewdney Avenue

Located on a former bus turn-around site sold by the City, the project creates 13 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 development includes on-site support services for the families provided by Fox Valley Counselling Services.



## Habitat for Humanity

### 1033 Edgar Street - Haultain Crossing (Phase 1)

Habitat for Humanity is developing 62 townhouse units in total over the next five years. Haultain Crescent is located on the former site of Haultain School in the Eastern Annex subdivision. The first phase of the development consist of 14 affordable ownership units which have been built and are currently occupied.





## 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 anticipated as part of the development, generating an estimated 4,250 kilowatt hours (kWh) of electricity per year. Nine of 32 units were completed in 2017.



## Orange Tree Village

5540 Waterer Road

Constructed in Harbour Landing, Orange Tree Village is a mixed-use building that features four one-bedroom affordable rental units, senior living units, a day care, a salon, a restaurant, a wellness centre and many other amenities for both the residents and the community.



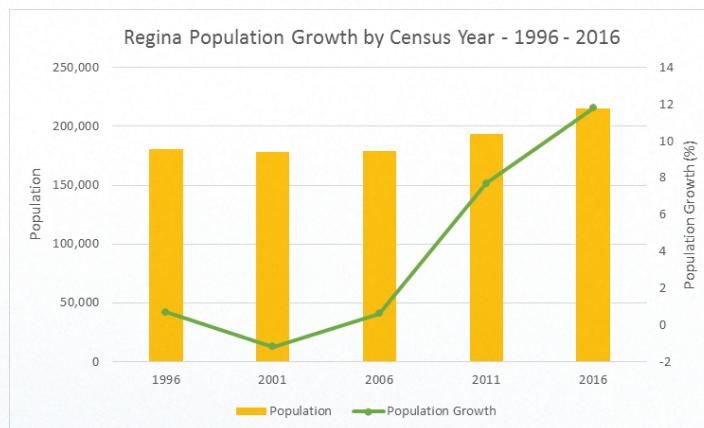


# Housing Data Update

## Population Growth

The City has grown on average by 4,400 people annually in the past five years. The 2016 Census reported the City population to be 215,106, an increase of 21,956 from the 2011 Census. This represents the highest population growth that Regina has experienced from one census year to another over the past 20 years. A 2017 report by Statistics Canada found that Regina was the second fastest growing CMA in Canada in 2016/2017 with a growth rate of over 2.4 per cent, following only Saskatoon whose growth rate was over 2.8 per cent. The same report found that the Regina CMA had the highest international migration growth rate among all CMAs in Canada at over 2.1 per cent, for the second year in a row.

Figure 1: Population Growth by Census Year, 1996 – 2016

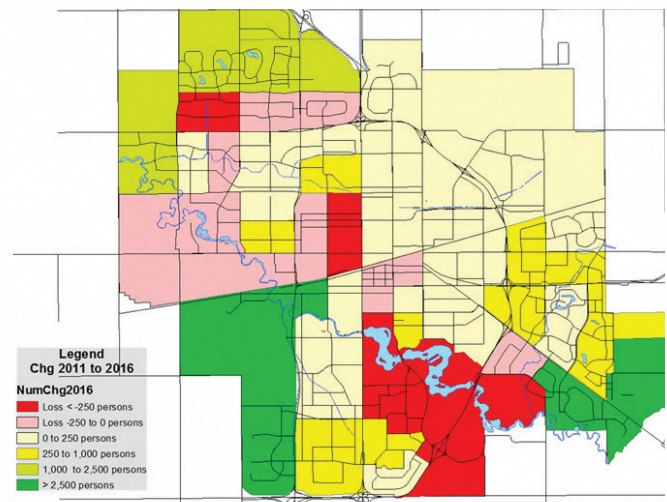


Source: Statistics Canada, Census of Canada 1996, 2001, 2006, 2011, 2016.

## Population Change by Census Tract

Population increases primarily occurred on the outer areas of the city while some of the inner areas experienced a population loss. The population in new areas such as Harbour Landing and the Greens had the greatest growth, increasing by more than 2,500 people per neighbourhood since 2011. The downtown area, on the other hand, witnessed a decrease in population by 144 persons, a 17 per cent decrease since 2011.

Figure 2: Change in Regina City Population from 2011 to 2016



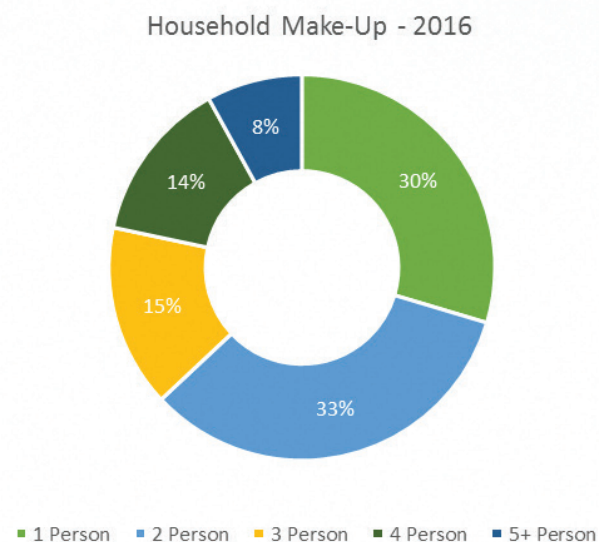
Source: Statistics Canada, Census of Canada 2011 & 2016 by Census District.



## Household Make-Up

Based on the 2016 Census data, two-person households made up the largest household type in the city at 33 per cent, followed by one-person households (30 per cent), three-person households (15 per cent), four-person households (14 per cent) and five-or-more-person households (8 per cent). These numbers are virtually unchanged from the 2011 Census.

Figure 3: Household Make-Up, 2016

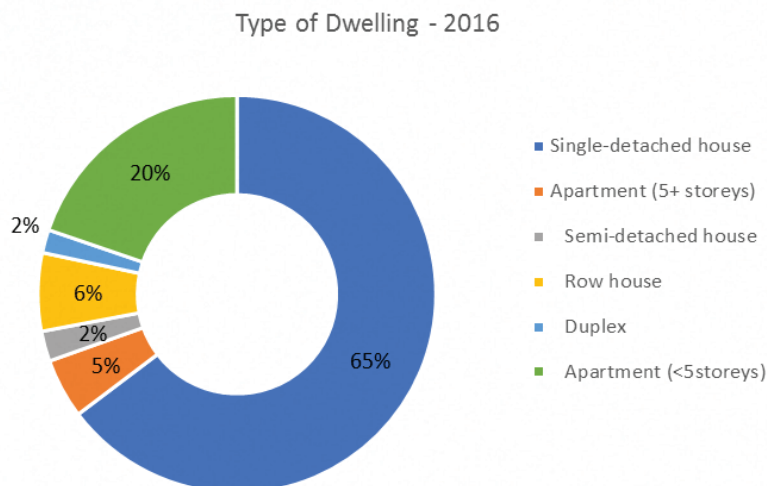


Source: Statistics Canada, Census of Canada 2016.

## Housing Stock by Type

Based on 2016 Census data, single-detached houses made up the largest portion of housing stock in the City, at 65 per cent, a slight decrease from 2011 data where single-detached housing made up 68 per cent of the housing stock. Apartments with less than five storeys made up the second largest portion of Regina's housing stock, at 20 per cent, an increase from 2011 data where they made up 18 per cent. The need for housing diversity can be attributed to the fact that 63 per cent of Regina's households are made up of one or two persons and nearly the same percentage (65 per cent) of all homes are single-family detached units.

Figure 4: Type of Dwelling – 2016



Source: Statistics Canada, Census of Canada 2016.



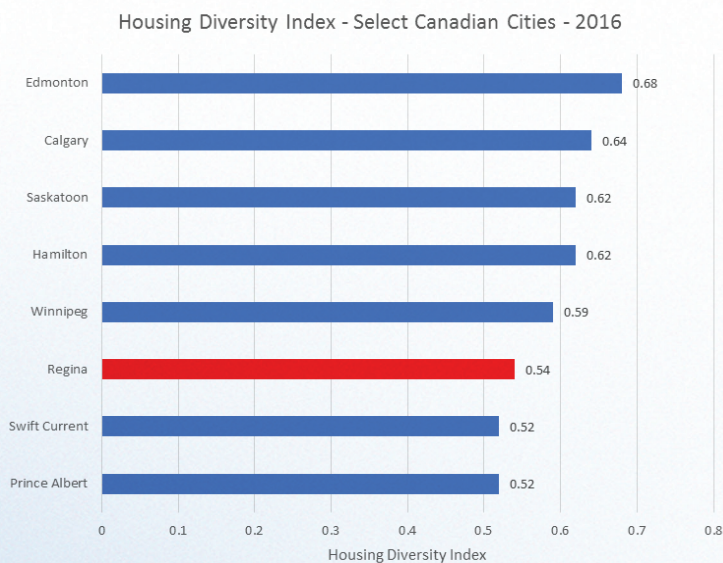
## Housing Diversity Index

Based on demographics and housing consultations, 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 options available; the higher the number, the greater the housing diversity.

Housing diversity in Regina has increased from 0.51 in 2011 to 0.54 in 2016. Despite this, the City still has a lower housing diversity than other Western Canadian cities including Saskatoon, Calgary, Edmonton and Winnipeg, which was also the case in 2011.

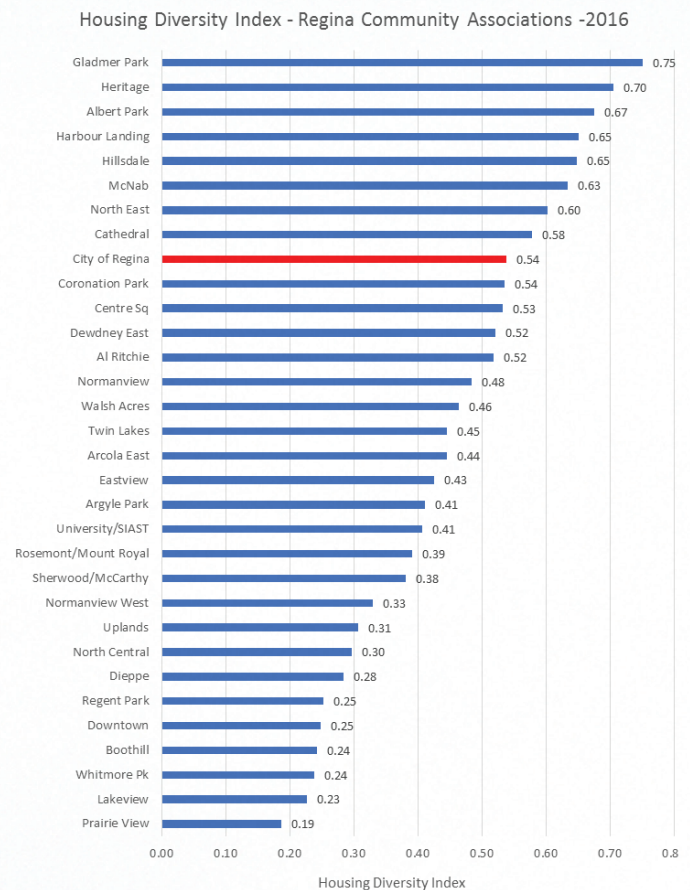
On a neighbourhood basis, the neighbourhoods of Gladmer Park (0.75), Heritage (0.70), Albert Park (0.67), Harbour Landing (0.65) and Hillsdale (0.65) have the highest housing diversity in the city, while Prairie View (0.19), Lakeview (0.23), Whitmore Park (0.24), Boothill (0.24), Downtown (0.25) and Regina Park (0.25) have the lowest housing diversity in the city.

Figure 5: Housing Diversity Index – Select Canadian Cities – 2016



Source: Statistics Canada, Census of Canada 2016.

Figure 6: Housing Diversity Index – Regina Community Associations – 2016



Source: Statistics Canada, Census of Canada 2016.



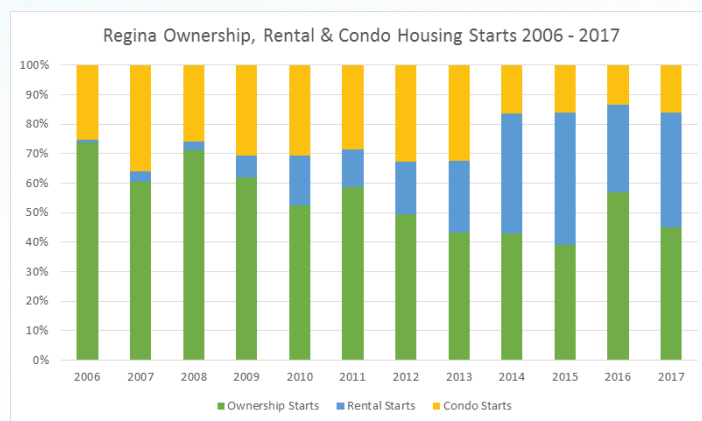
## Housing Starts (Rental vs. Ownership)

Rental construction starts in the CMA in 2017 increased significantly, making up 39 per cent of total starts as compared to only 30 per cent in 2016. The split of tenure for housing starts narrowed in 2017 at 39 per cent renter and 61 per cent owner starts (including condominiums), slightly more balanced than 2016's 30 per cent and 70 per cent split. Based on 2016 Census data, 30 per cent of households in the city rent their home nearly consistent with 2011 Census data, which reported 31 per cent of households as renters.

The increase in rental starts in 2017 can be attributed to the City's incentives for purpose-built rental housing through the HIP. The last date to apply for exemptions for purpose-built rental in new areas of the city was October 31, 2016. The phase out of tax exemption likely encouraged developers to take advantage of the program, contributing to the significant construction of rental housing in 2017.

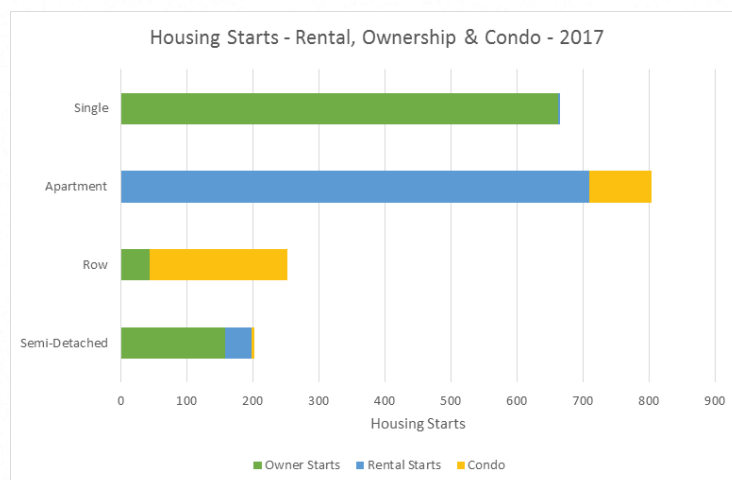
Most rental starts in 2017 were apartments, which accounted for 88 percent of all apartment starts in the city, followed by semi-detached houses. The majority of ownership starts were single detached dwellings.

Figure 7: Regina Ownership, Rental & Condo Housing Starts – 2006-2017



Source: CMHC Market Analysis Centre, Historical Starts by Intended Market.

Figure 8: Housing Starts – Rental, Ownership & Condo - 2017



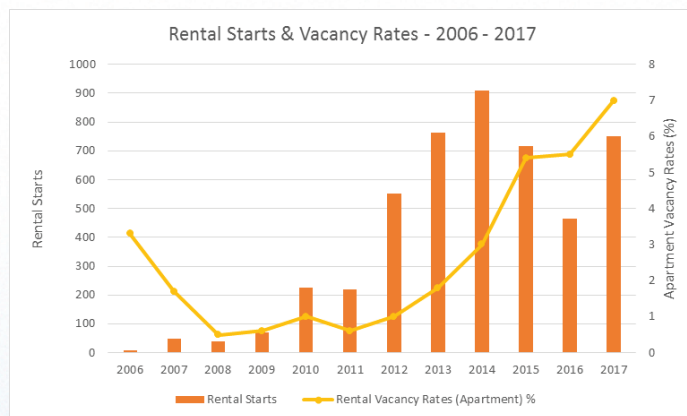
Source: CMHC Market Analysis Centre, Historical Starts by Intended Market.



## Rental Starts and Vacancy Rates

Increased rental housing starts over the years has improved the availability of rental housing. The vacancy rate for market rental apartment units increased to seven per cent in the fall of 2017, up from 5.5 per cent in fall of 2016, the highest vacancy rate the city has seen since 1990. On average, Regina requires approximately 350 – 400 rental units per year to keep up with new households coming to Regina. The City was able to meet and exceed rental unit needs in 2017 with 752 rental starts and 462 rental unit completions. Rental unit completions follow the trend in rental starts, decreasing for three years from 2015 to 2017, housing completions in 2017 slightly lower than in 2016 when there were 547 completions; however, with the increase in rental unit starts in 2017, completions are expected to increase in 2018.

Figure 9: Rental Starts & Vacancy Rates – 2006 – 2017.

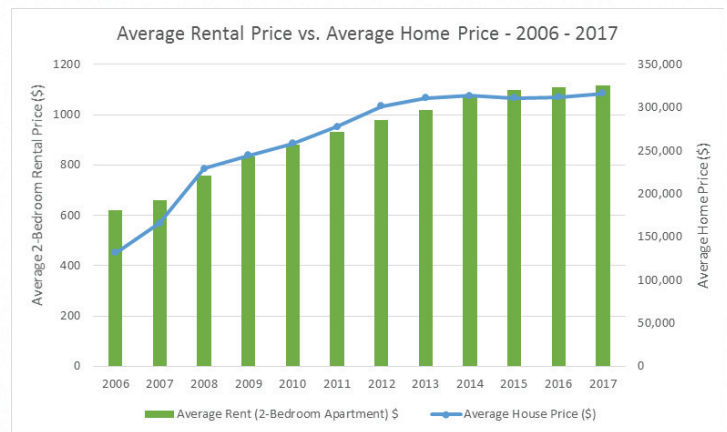


Source: CMHC Market Analysis Centre, Historical Starts and Vacancy Rates by Bedroom Type by Zone.

## Rental and Ownership Housing Costs

In 2017, the average house price was \$316,156, up from \$311,909 in 2016, an increase of 0.47 per cent. Meanwhile, the average rental rate for a two-bedroom apartment was \$1,116 in 2017, up from \$1,109 in 2016, an increase of 0.63 per cent. This is a dramatic change compared to the period between 2006 and 2013 when rental rates rose by 64 per cent and house prices increased by 136 per cent.

Figure 10: Average Rental Price vs. Average Home Price – 2006 – 2017.



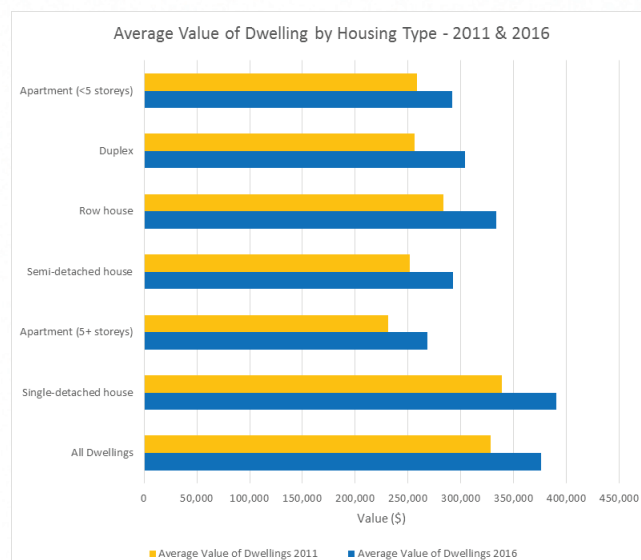
Source: Association of Regina Realtors, Annual Historical Statistics - MLS Residential Total – Regina and Region.



## Average Value of Dwellings by Housing Type

According to the 2016 Census data, the average value of a dwelling in Regina was \$376,493, higher than 2011 when the average dwelling value was \$328,149. Single-detached dwellings were the highest valued dwelling at an average of \$390,728, up from \$338,783 in 2011. After moveable dwellings, which make up an insignificant portion of Regina's housing stock, apartments with more than five storeys had the lowest housing value, at an average of \$268,207 per residence, up from \$231,183 in 2011.

Figure 11: Average Value of Dwelling by Housing Type – 2011 & 2016.



Source: Statistics Canada, Census of Canada 2011 & 2016.

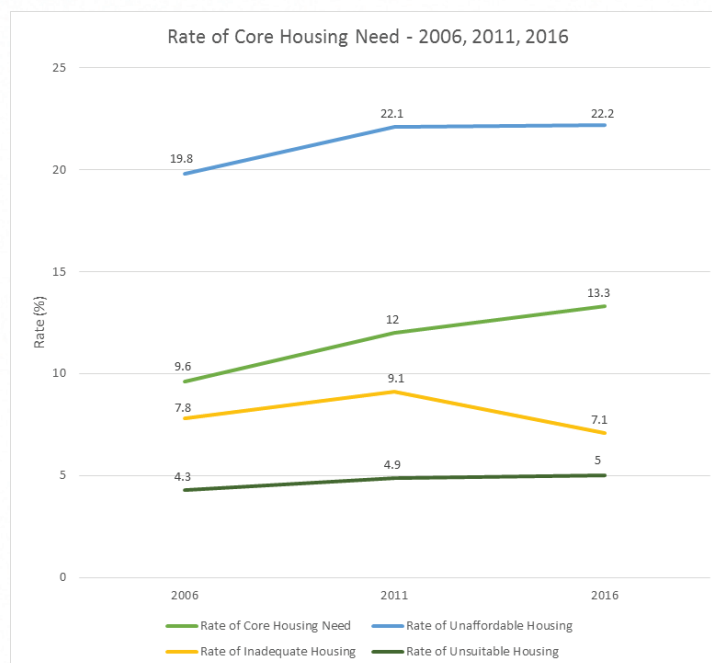
## Affordability

Affordability continues to be a major housing issue in the City and is the largest factor contributing to core housing need. In 2016, 22 percent of all households in the City lived in unaffordable housing. This figure has not changed since 2011. Additionally, unaffordable housing affects renters more so than owners. In 2016, 45.9 per cent of all renters in the City lived in unaffordable housing, up from 44.4 per cent in 2011. In comparison, 11.9 per cent of all owners in Regina lived in unaffordable housing in 2016, down from 13 per cent in 2011.

## Core Housing Need

A household is said to be in core housing need if its housing falls below adequacy, suitability or affordability standards and if the household must spend 30 per cent or more of its total before-tax income to access acceptable housing where all three criteria are met (Statistic Canada). The 2016 National Household Survey shows that 13.3 per cent of households in Regina are in core housing need, up from 12 per cent in 2011 and 9.6 per cent in 2006. Regina's 2016 core housing rate is similar to the provincial rate, which stands at 13.4 percent, but higher than the national rate, which stands at 12.7 per cent.

Figure 12: Rate of Core Housing Need – 2006, 2011, 2016



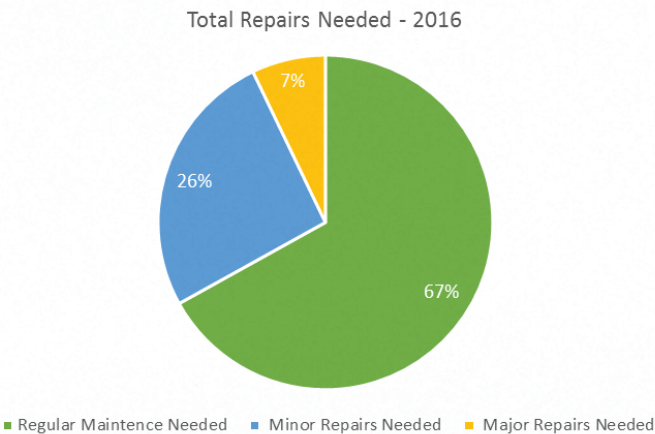
Source: Statistics Canada, Census of Canada 2006, 2011 & 2016.



## Housing Repairs by Tenure

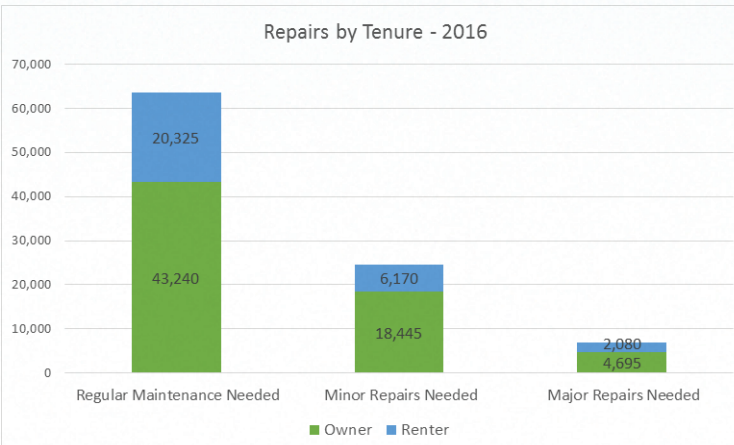
Based on 2016 Census data, the majority of housing stock in the City required regular maintenance (67 per cent), about a quarter required minor repairs (26 per cent) and a small portion required major repairs (7.1 per cent). Most housing requiring repairs, whether regular, minor or major is owned. The number of households requiring major repairs decreased since 2011, when the rate stood at 9.1 per cent.

Figure 13: Total Repairs Needed – 2016



Source: Statistics Canada, Census of Canada 2016.

Figure 14: Repairs by Tenure – 2016



Source: Statistics Canada, Census of Canada 2016.

## Housing Definitions

**Unaffordable Housing:** Housing that costs more than 30 per cent of before-tax household income.

**Inadequate Housing:** Housing that requires major repairs, according to residents.

**Unsuitable Housing:** Housing that does not have enough bedrooms for the size and make-up of residents in households, according to National Occupancy Standard requirements.

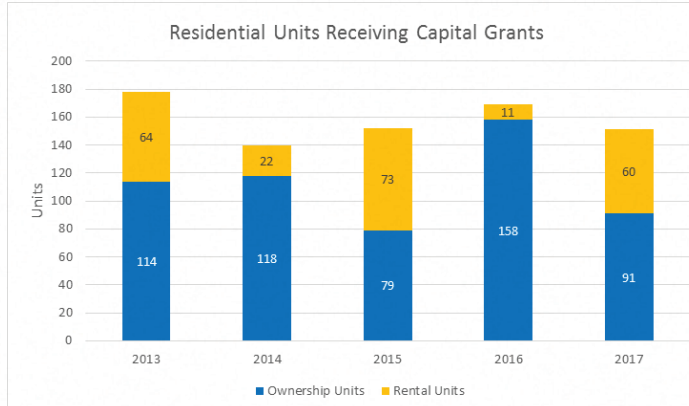
Source: Statistics Canada, Core housing need



# City of Regina Housing Incentives

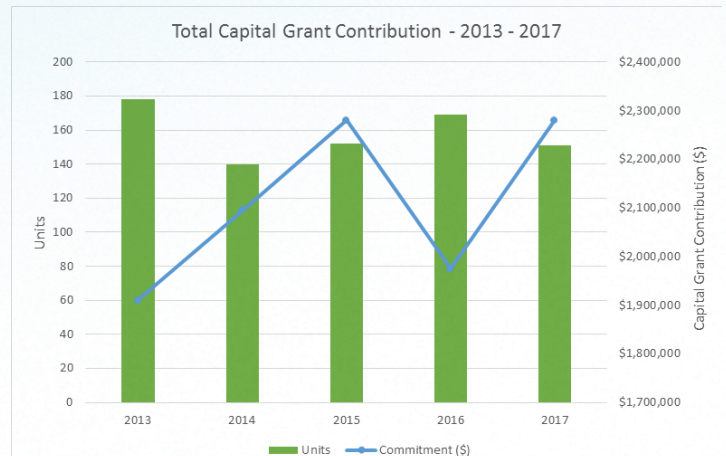
In 2015, the HIP was updated to encourage the development of affordable rental housing while reducing incentives for affordable home ownership and market rental construction in greenfield areas. Capital grants provide funding for below market and affordable rental and ownership units. In 2017, capital grants were committed for over \$2.2 million in affordable housing developments and since 2013, the City has committed over \$10.5 million in capital grant contributions. Capital grants were provided to 151 units in 2017, of which 60 were affordable rental units (40 per cent). This is a positive change from 2016, when only 11 of the total 169 units applying for and receiving capital grants were affordable rental units (seven per cent). As a result, committed dollars increased in 2017 but unit numbers decreased slightly as affordable rental development grants receive more funding per unit than affordable ownership developments.

Figure 15: Residential Units Receiving Capital Grants



Source: City of Regina, Incentive Data, 2013 - 2017.

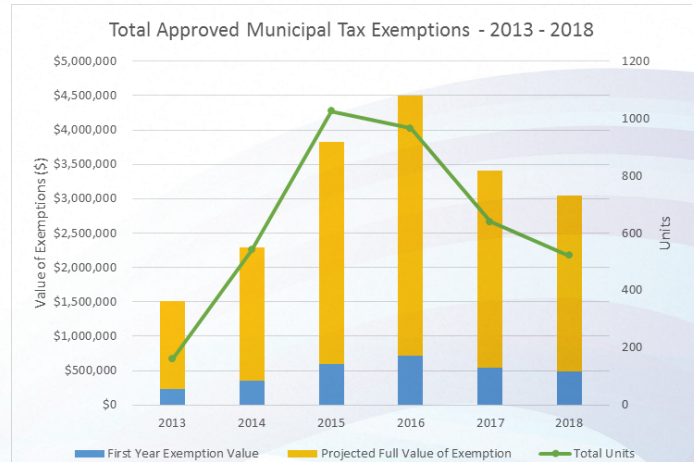
Figure 16: Total Capital Grant Contribution – 2013 - 2017



Source: City of Regina, Incentive Data, 2013 - 2017.

The HIP tax exemption program provides tax exemptions for affordable ownership and affordable rental units, secondary suites and market rental and ownership units in identified existing areas of the city. In 2017, the number of rental units receiving a tax exemption decreased to 640 from 966 in 2016. The HIP tax exemption incentives have helped vacancy rates exceed the rental vacancy target established in the CHS of three per cent.

Figure 17: Total Approved Municipal Tax Exemptions – 2013 - 2018



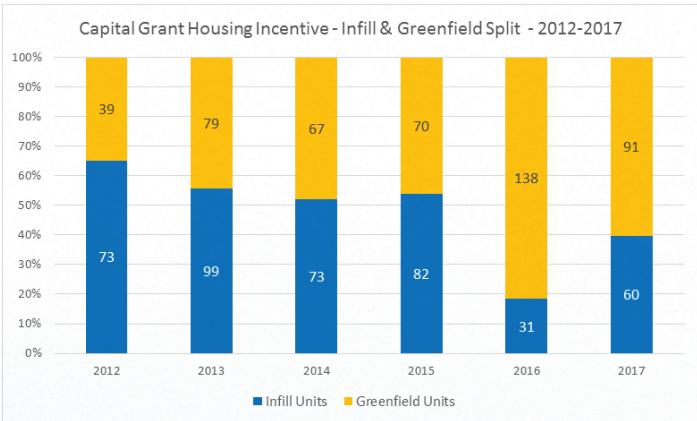
Source: City of Regina, Incentive Data, 2013 - 2016.

<sup>5</sup> The number of rental units include those in the Secondary Suite Tax Exemption Program.



Since 2006, the majority of capital incentives have gone to units developed on infill sites. In recent years, more affordable units have been developed on the edges of the city as the HIP program was expanded to all areas of the city in 2011. In 2017, the infill-greenfield split for affordable units funded was 40/60, significantly better than 2016 when the split was 18/82. Increased development in greenfield areas can be attributed to the emergence of more private developers entering the affordable housing market, the challenge of finding land in the city core as well as barriers to infill development, which the City is currently examining in the Underutilized Land Study.

Figure 18: Capital Grant Housing Incentive – Infill & Greenfield Split – 2012 - 2017



Source: City of Regina, Incentive Data, 2012 - 2016.

### Provincial Programs

City incentives are designed to complement provincial housing programs. The provincial Rental Development Program (RDP) is stackable with the City’s capital grants and tax incentives. The RDP provides a forgivable loan for rental developments of four to 26 units provided they are not receiving any additional provincial funding.

To qualify for RDP, rents must be held at or below average rents for the area for a minimum period of time and units must be offered to households with incomes at or below the Maximum Income Level (MIL) as established by Saskatchewan Housing Corporation (SHC), or appropriate and affordable to targeted households based on the definition of affordability as housing costs of less than 30 per cent of before-tax household income.











## APPENDIX B

### COMPREHENSIVE HOUSING STRATEGY – IMPLEMENTATION UPDATE

| Strategy   | Notes/Update  |
|--|---|
| <b>SHORT TERM STRATEGIES</b>   |   |
| <b>1. Refine current property tax and capital incentives to target the issue of insufficient supply of rental and affordable housing</b> | <p><b>2013-2016</b><br/> Amendments to HIP were put in place November 1, 2013 with additional housekeeping revisions effective November 1, 2014. Other improvements include the establishment of a score card for capital incentives to rank and prioritize projects as well as compile all housing incentives into one document. Amendments to the 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> <p>A new HIP was implemented January 1, 2016 following the 2015 comprehensive review.</p> <p><b>2017</b><br/> Minor revisions were made to the HIP to better align criteria with policy objectives. Revisions included:</p> <ul style="list-style-type: none"> <li>- Ensure priority funding for charitable non-profit organizations by refining the definition of a non-profit corporation.</li> <li>- Improve funding for affordable rental development by reducing the number of affordable home ownership capital grants to 20.</li> <li>- Create more certainty for applicants by clarifying how applications received under earlier versions of the policy will be administered.</li> <li>- Ensure funded projects focus on areas of greatest housing need by increasing the minimum score to 40 for the Capital Grant Application Design and Development Score Card.</li> </ul> |

| Strategy   | Notes/Update  |
|--|---|
|  | <ul style="list-style-type: none"> <li>- Encourage the development of housing for those with special needs by refining the definition of an Assisted Care Rental Unit.</li> <li>- Improve opportunities for non-profit organizations by updating the eligibility criteria for two-unit rental developments.</li> </ul> <p>The revised HIP is effective as of January 1, 2018.</p>   |
| <p><b>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</b></p> | <p><b>2013-2016</b></p> <p>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 create a total of 22 new affordable units. Development is expected to begin in 2015.</p> <p>In 2015, development of six new affordable rental units by Gabriel Housing began a former city-owned parcel. Habitat for Humanity completed of two single-detached homes on former city-owned parcels in 2015.</p> <p>In 2016, development began on the former-city owned site purchased by Silver Sage Housing through the 2013 RFP process. The development added 14 new affordable rental units. In addition, an affordable six-unit rental project by Gabriel Housing on a former bus turn-around site was completed in 2016 as well.</p> <p>The Southeast Regina Neighbourhood Plan (SENP), which includes a section of City-owned land, was first presented to City Council in September of 2016. The plan includes provisions calling for diverse and alternative forms of housing for to the area as well as rental, affordable and special need housing, where applicable, in accordance with the City's CHS. Upon approval, development of the area is expected to occur within the next 20 years.</p> |

| Strategy  | Notes/Update   |
|---|--|
|   | <p><b>2017</b></p> <p>The SENP was approved by City Council in 2017. The SENP includes City-owned land purchased from the SHC in 2012. It includes a statement regarding alignment with the CHS:</p> <p>4.2(h) The provision of rental, affordable and special needs housing should, where applicable, be in accordance with the City's Comprehensive Housing Strategy.</p>  |
| <p><b>3. Foster the creation of secondary suites</b></p>                                  | <p><b>2013-2016</b></p> <p>Pilot projects for laneway housing in Greens on Gardiner and Harbour Landing initiated. 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> <p>Research of best practices and lessons learned in laneway housing (Calgary, Saskatoon, Winnipeg, Edmonton and Vancouver) was completed.</p> <p>The Laneway and Garden Suite Guidelines and Pilot Project was approved by City Council in January of 2016. Following the approval, a request for proposals was issued with a total of six pilot sites in established neighbourhoods considered and approved by City Council in September of 2016. Currently, the pilot sites may submit their proposals for building permit consideration.</p> <p><b>2017</b></p> <p>A building permit was issued and construction was completed for one of the six approved infill laneway suites. Incentives for the creation of new secondary suites as part of the HIP has increased the number of suites in new and existing units. In total, 2017 Building Permit data shows that there were 121 permits issued for new secondary suites, 65 constructed as part of new single detached dwellings and 56 located within existing dwellings.</p> |
| <p><b>5. Develop policies to support the use of alternative development standards</b></p> | <p><b>2016</b></p> <p>Strategy will be considered with further implementation of the OCP and Zoning Bylaw review.</p>  |

| Strategy  | Notes/Update   |
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|   | <p><b>2017</b><br/> As part of Zone Forward, the existing development standards will be reviewed to ensure they are appropriate and supportive of current development trends. Consideration will be given to change the minimum lot frontage and maximum coverage requirements for certain forms of residential development. There will also be an assessment of the minimum parking requirements for apartments and housing for persons with special needs to determine whether these requirements can be reduced. A mechanism to allow the varying of minimum parking requirements for other types of development is also being explored.</p>  |
| <p><b>6. Implement a policy and process to prioritize affordable housing and special needs housing developments through the planning approval process</b></p>   | <p><b>2013-2016</b><br/> 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>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 Urban Planning Branch, previously 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> <p><b>2017</b><br/> No update.</p> |
| <p><b>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</b></p> | <p><b>2013-2016</b><br/> 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>  |

| Strategy   | Notes/Update  |
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|  | <p>Neighbourhood Planning Branch worked 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><b>2017</b><br/>See notes for Strategy 4.</p>  |
| <p><b>9. Advocate to federal and provincial governments for additional support for rental, affordable, and special needs housing</b></p> | <p><b>2013-2016</b><br/>The MHC serves to foster partnerships with other levels of government and includes representation from SHC. There continues to be ongoing conversations with other levels of government regarding housing support.</p> <p>City Administration communicates with SHC through quarterly meetings to understand changes in provincial programs and possible impacts on the City's programs and affordable housing development. City Administration is in contact with the Saskatchewan representative for CMHC to receive updates on federal housing programs.</p> <p>With the start of consultation for a NHS by the federal government, the members of the MHC and City Council were provided an opportunity to address items outlined in the CHS and to provide feedback on the development of a NHS as they affect the municipality. As part of the exercise, City Administration identified key themes and questions provided by the federal government to help guide the conversation. The discussion was summarized and submitted to the federal government in a letter from the Mayor.</p> <p>City Administration also encouraged members of the MHC and City Council to share the surveys with their colleagues and submit comments to the federal government on behalf of the organization they represent.</p> |

| Strategy  | Notes/Update   |
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|   | <p><b>2017</b><br/> City Administration followed progress on the NHS, which was released in November of 2017. Members of the MHC were provided with a summary of the NHS in February of 2018. More information on the NHS can be found on the federal government's website under "A Place to Call Home".</p>   |
| <p><b>11. Promote and assist landlords and others in accessing existing Provincial housing repair funding</b></p> | <p><b>2013-2016</b><br/> City Administration encourages landlords to contact SHC regarding housing repair programs. Funding for the Province's Rental Repair Program is allotted in cycles and is not always available. Current active provincial repair programs include the RDP. Other programs such as the RCI, Rental Repair Program and the Secondary Suite Program have been placed on hold. Ongoing, quarterly meetings with SHC are an opportunity to understand any new repair-related programs through the province.</p> <p>Best practise research on repair programs throughout Canada is ongoing.</p> <p><b>2017</b><br/> No update.</p> |
| <p><b>25. Develop and promote prototypes and pilot initiatives of innovative housing forms</b></p>                | <p><b>2013-2016</b><br/> Greens on Gardiner and Harbour Landing laneway suite pilot projects were approved in 2013 and 2014 respectively.</p> <p>In 2016, Laneway and Garden Suite Guidelines were approved and a request for proposals was issued with a total of six pilot sites in established neighbourhoods considered and approved.</p> <p><b>2017</b><br/> One of the six approved infill laneway suites was completed in 2017.</p>   |

| Strategy   | Notes/Update   |
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|  | <p>City Administration is considering removing the minimum dwelling size requirement from the Building Bylaw. If achieved, this could facilitate greater innovation in housing forms. New housing types would still be subject to meeting National Building Code requirements.</p>   |
| <p><b>31. Prepare an implementation plan for the Comprehensive Housing Strategy (CHS) and annual reports to monitor achievements and outline annual work plans</b></p> | <p><b>2013-2016</b><br/> Implementation Plan for the CHS was approved by City Council in June of 2013. Work plans are expanded and revised for each strategy as strategies progress. There will be an annual CHS implementation update (this document) to track progress and housing data based on the CHS Implementation Plan.</p> <p><b>2017</b><br/> CHS annual report (this document) continues to be used to track progress based on the CHS Implementation Plan.</p>   |
| <p><b>34. Update data in the CHS when the full 2011 Statistics Canada Census data is released, and adjust strategies as required</b></p>                               | <p><b>2013-2016</b><br/> Census data from 2011 is available and has been updated in CHS documents including a report to MHC and City Council in Q2 of 2014. Going forward, census data will be updated every five years as available.</p> <p>New Neighbourhood Profiles were released for Regina's 29 neighbourhoods based on 2011 Census data including demographic and land use data.</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 ongoing. Relevant data will be included in annual reports on the CHS.</p> |

| Strategy   | Notes/Update   |
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|  | <p><b>2017</b><br/>Custom data sets for 2016 Census data will be available in late spring 2018. Statistical updates included in the Appendix A - 2017 Annual Report includes city-wide housing data available for the 2016 Census.</p>   |
| <b>MEDIUM-TERM STRATEGIES</b>  |  |
| <p><b>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</b></p> | <p><b>2013-2016</b><br/>Strategy has not been initiated due to need for further work on the Zoning Bylaw review as part of the OCP implementation.</p> <p><b>2017</b><br/>At a future date, City Administration will consider whether to develop a standard operating procedure that would support an expedited review process for affordable housing projects. This Strategy aligns with the NHS released in November of 2017, which considers expedited rezoning as a form of municipal contribution for federally-funded affordable housing development.</p>                            |
| <p><b>8. Permit density bonusing and transfer of development rights (TDR) to increase the supply of affordable and special needs housing</b></p>   | <p><b>2013-2016</b><br/>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><b>2017</b><br/>Zone Forward conducted a review of TDR for possible inclusion in the new Zoning Bylaw. The review concluded that additional policy work is needed to identify whether there is a market for TDR and what the receiving areas should be permitted to accept as a density transfer; therefore, TDR will not be implemented at this time by means of Zone Forward.</p> |



| Strategy  | Notes/Update   |
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| <p>10. Monitor changes to the existing rental housing stock</p> | <p><b>2013-2016</b><br/> A monitoring system has been established for internal and external housing data.</p> <p><i>The Condominium Policy Bylaw</i>, which regulates the conversion of rental units to condominiums was updated in 2013-2014 to increase the vacancy rate percentage from two per cent to three per cent for two consecutive yearly reporting periods before the City Administration would consider a conversion. Other new requirements apply including a zone vacancy rate of three per cent and restrictions on conversion for units receiving housing incentives.</p> <p>In 2015, City Administration conducted a review of and revisions to the <i>Condominium Policy Bylaw</i>, which was approved by City Council in November of 2017. Revisions to the this 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 <i>Condominium Policy Bylaw</i> 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><b>2017</b><br/> Monitoring of internal and external housing data and statistics, as reported in Appendix A of the annual report, is ongoing. Data on rental vacancy rates and the rental housing market released by CMHC in December of each year is provided to the MHC in Q1 of each year.</p> |

| Strategy   | Notes/Update  |
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| <p><b>12. Advocate to the federal and provincial governments for additional support for the retention and regeneration of the existing housing stock</b></p> | <p><b>2013-2016</b><br/> This strategy will be considered with CHS Strategy 9 and Strategy 11 and ongoing communication with federal and provincial housing representatives. The Province currently has two programs that serve to retain/regenerate existing housing stock: the Homeowner Repair program for low-income homeowners and a component of the Rental Development Program, which includes funding for building Acquisition and Repair (A &amp; R).</p> <p><b>2017</b><br/> A NHS was released in November of 2017. The NHS includes financial commitments for renovations of existing units among other policy objectives.</p>  |
| <p><b>13. Develop a strategy for improving compliance with safety and property maintenance standards</b></p>   | <p><b>2013-2016</b><br/> Strategy will be considered with CHS Revised Strategy 15 and Strategy 33.</p> <p>The revised <i>Community Standards Bylaw</i> was approved and came into force on May 1, 2016. The Bylaw Enforcement Branch will be providing City Council with an update on process improvements as implementation continues.</p> <p>A new <i>Fire Bylaw</i> was presented to City Council in August of 2016 and it was determined that further stakeholder consultation would be undertaken with landlords and tenants on smoke alarm requirements in rental properties.</p> <p><b>2017</b><br/> Additional work was undertaken on the <i>Fire Bylaw</i> throughout 2017 with a new report expected in 2018. Members of the MHC heard a presentation on the City's Housing Standards Enforcement Team (HSET) at the December of 2017 meeting of MHC.</p> |

| Strategy   | Notes/Update   |
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| <p><b>15. Foster the creation of diverse and economical rental accommodations (Strategy updated in October 2013)</b></p> | <p><b>2013-2016</b><br/> 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 City Council on residential homestays went forward on November 27, 2014 resulting in a motion for the City Administration to report back in Q4 of 2015 outlining options for target licensing of rental properties in the R1-residential detached zone.</p> <p>A report on Residential Rental Licensing was presented to City Council in Spring of 2016. It was determined that a new residential rental licensing system would not be established and that rental property issues would be addressed through existing bylaws.</p> <p><b>2017</b><br/> Consideration is being given to reducing the required lot frontages for developments in residential zones through review of the Zoning Bylaw, which should result in lower development costs. Residential zones will also be consolidated, which will permit a greater diversity of housing forms within residential zones.</p> |
| <p><b>16. Facilitate the creation of additional apartment units through changes to the Zoning Bylaw</b></p>              | <p><b>2013-2016</b><br/> 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 Work Plan (IWP) and Zoning Bylaw Review will explore further options for housing diversity including additional apartment units.</p>  |

| Strategy   | Notes/Update  |
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|  | <p>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 were approved in September of 2016 as part of Laneway and Garden Suites Guidelines project.</p> <p><b>2017</b><br/>Changes are being considered to make apartments a permitted use in appropriate residential zones. Changes to the maximum height for apartments are also being considered to allow a greater number of units to be developed on a given site. There is consideration for further encouraging the inclusion of residential units within non-residential developments through changes to zoning standards that support the mixing of uses.</p>   |
| <p><b>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</b></p> | <p><b>2013-2016</b><br/>The OCP establishes an intensification rate of 30 per cent infill and 70 per cent greenfield development and 50 persons per/hectare for new developments. The infill and greenfield split is calculated annually as part of the annual report and implementation. In 2014 and 2015 the intensification rates were approximately 26 per cent and 12 per cent, respectively. In 2016, it the intensification rate for the city was reported as approximately 11 per cent. The cumulative intensification rate since the adoption of the OCP (2014-16) is approximately 17 per cent.</p> <p>As for rental vacancy rates, the CHS established a three percent vacancy rate, which was achieved in fall 2014. The CMHC Market Rental Report reported 5.4 per cent vacancy rate for Regina CMA in fall of 2015 and 5.5 per cent in fall of 2016. The City's tax exemption program for market rental units under the HIP and amendments to the <i>Condominium Policy Bylaw</i> have been critical in achieving three per cent vacancy.</p> |

| Strategy  | Notes/Update  |
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|   | <p><b>2017</b></p> <p>Ongoing monitoring of the infill/greenfield split and rental vacancy rates continue. In 2017, the intensification rate was 5 per cent, bringing the cumulative rate for 2014 - 2017 to 14 per cent. For affordable housing funded by the City's HIP, the infill/greenfield split was 40/60 based on unit numbers for 2017 funding commitments.</p> <p>The fall 2017 rental vacancy rate was reported as 7 per cent.</p> <p>Based on 2016 Census data, the housing diversity index (a measure of the variety of housing types), increased slightly to 0.54 compared to 0.51 based on 2011 data. Regina still lags behind other prairie cities for housing diversity. Additional housing data is available in Appendix A.</p>   |
| <p><b>19. Encourage the creation of accessible housing through Official Community Plan policy changes</b></p> | <p><b>2013-2016</b></p> <p>OCP Policies 8.15 and 8.16 were created to support housing for persons with specific needs:</p> <p><i>8.15 Work with stakeholders to create and preserve barrier-free housing and housing for persons with specific needs.</i></p> <p><i>8.16 Permit group care facilities in residential and mixed-use neighbourhoods.</i></p> <p>City Administration participated in stakeholder sessions to create a provincial a Disability Strategy, which may include additional requirements for accessibility in housing.</p> <p>Revisions to the HIP in 2015 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> |

| Strategy   | Notes/Update   |
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|  | <p><b>2017</b><br/>Zoning provisions that discourage the development of housing for persons with special needs, such as separation distance requirements, will be removed from the Zoning Bylaw thus enhancing the opportunities for additional accessible units.</p>  |
| <p><b>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</b></p> | <p><b>2013-2016</b><br/>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><b>2017</b><br/>Zoning provisions that discourage the development of housing for persons with special needs, such as separation distance requirements, will be removed from the Zoning Bylaw. Housing for persons with special needs will be classified in the same manner as other forms of housing. The minimum parking requirements for special needs housing will be reviewed to ensure that they are appropriate for the intensity of use.</p> |
| <p><b>21. Add a policy to the OCP to consult and work with Aboriginal groups to develop affordable housing</b></p>   | <p><b>2013-2016</b><br/>Current practice is to work with aboriginal groups and to consult stakeholders and partners through ongoing 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 MHC 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>  |

| Strategy  | Notes/Update  |
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|   | <p>As such, in 2015, non-profit housing providers including First Nations and Métis organizations were engaged as part of the consultation for revisions to the HIP.</p> <p>In March of 2016, Mayor Fougere motioned City Administration to report back to the Executive Committee by December 31, 2016 on potential actions that the City can adopt to aide in the work of the Truth and Reconciliation Commission's (TRC) Calls to Action. The TRC provides 94 Calls to Action to acknowledge and address the historical trauma inflicted against Indigenous people of Canada as a result of the Indian Residential School System.</p> <p><b>2017</b><br/>A progress report (CR17-3) was provided to City Council regarding the TRC in January of 2017 and a second report on the TRC to Executive Committee in September of 2017.</p> <p>Funding was committed to an 11-unit rental development project by Gabriel Housing Corporation at 3876 Rae Street.</p> |
| <p><b>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</b></p> | <p><b>2016</b><br/>Need for a policy needs further evaluation and may be considered as part of the Zoning Bylaw Review.</p> <p><b>2017</b><br/>No update.</p>   |
| <p><b>23. Define attainable and affordable housing in the Official Community Plan</b></p>   | <p><b>2013-2016</b><br/>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>  |

| Strategy  | Notes/Update   |
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|   | <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>Revision to the HIP in 2015, 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> <p><b>2017</b><br/>No update.</p> |
| <p><b>24. Define an adequate land supply in the Official Community Plan</b></p>   | <p><b>2013-2016</b><br/>The OCP growth plan and annexation define adequate land supply to support projected growth. A Phasing and Financing Plan was established and approved in 2015 in conjunction with revised Servicing Agreement Fees (SAFs) to guide future development in a financially sustainable manner.</p> <p><b>2017</b><br/>No update.</p>   |
| <p><b>27. Continue to support housing and homelessness initiatives through the Community Investment Grants Program and identify ways to allocate funding for maximum community impact</b></p> | <p><b>2013-2016</b><br/>Community Investment Grants fund organizations that provide community and social development programs and services, such as shelters and transitional housing supports.<br/>Between 2013 and 2015, the City provided \$432,424 in Community Investment Grants.</p>   |



| Strategy  | Notes/Update   |
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|   | <p>In 2016, \$152,587 was allocated to organizations involved with housing including Oxford House Society of Regina Inc., SOFIA Housing, YWCA, Regina Transition Women's Society, Hope's Home Incorporated and Carmichael Outreach Incorporated.</p> <p><b>2017</b><br/> \$317,937 was allocated to organizations involved with housing and homelessness including SOFIA Housing, Oxford House, Regina Transition House and Carmichael Outreach. Funding also included support services that serve those who are homeless or at risk of homelessness including Mobile Crisis Services and Regina Treaty/Status Indian Services.</p>  |
| <p><b>28. Continue to play a lead role in the federal government's Homelessness Partnering Strategy (HPS) by preparing the Community Plan to Address Homelessness</b></p> | <p><b>2013-2016</b><br/> HPS work is ongoing. 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>HPS priorities in 2015 included completing a Point in Time (PIT) Count on homelessness and developing a Housing First model for Regina. In May 2015, 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) 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. The model for Regina is based on extensive community consultations.</p> |

| Strategy   | Notes/Update  |
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|  | <p>In January of 2016, the Housing First model and implementation plan was released. Phoenix Residential Society was selected as the successful proponent to implement Regina's first Housing First program and awarded over \$400,000 in federal funds.</p> <p>Additional 2016 federal funds were allocated to organizations for capital projects and to deliver housing and support services, the initiation of a Rapid Rehousing program to house individuals experiencing episodic homelessness and with moderate needs, and securing the services of an evaluator to evaluate Regina's efforts and to grow the Housing First Program.</p> <p><b>2017</b><br/> Approximately \$1.7 million in federal funding was awarded to organizations involved in addressing homelessness including \$700,000 in funding for a Housing First Program. Initial results were released for the first year of Regina's Housing First Program, which demonstrated an estimated \$1.9 million in cost savings and 26 individuals permanently housed with no return to homelessness. Members of the Housing Commission were provided an update on 2017 homelessness actions in March of 2018.</p> <p>The City provided \$60,000 towards a Plan to End Homelessness for Regina, which will commence in early 2018.</p> |
| <p><b>30. Support the redevelopment of brownfields, greyfields and bluefields for affordable housing development</b></p> | <p><b>2013-2016</b><br/> Brownfield development research was contracted 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 IWP.</p> <p>As part of the implementation of the IWP and intensification policies of the OCP, the Neighbourhood Planning Branch conducted scoping in 2015 for the ULS to research barriers for infill and development of under-utilized land such as vacant lots, brownfields and bluefields (former institutional sites).</p>   |

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|   | <p>In 2016, \$115,000 to complete the ULS was approved as part of the 2017 City budget. The project is expected to commence in 2017.</p> <p><b>2017</b><br/>A consultant was retained to complete the Underutilized Land Study (ULS) and significant progress was made in completing the Study including creating an Underutilized Land Inventory and engaging with the local development industry on what the City can do to better encourage new investment in brownfield and bluefield properties. The Study is anticipated to be completed in 2018.</p>   |
| <p><b>32. Consolidate the City's housing functions, build the capacity of staff related to housing and dedicate staff time to housing facilitation</b></p>          | <p><b>2013-2016</b><br/>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>In 2016, CHS administration and implementation was supported by a Senior City Planner, a City Planner I and a Clerk Typist V or equivalent. Capacity for housing work was reduced due to secondment of a second Senior City Planner as Acting Manager. All positions are within the operating budget of the Urban Planning Branch.</p> <p><b>2017</b><br/>Staffing for implementation of the Housing Strategy was significantly reduced to less than 1 Full-time equivalent (FTE) in 2017 due to budget constraints and reallocation of resources to other priority work.</p> |
| <p><b>33. Prepare educational materials and engage in educational outreach about the full range of housing and related funding programs available in Regina</b></p> | <p><b>2013-2016</b><br/>Regina.ca has been updated with new housing policy information and the designregina.ca website includes links to all CHS documents. Background documents and housing data information is updated on this site as available. A Housing Incentives brochure has been created and is available at City Hall.</p>   |

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|   | <p>In 2015, consultation sessions were held as part of the review of the 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> <p>On an ongoing basis, city staff engage with new and existing affordable housing providers, offering guidance regarding the HIP application process as well as discussing proposed plans for development.</p> <p><b>2017</b><br/>Updated information on the revised HIP was added to the City's housing webpage. Staff met with housing developers and responded to Service Requests on a regular basis to communicate the City's housing programs.</p> |
| <p><b>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</b></p> | <p><b>2013-2016</b><br/>The MHC 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 sit on the CAB of the HPS. The CAB 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.</p> <p>The Cold Weather Strategy was in place for the winter 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>   |

| Strategy  | Notes/Update   |
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|   | <p><b>2017</b><br/>No update.</p>  |
| <p>36. Over time update long-range planning documents to be consistent with the Comprehensive Housing Strategy</p>  | <p><b>2013-2016</b><br/>Ongoing.</p> <p><b>2017</b><br/>Strategies of the CHS considered as part of the scoping of the review of the Zoning Bylaw.</p>   |
| <b>LONG -TERM STRATEGIES</b>  |  |
| <p>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> | <p><b>2013-2016</b><br/>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. Discussions with the Province are ongoing to understand provincial repair programs. Based on analysis of the housing situation, the City could consider partnering with the provincial program.</p> <p>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 is available in inner city neighbourhoods and is meant to contribute to the quality of housing by bringing basement suites up to building code requirements. Currently the capital funding under the provincial RCI, Rental Repair Program and the Secondary Suite Program has been placed on hold.</p> |

| Strategy  | Notes/Update  |
|---|---|
|   | <p>Research on other municipal repair programs is ongoing for Strategy 11.</p> <p><b>2017</b><br/>Programs and funding from the NHS released in November of 2017 include a focus on the renovation of existing affordable housing units.</p>  |
| <p><b>26. Support a community outreach initiative to demonstrate the benefits and opportunities of increased density and diversity</b></p>                                  | <p><b>2013-2016</b><br/>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 IWP to prepare the community for the future discussions of intensification.</p> <p>In 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> <p><b>2017</b><br/>Work on the ULS includes consultation related to increasing development on underutilized sites with a focus on existing areas of the city.</p> |
| <p><b>29. Strengthen Official Community Plan (OCP) policies related to encouraging a mix of land uses, walkable neighbourhoods, and access to public transportation</b></p> | <p><b>2013-2016</b><br/>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>This topic is considered as part of the IWP and will be a consideration of future Neighbourhood and Corridor Plans.</p> <p><b>2017</b><br/>City Administration began the search for a one-year term position for a Transportation Master Plan Coordinator with a staff member to begin in early 2018.</p>   |

*Strategies removed:*

**Strategy 18.** Add a policy to the OCP 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 2017



The measures in this scorecard were developed in the HSIP, approved by City Council in June of 2013. An annual update on the CHS 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><u>Target:</u> Increase percentage of rentals to 30 per cent of total building starts.</p> <p><i>Background: Purpose built rentals for 2011 and 2012 were 18 per cent of total starts yet the split of households who rent versus ownership tenure was 32 per cent to 68 per cent, thus more rental units are needed in proportion to total starts.</i></p> <p><i>For 2013 and 2014, rental starts were 24 and 41 per cent. Purpose-built rental reached 45 per cent of housing starts for the CMA in 2015 and then declined to 30 per cent in 2016.</i></p> | <p><b>2017</b></p> <p>The number of rental starts was 752 units or 39 per cent of all housing starts for the CMA, 42 per cent for the city, an increase over 2016 and above the target of 30 per cent.</p> |    |
|   | Strategies 1, 2, 3, 4, 5, 7, 8, 9 | Increase percentage of multi-unit buildings as   | <p><u>Target:</u> Multi-unit buildings make up 55 per cent or more of all annual starts; multi-unit includes</p>  | <p><b>2017</b></p> <p>Multi-unit buildings make up 70 per cent of all housing starts for the city.</p>   |  |




| Issue/Goal   | Strategies                           | Intended Outcome  | Target  | Progress towards goal   | Status  |
|--|--------------------------------------|---|---|---|---|
|  |                                      | percentage of total housing starts (trend towards multi-unit and semi-detached) | <p>townhouses and other attached or semi-detached units.</p> <p><i>Background: In 2015, multi-unit housing starts reached a high 73 per cent, then declined to 61 per cent in 2016.</i></p> <p><i>In 2016, multi-unit housing starts saw a slight decline from previous years at 61 per cent for the city.</i></p>  |   |   |
| 1. Inadequate Supply of Rental and Affordable Housing (cont'd) | Strategies 1, 2, 3, 4, 5, 6, 7, 8, 9 | Increase in vacancy (3 per cent by 2017).                                       | <p><u>Target:</u> Rental vacancy rate of 3 per cent.</p> <p><i>Background: Vacancy rate was 1 per cent in fall 2012 and 1.8 per cent in fall 2013..</i></p> <p><i>By the 2014 Fall CMHC Report, vacancy rates had reached 3 per cent for the first time since 2006.</i></p> <p><i>A vacancy rate of 5.5 per cent was reported in the 2016 Fall CMHC Report.</i></p> | <p><b>2017</b></p> <p>A vacancy rate of 7 per cent was reported for the CMA in the 2017 Fall CMHC Report.</p>   |    |
| 2. Poor Condition of Existing Housing Stock                    | Strategies 10, 11, 12, 13, 14        | Reinvestment in existing housing stock.   | <p><u>Target:</u> Evidence of reinvestment in existing housing stock through referral to and uptake in applications to SHC rental repair program (RRAP program).</p>  | <p><b>2017</b></p> <p>The Residential Rehabilitation Assistance Program (RRAP) administered through the Province has been on hold since 2014. The</p> |  |



| Issue/Goal | Strategies | Intended Outcome | Target   | Progress towards goal   | Status |
|------------|------------|------------------|--|---|--------|
|            |            |                  | <p>Market solutions contribute to reinvestment such as the renovation of non-residential and incentives for 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.</i></p> <p><i>Best practise research on municipal repair programs throughout Canada was done in 2014.</i></p> <p><i>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 12 apartment buildings identified in the Municipal Heritage Holding Bylaw and eight buildings listed as Municipal Heritage Properties. In 2016, the Frontenac apartment building in the downtown received approval through Heritage Building</i></p> | <p>Province has two programs for home repair for low-income homeowners: the <i>Emergency Home Repairs Program</i> and the <i>Home Repair Program</i> for accessibility.</p> <p>No residential projects applied for heritage incentives in 2017.</p> |        |

| Issue/Goal   | Strategies                            | Intended Outcome  | Target  | Progress towards goal   | Status  |
|--|---------------------------------------|---|---|---|---|
|  |                                       |   | <i>Rehabilitation Program thus retaining 42 units rental units.</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><u>Target:</u> 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 per cent of private dwellings. This is an increase of dwelling requiring repairs by 1.3 per cent from the 2006 Census data.</i></p> <p><i>For renovations, there were 739 permit applications in 2016.<sup>1</sup></i></p> | <p><b>2017</b></p> <p>The 2016 Census data reports units in need of major repair comprised 7.1 per cent (6,775 units) of housing. This is a decrease from 2011 Census data in percentage and number.</p> <p>Building permit applications for renovations<sup>2</sup> of residential buildings remained relatively consistent with 2016. There were a total of 772 permit applications in for renovations in 2017.</p> |    |
| 3. Lack of Diversity of Housing Options, Including Housing for | Strategies 15, 16, 19, 20, 21, 25, 26 | Innovative housing models.  | <p><u>Target:</u> 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</i></p>  | <p><b>2017</b></p> <p>One laneway suite as part of the infill pilot project was completed.</p>  |  |


<sup>1</sup> 2016 building permit counts were adjusted for accuracy.


<sup>2</sup> 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 or basement developments.

| Issue/Goal  | Strategies                                    | Intended Outcome  | Target  | Progress towards goal  | Status  |
|---|---|---|---|--|---|
| Distinct and Special Needs Groups   |   |   | <p><i>project in greenfield neighbourhoods. 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><i>The Laneway and Garden Suites Guidelines and Pilot Project and six pilot sites in established neighbourhoods were approved by City Council in 2016.</i></p>   |  |   |
| 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. | <p><u>Target:</u> Increase diversity of housing types within new housing developments; target to be at least 50 per cent of new developments are a housing type other than single-family detached (was 58 per cent in 2012).</p> <p><i>Background: In 2016, (Single-family detached) SFD starts were 39 per cent of all starts (541 units).</i></p> <p><i>Multi-unit housing starts consisted of 12 per cent Semi-detached, 13 per cent Row Housing and 36 per cent Apartments.</i></p> | <p><b>2017</b></p> <p>For the city proper, SFD starts were 30 per cent, a decline from 2016 in percentage and overall numbers (531 units). This is still significant given that according to 2016 Census data 65 percentage of all housing in Regina is SFD.</p> <p>The multi-unit housing starts for the city consisted of 11.3 per cent Semi-detached, 13.8 per cent Row Housing and 45.1 per cent Apartments.</p> |  |

| Issue/Goal  | Strategies  | Intended Outcome   | Target  | Progress towards goal   | Status  |
|---|---|--|---|---|---|
|   | Strategies 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 | Housing options for vulnerable population groups including Aboriginal, Homeless, Transitional and Special Needs. | <p><u>Target:</u> Encourage and increase housing to address vulnerable population groups including Aboriginal, Homeless, Transitional and Special Needs.</p> <p><i>Background: Housing Incentives Policy (HIP) provides capital grants to affordable rental units with rents established as 30 per cent of gross income using the provincial Saskatchewan Household Income Maximums based on unit size.</i></p> <p><i>In 2016, Capital grant commitment were significantly lower than previous years for below market and affordable rental units, accounting for only 11 of 169.</i></p> | <p><b>2017</b></p> <p>Of the 151 units of affordable housing with committed funded through the HIP in 2017, 60 units are affordable rental development, a positive increase in applications and funding for affordable rental development.</p> <p>Funding commitments in 2017 include a Humanitarian Service Facility proposed by Soul's Harbour Mission including 16 accessible, affordable residential units and an emergency shelter for up to 24 men as well as a free clothing store, soup kitchen, volunteer offices, day care centre and donation area. Funding was also committed to an 11-unit housing affordable rental development by Gabriel Housing, which will include on-site support for the residents.</p> |    |
| 4. Need to Create Complete Communities and Sustainable Neighbourhoods | Strategies 1, 29, 30                              | Create complete communities across the City with access to services, amenities and public transit                | <p><u>Target:</u> Strengthen Official Community Plan policies to create complete communities</p>  | <p><b>2017</b></p> <p>To evaluate the increase in the completeness of communities (e.g. transit service, services, age-friendly measures, etc.), more time is</p>   |  |

| Issue/Goal   | Strategies        | Intended Outcome  | Target  | Progress towards goal   | Status  |
|--|-------------------|---|---|---|---|
| with Access to Services  |                   | and mobility options  |   | needed for the implementation of the OCP.   |   |
| 4. Need to Create Complete Communities and Sustainable Neighbourhoods with Access to Services and Amenities (cont'd) |                   |   | <u>Target:</u> Increase or encourage mixed-use development.   | <b>2017</b><br>Mixed use developments proposed in 2017 include the Humanitarian Service Facility proposed by Soul's Harbour Mission which includes 16 accessible, affordable residential units and an emergency shelter for up to 24 men as well as a free clothing store, soup kitchen, volunteer offices, day care centre and donation area. Data for all mixed-use projects not funded under HIP was not available at the time of this report. |    |
|  | Strategies 23, 26 | Better public understanding and support for housing density and diversity | <u>Target:</u> Community engagement and outreach activities to demonstrate benefits of density and diversity.<br><br><i>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.</i> | <b>2017</b><br>No update.   |  |

| Issue/Goal  | Strategies                        | Intended Outcome  | Target  | Progress towards goal  | Status  |
|---|-----------------------------------|---|---|--|---|
|   |                                   |   | <p><i>Presentations featured lessons learned from other municipalities in the planning and development of infill and affordable housing.</i></p> <p><i>The City continued its focus on housing diversity in 2016 including a public engagement session pertaining to the Laneway and Garden Suite Pilot Project for established neighbourhoods.</i></p> |  |   |
| 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><u>Target:</u> Increase in uptake in federal and provincial housing programs.</p> <p><i>Background: The City's HIP is designed to complement provincial housing programs.</i></p>  | <p><b>2017</b></p> <p>Currently the Province offers a key program supporting affordable rental housing needs in the City, the Rental Development Program.</p> <p>The NHS was released by the federal government in November of 2017 with a focus on the renovation of existing affordable housing units and funding for the development of new affordable units. Eligibility for increased federal funding will be governed by new requirements for sustainability, accessibility and affordability as outlined in the NHS. Additional program details will be released in 2018.</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 (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. | <p><u>Target:</u> 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> <p><i>Background: A new interactive map was created for regina.ca allowing housing providers to search for housing incentives eligibility based on property address and housing type.</i></p> <p><i>The HIP brochure and application documents are available on-line and on 9<sup>th</sup> floor for customers.</i></p> | <p><b>2017</b></p> <p>Regina.ca has been updated with current HIP information and all CHS documents are available at designregina.ca.</p> <p>Outreach techniques are consistently updated to find new ways of providing information to developers, and residents.</p> |  |

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April 11, 2018

To: Members  
Mayor's Housing Commission

Re: Zone Forward

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**RECOMMENDATION**

That this communication be received and filed.

**BACKGROUND**

The Mayor's Housing Commission requested that the City Administration provide an update on the Zone Bylaw Review Project - Zone Forward. At the Commission's meeting on April 11, 2018, Diana Hawryluk, Executive Director, City Planning and Development; Louise Folk, Director, Development Services and Lauren Miller, Manager, City Projects; will provide an overview of Zone Forward and the work planned for 2018.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Louise Folk", with a stylized, flowing script.

Louise Folk  
Director, Development Services

c: Diana Hawryluk, Executive Director, City Planning & Development  
Lauren Miller, Manager, City Projects

April 11, 2018

To: Members  
Mayor's Housing Commission

Re: Presentation on Homelessness in Regina

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RECOMMENDATION

That this communication be received and filed.

BACKGROUND

The purpose of this communication is to provide an update on the work being done in Regina to reduce and end homelessness. Members of the Community Entity for the federal Homelessness Partnering Strategy (HPS), the YMCA, will provide a presentation to the Mayor's Housing Commission. Members of the YMCA will be available to answer questions after the presentation.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Shauna Bzdel', is written over a light blue horizontal line.

Shauna Bzdel Director, Planning

JB

C: Diana Hawryluk, Executive Director, Planning & Development  
Shanie Leugner, Manager, Urban Planning  
Jennifer Barrett, A/Manager, Urban Planning  
Charlie Toman, Senior City Planner