

Table 1 - Feedback from Stakeholder Engagement Session

	Suggestion	Administration’s Response
Non-Profit Housing Providers	Grant and Tax Exemptions – Participants agreed that the City’s grant and tax abatement is paramount in providing core housing needs to clients and should be reconsidered to cover the purchase of existing property.	Not recommended – City Administration recommend that the HIP be used to incentive the capital costs of constructing and/or repairing affordable housing, not for the purchase of land.
	Program deliverers versus clients – Another solution highlighted by the non-profit housing providers is the need for an amendment on the issue of not providing grants to cover rentals to program deliverers.	Agreed - The recommended HIP amendment includes allowing capital grants to be provided where the housing provider rents units to a service provide who in turn provide the units to low income households.
	Outstanding Utilities – Outstanding utilities of clients should not be downloaded to affordable housing providers.	Under consideration - City Administration is currently investigating this request with water/wastewater staff and will report back to the Mayor’s Housing Commission.
	Capital Funding – Participant believed capital funding should be provided at the beginning or phased throughout the project to help secure financing.	Under consideration - Up front funding can pose a risk in the situation where the housing development is not completed or fails to meet the programs criteria following occupancy. City Administration is currently investigating this request with Legal Services and will report back to the Mayor’s Housing Commission.
	Letter of Support – The City should be willing to provide letters of support for affordable housing projects because it will assist with securing provincial and federal funding as well as bank financing.	Agreed - Upon request City Administration has provided letters to upper levels of government stating that affordable housing projects are supported under the HIP and/or the Comprehensive Housing Strategy. City Administration will update its housing incentive application forms and website to clarify that these letters are available upon request.
	Coordination between all levels of government – Participants believed there is a need for better integration between all levels of government. This way, programs can be stacked so that the cumulative investment by government drives the rents down.	Agreed - City Administration meet regularly with Provincial and Federal to discuss alignment of affordable housing programs with the HIP. The recommended HIP amendment includes the creation of a rental repair program to align with the Federal Government’s National Housing Co-Investment Fund. Administration will continue to look for alignment with upper levels of government.
	Government to provide support services around housing – Participants indicated the need for the government to support initiatives that provide support services to renters such as Housing First.	Not recommended - Direct social assistance programs are the responsibility of the Provincial and Federal Governments. The recommend HIP amendment does include a grant for the capital costs of including on-site support suite for use by support organizations.

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	Other partnerships – Participants highlighted the need for groups to work better together in providing affordable housing such as group purchasing, and resource sharing to reduce cost.	Agreed.
	Affordable Rents – Participants identified the need for unconventional housing structures such as co-housing. Also, participants mentioned the need for repair grants and not only grants for new developments or developing smaller units (micro suites).	Agreed - City Administration continuously review and recommend updates to the HIP to reflect current housing needs and changes in the housing sector. Where a new affordable housing form is proposed that does not meet current HIP criteria but addresses a critical housing need, City Administration would take it into consideration and where appropriate submit the report to the Mayor’s Housing Commission for direction. For example, the recommended HIP amendment includes the creation of a Rental Repair Tax Exemption program.
	Support Social enterprise – Participants mentioned cross subsidizing the rental with for profit portions of the non-profit organizations.	Not recommended - The HIP cannot be used to incentives non-residential construction. Note that there may be other incentives or supports available for non-residential portion of a project which an Applicant could stack with HIP incentives.
Private Sector Developers	Year-round access to funding for private developers - Participants highlighted the need to make funding available to private developer all year round rather than beginning on November 1. Participants were also interested in the government increasing the number of grants available to the private developers.	<p>Agreed - In response to this suggestion the recommended HIP amendment does move the date from November 1 to August 1st so that private sector applicants will not have to wait until the end of the year to receive a funding decision.</p> <p>However, administration do not recommend providing year-round access to funding for private sector developers as it removes the ability to prioritize funding should the number of eligible applications exceed available funding in a year.</p> <p>The HIP currently has a cap on the number of grants available for both private sector and non-profit housing providers. These caps are required to ensure that annual funding spread out to multiple housing providers/projects each year. Administration do not recommend adjusting these caps at this time.</p>
	Scorecard Criteria – Participants indicated that the recent change in the scorecard criteria poses a barrier to developing	Not recommended - Note that the City has never refused an application for failing to achieve the minimum required score on the scorecard.

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	units. They highlighted the need to make the scorecard flexible and accessible to a larger group of developers. Also participants suggested a separation of the scorecard for rental and ownerships.	
	Support Services Funding – Participants indicated the need for the government to provide access to funding support services for clients.	Not recommended - Direct social assistance programs are the responsibility of the Provincial and Federal Governments. The recommend HIP amendment does include a grant for the capital costs of including on-site support suite for use by support organizations
	Co-fund model – Participants suggested introducing a co-funding model between the developer and the City to fund affordable housing such as the PEAK program in Alberta.	Agreed - City Administration continuously looks for opportunities to use the HIP to leverage Provincial and Federal funding. Note that the PEAK program is a partnership between a local developer, Provincial and Federal Government.
	Exempt Infill Levy – Participants mentioned that in order to attract new infill developers for affordable housing, the City could exempt the infill levy for those developers.	Agreed - The recommended HIP amendment includes a rebate of the Intensification Levy for new affordable housing developments
	Alignment of City Internal Services – Participants identified the delay on grant application due to delay in approval of permits within different arms of the City.	Agreed – City Administration are currently exploring options to expediate the review of affordable housing permit applications.

Table 2 - Feedback from Stakeholder on Proposed Amendments

	Comment	Administration's Response
	<p>Suspension of Affordable Home Ownership Program – Concern from home builders that the proposed suspension undersells the importance of the City's contribution in enabling households to overcome the challenges in saving a down-payment to buy their first home.</p>	<p>The Affordable Home Ownership Capital Grant Program was opened up to Private Sector developers in 2012 in order to increase the supply of entry level housing in the face of housing shortage. As discussed in the report there is currently an ample supply of entry level housing available on the market.</p> <p>The recommended suspension of this program is also appropriate at this time as Regina has one of the highest rates of home ownership and lowest rate of ownership unaffordability among prairie cities. In addition, in recent years approximately 60% of capital funding has been committed to home ownership units. A reduction in this program is required to offset the funding required for the Intensification Levy Rebate & grant for on-site support spaces.</p>
	<p>Proposed two-year completion timeline – Concern from home builders that this timeline does not take into account shifting market conditions which may delay a project's completion.</p>	<p>The proposed policy provides flexibility to the Executive Director to provide extensions for applicants where market conditions have slowed, or other unforeseen factors result in a delay a projects completion.</p>