

North Ridge Development Corporation
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January 28, 2020

To: Office of the City Clerk, City of Regina

Re: Housing Incentives Policy – Affordable Home Ownership Capital Grant Program

I am writing on behalf of North Ridge to formally request that the administration consider increasing the HIP allocation limit for 2019. This request would be to accommodate our applications on our Caturra, Merlot, and Mills projects. With this potentially being the last year for greenfield capital grants, we were anticipating an approval of our requests considering the transitional state of the program. To put this into perspective, our Mills project in Hawkstone has almost exclusively been sold with the use of these grants and without them we are going to have a significant challenge to occupy the remaining 18 units.

Further to this, the projects noted above continue to be in alignment with the City of Regina's OCP and CHS by:

- Increasing the supply of attainable homes for families in multiple neighbourhoods
- Achieving the City's intensification target of 30%. Our Caturra project was the redevelopment of the old Stewart Russell School site, which added 56 new townhomes to the existing Glencairn community.
- Providing a diverse homeownership option for recent immigrants, single individuals, seniors, and lone parent households.
- Providing good access to public transit and other forms of active transportation. Our Mills project has a Bikeshare program available to the project residents.

We understand that there is limited funding available to be put toward these types of programs. However, it was a surprise to learn that our applications were denied due to an oversubscription of the HIP, given that the program has never reached its annual limit in previous years.

We are wondering if it would be possible to explore increasing the 2019 limit using pre-existing allocated HIP funds or any past surplus reserves. In this year's HIP review, it stated that there were 109 unused ownership grants remaining as of September 30, 2019. Apart from North Ridge and Porchlight Developments, we are unaware of another developer who is actively marketing this program. Perhaps some of these unused grants are allocated to units that have been rented or cancelled altogether, which would indicate that they would no longer be able to utilize the funding. If this were the case, would it be possible to re-allocate these funds to other developers that have applied for the capital grant program this year?

We are hopeful that this could be a potential solution that would be satisfactory for all parties, as having funds designated to projects that will not be able to utilize them does not meet the intent of the program or serve the intended recipients.

North Ridge has been a long-time supporter of the capital grant program and can attest to its success. We hope that our request will be taken under consideration for this transitional year.

If you are open for further discussion, we would be willing to meet with you and your team at your convenience.

Thank you for your consideration and ongoing support,



Freya Marchuk
Operations Manager
North Ridge Development Corporation