

**APPENDIX B: COMPREHENSIVE HOUSING STRATEGY – IMPLEMENTATION UPDATE**

Strategy	Notes/Update
<b>SHORT TERM STRATEGIES</b>	
<p><b>1. Refine current property tax and capital incentives to target the issue of insufficient supply of rental and affordable housing</b></p>	<p><b>2013-2018</b>                      Since 2013, the Housing Incentives Policy (HIP) has undergone several amendments, with a focus on increasing the policy’s effectiveness to address housing needs in terms of affordable rental, housing conditions and supply. Notable improvements include the establishment of a scorecard for capital incentives in 2013, prioritization of affordable rental units in key geographic areas in need of revitalization in 2015, and the implementation of a new HIP in January 2016, which increased capital grant amounts for affordable rental development; reduced capital grants for homeownership units; and, reduced tax exemptions for market rental development in outlying areas of the city due to increasing rental vacancy rates.</p> <p>Minor revisions were made to HIP in 2017 to better align criteria with policy objectives. Highlighted changes included refining the definition of a non-profit corporation, improve funding priority for affordable rental development, refining the definition of an Assisted Care Rental Unit, and updating the eligibility criteria for two-unit rental developments.</p> <p><b>2019</b>                      City Administration recommended several amendments to the HIP to focus incentives towards rental and affordable housing that is not currently being supplied by the market, including an Intensification Levy Rebate, a rental repair tax exemption program for existing units, expanding tax incentives for new owner occupied dwellings in North Central &amp; Heritage and providing a capital grant for new affordable housing that includes on-site supports. These amendments were approved by City Council in January 2020.</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>2013-2018</b>                      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 added a total of 22 units during 2015-2017.</p> <p>The Southeast Neighbourhood Plan (SENP), which includes a section of City-owned land, was first presented to Council in September 2016 and approved in 2017. The plan includes provisions calling for diverse and alternative forms of housing for the area as well as</p>

Strategy	Notes/Update
	<p>rental, affordable and special need housing, where applicable, in accordance with the City's Comprehensive Housing Strategy.</p> <p><b>2019</b> In January 2019 City Council approved a donation of the former Victoria Public School site and Lucy Eley Park valued at \$2 million to the YWCA for their new facility which will include supportive housing units.</p>
<p><b>3. Foster the creation of secondary suites</b></p>	<p><b>2013-2018</b> Revisions to the HIP in 2013 introduced a tax incentive of 25 per cent of the property tax for a suite added to an owner-occupied home. Based on building permit applications, approximately 281 new secondary suites were added to the housing stock between 2014-2017.</p> <p>During this period, three pilot projects were initiated to support the creation of laneway suites as a new form of secondary suite in Regina. The first laneway suites were piloted in select areas within Greens on Gardiner and Harbour Landing. The Laneway and Garden Suite Guidelines for established neighbourhoods and pilot project for six infill laneway and garden suites were approved by Council January 2016. In 2017, one of the six infill units was completed.</p> <p><b>2019</b> A total of 24 building permit applications were included for secondary suites in 2019, 15 of which were located within established neighbourhoods.</p>
<p><b>5. Develop policies to support the use of alternative development standards</b></p>	<p><b>2017-2018</b> As part of Zone Forward (review of the Zoning Bylaw), the existing developments standards were reviewed to ensure they are appropriate and supportive of current development trends. Considerations included but were not limited to the minimum lot frontage and maximum coverage requirements for certain housing forms as well as minimum parking requirements for apartments and housing for persons with special needs.</p> <p><b>2019</b> City Council approved Zoning Bylaw, 2019 (Zone Forward) which:</p> <ul style="list-style-type: none"> <li>• Removing separation requirements when establishing new Group Care Homes and allowing them in all residential and mixed-use zones as a right.</li> </ul>

Strategy	Notes/Update
	<ul style="list-style-type: none"> <li>• Reducing the minimum parking requirements for new Group Care Homes and apartments (stacked buildings containing five or more units).</li> <li>• Allowing for a reduction in minimum parking requirements where a development is located close to transit.</li> <li>• Allowing for more diverse housing types by permitting the development of multi-unit residential buildings in more areas of the City.</li> </ul>
<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>2013-2018</b> In 2015, an updated scorecard for HIP aided to prioritize funding where housing need is greatest, namely affordable rental units.</p> <p>Administration continues to identify opportunities for proposed developments with the potential to meet HIP eligibility through the development review process.</p> <p><b>2019</b> City Administration is investigating how prioritizing of affordable housing development applications can be implemented through the City’s new integrated planning and building software. Improved processes are expected to be finalized and implemented in 2020.</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>2013-2019</b> Research was done on potential large investments and employment in Regina and surrounding area that would affect housing need.</p>
<p><b>9. Advocate to federal and provincial governments for additional support for rental, affordable, and special needs housing</b></p>	<p><b>2013-2018</b> The Mayor’s Housing Commission (MHC) serves to foster partnerships with other levels of government and includes representation from Saskatchewan Housing Corporation (SHC).</p> <p>In 2017, consultation was completed for the National Housing Strategy (NHS) by the federal government. Members of the MHC and 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. A summary of feedback was submitted to the federal government from the Mayor. Members of the MHC and Council were also encouraged to share the surveys with their colleagues and submit comments to the federal government on behalf of the organizations they represent.</p>

Strategy	Notes/Update
	<p><b>2019</b> Administration communicates regularly with SHC through quarterly meetings to understand changes in provincial programs and possible impacts on the City’s programs and affordable housing development. Since the release of the National Housing Strategy, Administration is also in regular contact with representatives from CMHC to discuss how local housing providers can access Federal housing programs.</p>
<p><b>11. Promote and assist landlords and others in accessing existing Provincial housing repair funding</b></p>	<p><b>2013-2018</b> The Administration encourages landlords to contact Saskatchewan Housing Corporation (SHC) regarding housing repair programs. Ongoing, quarterly meetings with SHC are an opportunity to understand any new housing programs through the province.</p> <p>In addition to the Rental Development Program (RDP), the provincial government also provides funding to support property and land owners of core housing needs, including the Emergency Home Repair Program, the Home Repair Program and the Shelter Enhancement Program.</p> <p><b>2019</b> In 2019 the Government of Saskatchewan launched the Co-Investment Program to complement the Federal Government’s National Housing Co-Investment Fund. The new Provincial program provides 10-year forgivable loans of up to \$27,000/unit for the development of new or repair of existing rental units that are provided at below market rental rates.</p> <p>As part of the comprehensive HIP review, City Administration recommended the creation of a rental repair tax exemption program to assist local landlords leverage new funding available through the National Housing Co-investment fund for rental repairs. This new tax incentive program may also encourage landlords to apply under Provincial housing repair programs.</p>
<p><b>25. Develop and promote prototypes and pilot initiatives of innovative housing forms</b></p>	<p><b>2013-2018</b> 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. One of the six approved infill laneway suites was completed in 2017.</p>

Strategy	Notes/Update
	<p><b>2019</b> City Administration has had discussions and provided a letter of support to local housing advocate Jeremy Parnes on the creation of a non-profit housing trust for the North Central neighbourhood. Mr. Parnes presented the proposal to the Mayor’s Housing Commission in November 2019.</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>2013-2018</b> An Implementation Plan for the CHS was approved by Council in June 2013. 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>2019</b> The CHS annual report 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>2013-2018</b> Census data from 2016 was used in policy considerations including minor amendments to the Housing Incentives Policy approved in 2017.</p> <p><b>2019</b> Data from the 2016 Census data was considered by Administration in developing its recommended amendments to the Housing Incentives Policy in 2019.</p> <p>Statistics Canada has established a Canadian Housing Survey which collects information on dwelling and neighbourhood satisfaction, first-time homebuyers, housing affordability and waitlists, as well as many other important dwelling and household characteristics. Initial data released by the survey includes resident’s satisfaction with their dwelling and neighbourhood. It is expected that by 2022 detailed data will be available on the City of Regina at the neighbourhood level.</p>

Strategy	Notes/Update
<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>2013-2018</b> The City may consider at a future date whether to support an expedited review process for rezoning of sites for affordable housing projects including a standard operating procedure. This Strategy aligns with the National Housing Strategy released in November 2017, which considers expedited rezoning as a form of municipal contribution for federally-funded affordable housing development.</p> <p><b>2019</b> In 2019 the City Planning &amp; Development Services department began a new program to prepare updated/new Neighbourhood Plans for established neighbourhoods within the city. The neighbourhood planning process includes identification of sites suitable for intensification.</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>2013-2018</b> Zone Forward conducted a review of density bonusing and Transfer of Development Rights (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 density bonusing or 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> <p><b>2019</b> No Update.</p>
<p><b>10. Monitor changes to the existing rental housing stock</b></p>	<p><b>2013-2018</b> Administration continually monitors the changes to the rental housing market to ensure existing policies to reflect market trends. Housing activity including rental is summarized and reported by Administration on an annual basis to the MHC. The monitoring process has supported the review and updates to the following policies:</p> <ul style="list-style-type: none"> <li>- Condominium Conversion: reviewed and updated in 2015 to align with provincial regulations and to protect the vacancy for rental units from dropping.</li> <li>- Housing Incentives Policy: reviewed and updated periodically to ensure that affordable rental housing units will be developed and available in the market.</li> </ul>

Strategy	Notes/Update
	<p><b>2019</b> City staff held a focus group with local rental housing providers to better understand the relationship between the City’s rental vacancy rate and changes in average rental rates reported by CMHC.</p>
<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>2013-2018</b> This strategy will be considered with CHS Strategy 9 and Strategy 11 and ongoing communication with federal and provincial housing representatives.</p> <p>The National Housing Strategy was released on November 2017. A summary of the National Housing Strategy was provided to members of the Mayor’s Housing Commission in February and November 2018 which included information on the National-Co-Investment Program which provides grants and low interest loans for the repair of existing rental housing units.</p> <p>The Province has four programs that serve to retain/regenerate existing housing stock including the Rental Development Program (RDP) for acquisition and repair, Emergency Home Repairs, Home Repair Program and Shelter Enhancement Program – Renovation.</p> <p><b>2019</b> The Government of Saskatchewan launched the Co-Investment Program to complement the Federal Government’s National Housing Co-Investment Fund. The new Provincial program provides 10-year forgivable loans of up to \$27,000/unit for the development of new or repair of existing rental units that are provided at below market rental rates.</p>
<p><b>13. Develop a strategy for improving compliance with safety and property maintenance standards</b></p>	<p><b>2013-2017</b> 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. Work was also initiated for the development of a new <i>Fire Bylaw</i> starting in 2016.</p> <p>Members of the MHC heard a presentation on the City’s Housing Standards Enforcement Team (HSET) at the December 2017 meeting of MHC.</p> <p><b>2018</b></p>

Strategy	Notes/Update
	<p>A new Fire Bylaw was approved by Council on September 24, 2018. The Bylaw includes provisions to increase fire safety in residential properties including new regulations for smoke alarms in residential rental properties. Regulations will be phased in throughout 2019 and 2020.</p> <p>The Housing Standards Enforcement Team (HSET) was relaunched with dedicated resources from the core team members. The mandate for the team was revised to focus on improving unsafe and unsanitary housing conditions by conducting comprehensive investigations and inspections of sites where multiple aspects of health and safety have been compromised. HSET leverages the expertise and accompany legislation of various agencies to ensure compromised sites are enforced to minimum health and safety standards.</p> <p><b>2019</b> 57 new cases were opened resulting in 43 Orders to Comply issued, six dwellings declared as unfit for occupancy, with five dwellings demolished. The HSET focuses on working with the property owner(s) to achieve compliance.</p>
<p><b>15. Foster the creation of diverse and economical rental accommodations (Strategy updated in October 2013)</b></p>	<p><b>2013-2018</b> Strategy 15 was revised in October 2013 as noted here. The previous strategy 15 focused exclusively on rooming houses, defined by the City of Regina as ‘residential homestays’. 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 on residential rental licensing was presented to Council in Spring of 2016. Council 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>2019</b> City Council approved Zoning Bylaw, 2019 (Zone Forward) which:</p> <ul style="list-style-type: none"> <li>• Reducing the minimum parking requirements for new Group Care Homes and apartments (stacked buildings containing five or more units).</li> <li>• Allowing for a reduction in minimum parking requirements where a development is located close to transit.</li> </ul>



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	<ul style="list-style-type: none"> <li>• Allowing for more diverse housing types by permitting the development of multi-unit residential buildings in more areas of the City.</li> </ul>
<p><b>16. Facilitate the creation of additional apartment units through changes to the Zoning Bylaw</b></p>	<p><b>2013-2018</b> 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> <p><b>2019</b> City Council approved Zoning Bylaw, 2019 (Zone Forward) which:</p> <ul style="list-style-type: none"> <li>• Reducing the minimum parking requirements for new Group Care Homes and apartments (stacked buildings containing five or more units).</li> <li>• Allowing for a reduction in minimum parking requirements where a development is located close to transit.</li> <li>• Allowing for more diverse housing types by permitting the development of multi-unit residential buildings in more areas of the City.</li> </ul>
<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>2013-2018</b> <i>Design Regina: The Official Community Plan (OCP)</i> 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. The cumulative intensification rate since the adoption of the OCP (2014-16) was approximately 17.4 per cent while the intensification rate in 2017 was 5 per cent.</p> <p>As for rental vacancy rates, the CHS established a three per cent vacancy rate target, which was achieved in fall 2014. The CMHC Market Rental Report indicated continued increase in rental vacancy with 7 per cent in fall of 2017. The City’s tax exemption program for market rental units under the Housing Incentives Policy (HIP) and amendments to the Condominium Policy Bylaw have been critical in achieving three per cent vacancy.</p> <p><b>2019</b> Ongoing monitoring of the infill/greenfield split and rental vacancy rates continue. The split for 2019 was 5.4 infill and 95.1 per cent greenfield, which is significantly off target of the objectives from the OCP to direct at least 30 percent of intensification to infill areas.</p>

Strategy	Notes/Update
	<p>The overall split for the distribution of capital grants for affordable housing was significantly greater than the overall with 36 per cent infill and 75 per cent greenfield.</p> <p>As part of its neighbourhood planning program, Planning &amp; Development Services initiated the creation of new Neighbourhood Plans for the Al Ritchie and Hillsdale neighbourhoods in 2019 which will include identifying opportunities for additional intensification.</p>
<p><b>19. Encourage the creation of accessible housing through Official Community Plan policy changes</b></p>	<p><b>2013-2018</b>  OCP Policies 8.15 and 8.16 were created to support housing for persons with specific needs:  8.15 <i>Work with stakeholders to create and preserve barrier-free housing and housing for persons with specific needs.</i>  8.16 <i>Permit group care facilities in residential and mixed-use neighbourhoods.</i></p> <p>City Administration has participated in stakeholder sessions to create a provincial a Disability Strategy, which was released in June 2015.</p> <p>Revisions to the Housing Incentives Policy (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> <p><b>2019</b>  No Update</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>2013-2018</b>  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. CHS strategies 2, 9 and 19 also work to address housing options.</p> <p><b>2019</b>  No Update.</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>2013-2018</b>  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</p>

Strategy	Notes/Update
	<p>First Nations, Inuit and Métis groups. First Nations and Métis housing providers are recipients of housing incentives. The Mayor’s Housing Commission includes Indigenous representation.</p> <p>OCP Policy 13.21 also directs the City <i>to collaborate with First Nations, Métis and Inuit communities and other levels of government to identify opportunities to support Aboriginal initiatives within the city.</i></p> <p>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 Housing Incentives Policy.</p> <p>In March 2016, City Council motioned City Administration to report to Executive Committee on potential actions that the City of Regina can adopt to aide in the work of the Truth and Reconciliation Commission’s (TRC) Calls to Action. A progress report (CR17-3) was provided to City Council regarding the TRC in January 2017, and a second report on the TRC to Executive Committee in September 2017.</p> <p><b>2019</b> Administration continues to work with Indigenous organizations on the development of affordable housing. A Community Action Plan was created in 2018 for Reconciliation Regina, which will continue as a separate, community-based organization.</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>2016-2018</b> Future support for this strategy may be considered through the Zoning Bylaw following additional direction by the OCP.</p> <p><b>2019</b> No update.</p>
<p><b>23. Define attainable and affordable housing in the Official Community Plan</b></p>	<p><b>2013-2018</b> 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
	<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 “excluding costs for utilities, parking and other related expenses”.</p> <p><b>2019</b> No update.</p>
<p><b>24. Define an adequate land supply in the Official Community Plan</b></p>	<p><b>2013-2018</b> 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>2019</b> 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>2013-2018</b> Community Investment Grants fund organizations that provide community and social development programs and services, such as shelters and transitional housing supports.</p> <p><b>2019</b> In 2019 the base budget of the Social Development stream of the Community Investment Grants Program was increased by \$200,000 to \$1,192,250. As a result, the City provided \$627,875 in Community Investment Grants related to Housing and Homelessness initiatives compared to \$386,337 in 2018. Recipients included Mobile Crisis Services Inc, Regina Treaty/Status Indian Services Inc, Regina Transition House. and other community partners.</p>

Strategy	Notes/Update
<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>2013-2017</b>  Since 2014, a number of initiatives have been undertaken to advance this initiative including:</p> <ul style="list-style-type: none"> <li>- In 2014, the Community Plan on Homelessness was completed for federal funding priorities in Regina for 2014 – 2019.</li> <li>- The development of a Housing First model for Regina as well as a Point in Time (PIT) count of Regina’s homeless community was done in 2015. A total of 232 people were enumerated in the count.</li> <li>- In January 2016, the Housing First model and implementation plan was released with over \$400,000 in federal funds awarded for implementation.</li> <li>- In 2016 – 2017, initial results were released for the first year of Regina’s Housing First program, which demonstrated an estimated \$1.9M in cost savings and 26 individuals permanently housed with no return to homelessness.</li> </ul> <p><b>2018</b>  Members of the Housing Commission were provided an update on 2017 homelessness actions in March 2018.</p> <p>The City continued to play a key role in the HPS by participating in the Regina Homelessness Community Advisory Board (RHCAB). In 2018, \$1.75 million in federal funding was committed to organizations working on homelessness in the community including \$750,000 for Housing First.</p> <p>The City also provided \$60,000 towards a Plan to End Homelessness for Regina, the creation of which commenced in early 2018. A second Point-in-Time count for Regina was completed in April 2018 with 286 people counted as homeless.</p> <p><b>2019</b>  On June 20, 2019 a five-year Plan to End Homelessness for Regina was released. The Plan was developed with guidance and support from City of Regina representatives on the Community Leadership Committee and RHCAB.</p>
<p><b>30. Support the redevelopment of brownfields, greyfields and bluefields for affordable housing development</b></p>	<p><b>2013-2018</b>  Brownfield development research was contracted and an informational report was considered by Executive Committee on November 12, 2014.</p>

Strategy	Notes/Update
	<p>As part of the implementation of the Intensification Work Plan (IWP) and intensification policies of the OCP, project scoping was initiated in 2015 for the Underutilized Land Study (ULS) to research barriers for infill and development of underutilized land such as vacant lots, brownfields and bluefields (former institutional sites). A consultant was retained in 2017 to complete ULS including the creation of an Underutilized Land Inventory and engaging with the local development industry on what the City can do to encourage new investment in underutilized lands.</p> <p><b>2019</b> The Underutilized Land Improvement Strategy was approved by City Council in July 2019. The Strategy identifies actions to start in the immediate, short-, medium- and long-term to address barriers to redevelopment of underutilized sites. Initial actions have been focused on updating the City’s regulations to support redevelopment of underutilized sites, exploring opportunities for redevelopment through neighbourhood planning, and implementing the Planning and Building Software to improve application processes. The Strategy will be monitored and continue to be refined as it is implemented over the next 10 years.</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>2013-2018</b> Staffing for the housing portfolio initially included 3.5 FTE: a Senior City Planner (lead), half time of a second Senior Planner, a City Planner II and Planning Assistant. All positions were within the business area’s operating budget.</p> <p><b>2019</b> Through corporate restructuring the City’s affordable housing functions were moved from the Planning &amp; Development Services Department to Parks, Recreation &amp; Cultural Services within a newly created Social &amp; Cultural Development Branch. The reorganization improves coordination between City’s affordable housing policies and programs with community investment, heritage preservation and social inclusion functions. The restructuring did not impact staffing levels.</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>2013-2018</b> Regina.ca and Design Regina were updated with new housing policy information and links to all Comprehensive Housing Strategy documents.</p>

Strategy	Notes/Update
	<p>In 2015, consultation sessions were held as part of the review of the Housing Incentives Policy (HIP) to gather feedback and engage housing providers who have accessed the City's housing incentives. A new on-line interactive map was created on Regina.ca 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>In 2017, updated information on the revised HIP was added to the City's housing webpage. On an ongoing basis, city staff respond to Service Request and engage with affordable housing providers on updates and improvements to HIP, offering guidance regarding the HIP application process as well as discussing proposed plans for development.</p> <p><b>2019</b> Regina.ca and Design Regina continue to be updated with reports and information on the Housing Incentives Policy as needed.</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>2013-2018</b> The Mayor's Housing Commission (MHC) was established in 2013 and is comprised of members with 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><b>2018</b> The MHC continues to offer a forum for housing discussion and guidance for the implementation of the CHS. In 2019, a total of five MHC meetings were held and considered a variety of housing related research and policy topics.</p>
<p><b>36. Over time update long-range planning documents to be consistent with the Comprehensive Housing Strategy</b></p>	<p><b>2013-2018</b> Ongoing.</p> <p><b>2018-2019</b> Strategies of the CHS were considered as part of the review of the Zoning Bylaw where Some changes may have indirect impact with respect to multi-unit developments that could support the development of affordable housing throughout the city.</p>

Strategy	Notes/Update
<b>LONG -TERM STRATEGIES</b>	
<p><b>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</b></p>	<p><b>2013-2018</b> 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 for secondary suites is available in inner city neighbourhoods and is meant to contribute to the quality of housing by providing incentives to create legal basement suites that meet building code requirements.</p> <p>The National Housing Strategy was released in November 2017 include a commitment to the renovation of existing affordable housing units among other funding priorities.</p> <p><b>2019</b> As part of its comprehensive update and review of the Housing Incentives Policy, City Administration recommended the creation of a rental repair property tax exemption program to enable local housing providers to access funding through the CMHC’s National Housing Co-Investment Fund. The program was approved by City Council on January 29, 2020.</p>
<p><b>26. Support a community outreach initiative to demonstrate the benefits and opportunities of increased density and diversity</b></p>	<p><b>2013-2018</b> The implementation of the OCP in 2014 include policy direction for educational materials on planning and policy development, including the development of the Intensification Work Plan 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>Work on the Underutilized Land Study (ULS) was initiated in 2017 and includes consultation related to increasing development on underutilized sites with a focus on existing areas of the city.</p>



Strategy	Notes/Update
	<p><b>2019</b> The Underutilized Land Improvement Strategy was approved by City Council in July 2019. The Strategy identifies actions to start in the immediate, short-, medium- and long-term to address barriers to redevelopment of underutilized sites. Initial actions have been focused on updating the City’s regulations to support redevelopment of underutilized sites, exploring opportunities for redevelopment through neighbourhood planning, and implementing the Planning and Building Software to improve application processes. The Strategy will be monitored and continue to be refined as it is implemented over the next 10 years.</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>2013-2018</b> OCP Policies 7.1 to 7.6 were established to enable the development of 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 Intensification Work Plan and future Neighbourhood and Corridor Plans.</p> <p><b>2019</b> In February 2019 the Priorities and Planning Committee received the Neighbourhood and Corridor Sequencing Plan which establishes the order in which new or revised neighbourhood plans should proceed. The Sequencing Plan identified the Al Ritchie and Hillsdale neighbourhoods as having the highest priority for new Neighbourhood Plans and work began on the Al Ritchie neighbourhood shortly after.</p>

*Strategies removed:*

**Strategy 18.** Add a policy to the Official Community Plan (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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