



APPENDIX C



Comprehensive Housing Strategy – Implementation Scorecard




January – December 2019

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. Purpose-built rental reached 39 per cent of housing starts for the CMA in 2017.</i></p>	<p>2019</p> <p>The number of rental starts was 133 units or 29 per cent of all housing starts for the CMA¹. Since 2013 purpose built rental units have accounted for 36 per cent of all housing starts.</p>	
	Strategies 1, 2, 3, 4, 5, 7, 8, 9	Increase percentage of multi-unit buildings as percentage of total housing starts (trend towards multi-unit and semi-detached)	<p><u>Target:</u> Multi-unit buildings make up 55 per cent or more of all annual starts; multi-unit includes townhouses and other attached or semi-detached units.</p>	<p>2019</p> <p>Multi-unit residential buildings made up 64 per cent of all housing starts for the city in 2019.</p>	



¹ CMA boundaries were used as there were no significant number of rental starts outside of the City boundaries that would impact the reported value.



Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
1. Inadequate Supply of Rental and Affordable Housing (cont'd)	Strategies 1, 2, 3, 4, 5, 6, 7, 8, 9	Increase in rental vacancy rates (target of 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>2019</p> <p>A vacancy rate of 7.8 per cent was reported for the CMA in the 2019 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>Market solutions contribute to reinvestment such as the renovation of non-residential and incentives for heritage buildings.</p> <p><i>Background:</i></p> <p><i>The Residential Rehabilitation Assistance Program (RRAP) administered through the Province has been on hold since 2014. The Province has three programs for residential repair: the Emergency Home Repairs Program, Home Repair Program and the Shelter Enhancement Program - Renovation.</i></p> <p><i>In 2018 CMHC launched the National Housing Co-Investment Fund which provides grants and low interest loans for the repair of existing rental units.</i></p>	<p>2019</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>	

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
Poor Condition of Existing Housing Stock (cont'd)	Strategies 10, 11, 13, 14	Increase in renovations to existing residential buildings. Fewer rental units reported as needed significant repair	<u>Target:</u> Increase in number of renovations year-over-year. Target is to decrease the percentage of rental units requiring significant repair. <i>Background:</i> The 2016 Census data reports units in need of major repair comprised 7.1 per cent (6,775 units) of housing. This is a improvement from 2011 Census which reported a 9.38 per cent (7,470 units) of housing in need of major repair.	2019 There were 326 Building Permit applications for renovations ² of residential buildings in 2019, a slight increase from 2018 when there were 310 total applications.	
3. Lack of Diversity of Housing Options, Including Housing for Distinct and Special Needs Groups	Strategies 15, 16, 19, 20, 21, 25, 26	Innovative housing models.	<u>Target:</u> New innovative housing and pilot projects to foster greater diversity in the housing market. <i>Background: Laneway suites have been constructed as part of a pilot project in greenfield neighbourhoods.</i> <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>	2019 To date, a total of 25 laneway suites have been completed through the greenfield and infill pilot projects; 11 in Greens on Gardiner, 13 in Harbour Landing and two in established neighbourhoods.	
3. Lack of Diversity of Housing	Strategies 16, 17, 19,	Diversity of housing types within new	<u>Target:</u> Increase diversity of housing types within new housing developments; target to be at least 50 per cent of new developments	2019 There were 167 single detached dwelling housing	

² Estimate of renovations consist of the number of building permits taken out for “additions”, “alteration” and “renovation” of residential developments. This does not include secondary suite, accessory structures, decks or basement developments.

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Options, Including Housing for Distinct and Special Needs Groups (cont'd)	20, 21, 22, 24, 25, 26	housing developments.	are a housing type other than single-family detached (was 58 per cent in 2012).	starts in 2019, representing 37% of all housing starts. This is significant given that according to 2016 Census data, 65 percentage of all housing in Regina were SFD. The multi-unit housing starts for the city consisted of 9 per cent Semi-detached, 25 per cent Row Housing and 30 per cent Apartments.	
	Strategies 19, 20, 21, 22, 23, 24, 25, 26, 27, 28	Housing options for vulnerable population groups including Aboriginal, Homeless, Transitional and Special Needs.	<u>Target:</u> Encourage and increase housing to address vulnerable population groups including Aboriginal, Homeless, Transitional and Special Needs. <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>	2019 A total of 168 affordable housing units received capital grants through the HIP in 2018. Affordable rental units made up 93 per cent of all units with committed funding this year.	
4. Need to Create Complete Communities and	Strategies 1, 29, 30	Create complete communities across the City with access to services, amenities and	<u>Target:</u> Strengthen Official Community Plan policies to create complete communities	2019 As part of the five-year review of the OCP, City Council approved policy	

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Sustainable Neighbourhoods with Access to Services		public transit and mobility options		amendments that encourages live/work units in more areas of the City.	
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.	2019 City Council approved Zoning Bylaw, 2019 (Zone Forward) which expanded permissions for mixed use developments.	
	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. <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. Presentations featured lessons learned from other municipalities in the planning and development of infill and affordable housing.</i> <i>The City continued its focus on housing diversity in 2016 including a public</i>	2019 No update.	

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			<i>engagement session pertaining to the Laneway and Garden Suite Pilot Project for established neighbourhoods.</i>		
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. Currently the Province offers a key program supporting affordable rental housing needs in the City, the Rental Development Program.</i></p> <p><i>The National Housing Strategy (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.</i></p>	<p>2019</p> <p>Through its review of the Housing Incentives Policy, City Administration recommended several amendments to the City's incentive programs to better align and compliment Provincial & Federal housing incentives.</p>	
5. Need to Address Housing Issues Immediately with the Help of Federal and Provincial Governments as well as Other	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. Current HIP information and</i></p>	<p>2019</p> <p>No update</p>	

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
Stakeholders (cont'd)			<p><i>all CHS documents were also updated at designregina.ca.</i></p> <p><i>Outreach techniques are consistently updated to find new ways of providing information to developers, and residents.</i></p>		