

No.	Section/Table/Policy	Current	Proposed	Rationale
1	Section 3.0 - Definitions	<b>Intensification Levy</b> - Refers to the Servicing Agreement Fee or Development Levy charged under the City of Regina's Administration and Calculation of Servicing Agreement Fees and Development Levies Policy for development resulting in Intensification within the established area.	Repeal	The Intensification Levy was abolished by Council in 2021.
2	Section 3.0 - Definitions	<b>Occupancy Permit</b> – An Occupancy Permit issued by the City for the Unit or Units. May include a Temporary Occupancy Permit.	Replace with <b>Occupancy Permit</b> – An Occupancy Permit issued by the City for the Unit or Units. May include a Temporary, Conditional or Partial Occupancy Permit.	Updated language to reflect various types of occupancy permits that may be issued under <i>The Building Bylaw (Bylaw No. 2003-7)</i> .
3	Section 4.0 – Policy		Rename Section heading: Transition Provisions	Simplify policy structure
4	Section 4.1 – Transition Provisions		Rename Section heading: Tax Exemptions	Simplify policy structure
5	Policies 4.1.1 – 4.1.3		Move under new Tax Exemptions Heading	Simplify policy structure
6	Policy 4.1.2	<i>Any application where a Building Permit had been issued from November 1, 2015 to October 31, 2017 is subject to the 2016 Housing Incentives Policy. For Market Rental and Secondary Suite Tax Exemption Applications in Program Area 3 that were submitted before October 31, 2016 and included a valid Development Permit, to remain eligible for a Tax Exemption, the Applicant must apply for a Building Permit on or before October 31, 2017 for each building they are seeking a Tax Exemption for. The length of the Tax Exemption will be:</i>	Replace with:  <i>Any application where a Building Permit had been issued from November 1, 2015 to October 31, 2017 is subject to the 2016 Housing Incentives Policy. For Market Rental and Secondary Suite Tax Exemption Applications in Program Area 3 of <b>the 2016 Housing Incentives Policy</b> that were submitted before October 31, 2016 and included a valid Development Permit, to remain eligible for a Tax Exemption, the Applicant must apply for a Building Permit on or before October 31, 2017 for each building they are seeking a Tax Exemption for. The length of the Tax Exemption will be:</i>	If the program areas are amended – Program Area 3 will be different. Specify it is Program Area 3 within the 2016 HIP
7	Section 4.2 – Capital Grants (NEW)			Simplify policy structure

No.	Section/Table/Policy	Current	Proposed	Rationale
8	Policies 4.1.4 – 4.1.5		Move under new Capital Grants Heading	Simplify policy structure
9	Policy 4.1.4	<i>All applications for capital incentives received and conditionally approved before December 31, 2020 will be considered under the Housing Incentives Policy that was in effect at the time of conditional approval. All applications for capital incentives received and conditionally approved after January 1, 2021 will be considered under this policy.</i>	Replace with:  <i>All applications for capital grants received and conditionally approved before <b>the effective date of this policy</b> will be considered under the Housing Incentives Policy that was in effect at the time of conditional approval. All applications for capital grants received and conditionally approved <b>on or after the effective date of this policy</b> will be considered under this policy.</i>	Updating to reflect when this policy will be in effect.  Effective date of the policy is noted in the title block - simplified language to avoid version errors in the future.
10	Section 5.0 – Tax Exemption Incentive Policy	<i>Program Areas for all housing incentives are provided in the map in Appendix A of this policy. Detailed maps of Areas 1 and 2 can be found in Appendix D. The percentages and terms of each tax exemption can be found in Table 5.1 below and are summarized in Appendix C.</i>	Replace with:  <i>Tax exemptions may be provided for housing developments that meet the policy criteria as outlined below. Tax exemptions described in this policy will be considered on a case-by-case basis.</i>  <i>Per unit tax exemption percentages and time periods within each Program Area are noted in Table 1 below and are summarized in Appendix C. They correspond to the Program Areas in Map 1, Appendix A.</i>  <i>The tax exemption percentages in this policy include the Municipal, Education and Library portion of property taxes but excludes all other Laneway and Local Improvement charges. Provisions within The Education Property Tax Act require Provincial approval to exempt the education portion of the property taxes where the value of the educational tax is equal or greater than \$25,000 in a single</i>	Improving clarity and consistency between sections of the policy  Integrated Section 5.1

No.	Section/Table/Policy	Current	Proposed	Rationale
			<i>year. If this approval is not granted, tax exemption percentages in this policy will cover the municipal and library portions of the taxes only.</i>	
11	Table 1		Update to reflect new program areas and tax exemption incentives	Outlined in Appendix B + C of this report
12	Section 5.1 – Eligibility and Requirements for Tax Exemptions	<p><i>The amount of tax exemption (percentage) and period of time for tax incentives as per Program Areas are noted in Table 1 and correspond to the areas in Map 1, Appendix A. The tax incentive percentage includes the Municipal, Education and Library portion of property taxes but excludes all other Laneway and Local Improvement charges.</i></p> <p><i>Notwithstanding Section 5.1, The Education Property Tax Act, contains provisions which require Provincial approval to exempt the education portion of the property taxes where the value of the educational tax is equal or greater than \$25,000 in a single year. If this approval is not granted, the exemption will cover the municipal and library portions of the taxes only.</i></p>	Repeal	Included in Section 5.0
13	Section 5.2 – General Eligibility for Tax Exemptions		Rename to:  Tax Exemptions – General Eligibility Requirements	Consistent Policy structure
14	Policy 5.2.1	<p><i>With the exception of the Rental Repair Program, Tax Exemptions are available for the creation of New Dwelling Units exclusively. Developments may be new construction or conversion of an existing nonresidential building for New Dwelling Units, or for expansion of existing</i></p>	Replace with:  5.1.1 <i>With the exception of the Rental Repair Program, Tax Exemptions are available for the creation of new Dwelling Units and new On-Site Support Suites exclusively.</i>	Second portion separated out as sub-policy for clarity  Exemptions for Support Suites

No.	Section/Table/Policy	Current	Proposed	Rationale
		<i>residential construction that results in new residential units.</i>	<i>5.1.1.1 Developments may be new construction or conversion of an existing non-residential building for new Dwelling Units and new On-Site Support Suites, or for expansion of existing residential construction that results in new Dwelling Units or new On-Site Support Suites.</i>	added – details in the main report
15	Policy 5.2.2	<i>Eligible Rental Units must be Purpose Built Rental Units. Secondary Rented Units are not eligible for tax exemptions in that an Ownership Unit (Condominium or House) rented to tenants as a Rental Unit is not eligible for incentives under this policy except in Program Area 1.</i>	Replace with:  <i>5.1.2 Eligible Rental Units must be Purpose Built Rental Units. Secondary Rented Units are not eligible for tax exemptions, except in Program Area 1.</i>	Simplify policy language
16	Policies 5.2.3 and 5.2.4	<i>5.2.3 Group Care Facilities or Personal Care Homes are <u>not</u> eligible for assistance under this policy.</i>  <i>5.2.4 A Unit that is offered for Short-Term Accommodation is <u>not</u> eligible for assistance under this policy.</i>	Replace with:  <i>5.1.4 Group Care Facilities, Personal Care Homes and Units that are offered for Short-Term Accommodation are <u>not</u> eligible for tax exemptions.</i>	Consolidated for simplicity
17	Policy 5.2.5	<i>Assisted Care Rental Units are eligible for assistance under the program.</i>	Replace with:  <i>5.1.5 Assisted Care Rental Units are eligible for tax exemptions.</i>	Consistent policy language
18	Policy 5.2.8	<i>For a mixed-use, residential-commercial development, only the residential portion of the development is eligible based on the exemptions for residential Units outlined in Table 5.1.</i>	Repeal	Incorporated into Policy 5.1.10
19	Policy 5.2.10	<i>Properties that have taxes or other charges past due to the City of Regina are not eligible for support under this policy. Properties are not eligible if taxes or other charges are owed to the City of Regina by the Applicant. Taxes and other charges must be paid during the construction phase. Also, local improvement charges</i>	Replace with:  <i>5.1.9 Applicants, owners or properties for which an application is made with taxes or other charges past due to the City are not eligible for tax exemptions under this policy. The amount must be paid before an application will be considered and no</i>	Simplifies the policy language Identifies applicants and owners as parties that must be in good standing.

No.	Section/Table/Policy	Current	Proposed	Rationale
		<p><i>and non-exempt portion of levies and other charges to tax accounts must be paid in the year due to remain in good standing.</i></p>	<p><i>later than July 31 of the year the application is made.</i></p> <p><i>5.1.9.1 The owner of the property must remain in good standing for local improvement charges, non-exempt portion of levies and other charges to tax accounts to remain eligible for tax exemptions received under this policy.</i></p>	<p>Clarifies that applications will not be processed until outstanding amounts are paid.</p> <p>Removes restrictions on when amounts must be paid.</p> <p>Clarifies the owner must remain in good standing to remain eligible for the tax exemption.</p>
20	(NEW)		<p>5.1.10 Administration may require an Applicant to provide any additional information as deemed necessary to confirm eligibility for incentives under this policy.</p>	<p>Consistent with capital grant eligibility</p>
21	Policy 5.2.12	<p><i>Where a development is also eligible for tax exemption under the Heritage Incentives Policy, the full benefit under both policies may be provided. An exemption under the Heritage Incentives Policy will be provided first unless otherwise approved by the Executive Director. The Heritage Incentives Policy is a separate policy document and must be applied for concurrent with application for Housing Incentives.</i></p>	<p>Replace with:</p> <p><i>5.1.11 The tax exemption provided under this policy is only available for certain residential portions of a project, as outlined in Section 5.1.1 and Table 1.</i></p> <p><i>5.1.11.1 Where the eligible residential portion of a project is also eligible for tax exemption under another City policy, the Applicant may only receive the tax exemption provided under one of the policies. The Applicant may choose which exemption they would like to apply.</i></p>	<p>Expanded to include other City policies.</p> <p>Incorporated language from policy 5.2.8 to specify HIP exemption only applies to residential portion</p> <p>Additional detail added to clarify</p>

No.	Section/Table/Policy	Current	Proposed	Rationale
			<p>5.1.11.2 <i>Where a project includes a non-eligible residential portion or a non-residential portion that is eligible for tax exemption under another City policy, the other policy will apply to that portion of the project.</i></p> <p>5.1.11.3 <i>Other City policies that provide incentives must be applied for separately.</i></p>	
22	Policy 5.2.15	<i>The Applicant must be the registered owner of the lands being developed or repaired in order to apply for financial incentives under this Policy.</i>	Repeal	Consistent structure – include as first sub-policy of next section (Tax Exemptions – Application Requirements)
23	Section 5.3 – General Requirements for Tax Exemption Applications		Rename to:  5.2 Tax Exemptions – Application Requirements	Improve Clarity
24	(NEW)		<p>5.2.1 <i>The Applicant must be the registered owner of the lands being developed or repaired in order to apply for financial incentives under this Policy.</i></p> <p>5.2.1.1 <i>The registered owner of the land must enter into a legal agreement with the City in order to receive a tax exemption.</i></p>	<p>Moved from former Policy 5.2.15</p> <p>Including original policy 5.3.2 as sub policy</p>
25	Policy 5.3.1	<i>Applications must be made while development is underway with a valid Development or Building Permit and will not be accepted retroactively once development is complete and Occupancy Permit has been issued. Relaxation of these requirements is at the discretion of the Executive Director.</i>	<p>Make third policy in this section and replace with:</p> <p>5.2.2 <i>Complete tax exemption applications may be submitted during construction and must be submitted no later than October 31 of the calendar year in which an Occupancy Permit is</i></p>	Removed requirement to submit application before the occupancy permit is received to allow some flexibility and

No.	Section/Table/Policy	Current	Proposed	Rationale
			<p><i>received. The deadline to apply for Dwelling Units that receive an Occupancy Permit after October 31 of a given calendar year is October 31 of the following calendar year. Relaxation of these requirements is at the discretion of the Executive Director.</i></p> <p><i>5.2.2.1 Dwelling units must obtain an Occupancy Permit before the tax exemption is applied.</i></p> <p><i>5.2.2.2 The tax exemption will begin on January 1 of the year following the approval of the application for tax exemptions. The date for commencing the exemption for the development may be deferred for one year at the sole discretion of the Executive Director</i></p>	<p>reflect typical processes.</p> <p>Definition of Occupancy permit allows temporary, conditional and partial occupancy permits to be accepted.</p> <p>Requirement to submit application in the same year the occupancy permit has been received ensures that older developments are not eligible.</p> <p>Incorporated Policy 5.3.3 to clarify deadlines</p> <p>Incorporated revised policies 5.3.4 and 5.3.5 as sub policies</p>
26	Policy 5.3.3	<i>Complete applications must be submitted before October 31 in order to be eligible for a tax exemption in the following year.</i>	Repeal	Included into new Policy 5.2.3
27	Section 5.4 – Affordable Rental & Affordable Home Ownership Tax Exemption Requirements		Rename to:  Affordable Rental & Affordable Ownership Tax Exemptions	Consistency of policy structure
28	Section 5.4 – Affordable Rental & Affordable Home	<i>Subject to the conditions below and set out in Table 1, the Affordable Rental Home Ownership Tax Exemption program</i>	Replace with:	Consistent language

No.	Section/Table/Policy	Current	Proposed	Rationale
	Ownership Tax Exemption Requirements	<i>provides a five year, 100 percent tax exemption for the creation of new Below Market/Affordable Rental and Ownership Units.</i>	<i>Subject to the conditions below and set out in Table 1, tax exemptions may be provided for the creation of new Affordable Rental and Ownership Units.</i>	Amounts are outlined in the table
29	(NEW)		<i>5.3.1 Affordable Rental and Ownership Units must comply with all requirements under Section 6 of this Policy in order to be eligible for a tax exemption.</i>	Increase clarity
30	Policy 5.4.1	<i>Affordable Ownership Units must have capital grants committed under Section 6 of this Policy in order to be eligible for a five year, 100 per cent tax exemption as Affordable Ownership Units</i>	Replace with:  <i>5.3.2 Affordable Ownership Units must have capital grants committed under Section 6 of this Policy in order to be eligible for a tax exemption.</i>	Simplify
31	(NEW)		<i>5.3.3 Only Non-Profit Housing Providers with charitable non-profit incorporation status are eligible for Affordable Ownership tax exemptions.</i>	Consistency with Section 6 of the policy
32	Policy 5.4.2	<i>Affordable Rental Units in Area 3 must be approved for capital grants under Section 6 of this Policy in order to be eligible for a five year, 100 per cent tax exemption as Affordable Rental Units.</i>	Replace with:  <i>5.3.4 Affordable Rental Units must be approved for capital grants under Section 6 of this Policy in order to be eligible for a exemption.</i>	Simplify
33	Policy 5.4.3	<i>Notwithstanding Section 5.4.2, Affordable Rental Units that qualify for capital grants and comply with all affordability requirements under Section 6 of this Policy but are refused due to the Applicant exceeding Unit maximums established under Sections 6.1.3 - 6.1.7 of this Policy and/or capital funding being exhausted under Section 8.0 of this Policy is eligible for a five year, 100 per cent tax exemption.</i>	Replace with:  <i>5.3.5 Notwithstanding Section 5.3.4, Affordable Rental Units that qualify for capital grants and comply with all affordability requirements under Section 6 of this Policy but are refused due to the Applicant exceeding Unit maximums (see Section 6.1) and/or capital funding being exhausted (see Section 8.0) are eligible for a tax exemption.</i>	Simplify
34	Policy 5.4.4	<i>For Affordable Home Ownership Units, tax exemptions are non-transferable except in Program Area 1.</i>	Reorder	Improve clarity when reading



No.	Section/Table/Policy	Current	Proposed	Rationale
35	(NEW) On-Site Support Suite Tax Exemptions		<p><i>Subject to the conditions below and set out in Table 1, tax exemptions may be provided for the creation of new On-Site Support Suites where an Affordable Rental or Affordable Ownership Project includes an On-Site Support Suite.</i></p> <p><i>5.4.1 An Applicant must provide evidence that it has partnered with a Support Service Provider to use the On-Site Support Suite.</i></p> <p><i>5.4.2 The Support Service Provider must have proven experience in the service provision of proposed services and be licensed under the applicable government agency. The Support Service Provider can be an Applicant or an external organization with a contractual partnership with the Applicant.</i></p> <p><i>5.4.3 The On-Site Support Suite cannot be used for commercial activity for a period of 15 years.</i></p> <p><i>5.4.4 Applicants are limited to one On-Site Support Suite where the Project has 1-20 units, two On-Site Support Suites where the Project has 21 to 40 units and three On-Site Support Suites where the Project has 41 or more units.</i></p>	Consistency with other incentives and capital grants section
36	Section 5.5 – Market Rental Tax Exemption Requirements		<p>Rename to:</p> <p>Market Rental Tax Exemptions</p>	Consistent Policy structure
37	Section 5.5 – Market Rental Tax	<p><i>Subject to the conditions below and set out in Table 1, the Market Rental Tax Exemption program provides a five-year,</i></p>	<p>Replace with:</p>	Consistent language

No.	Section/Table/Policy	Current	Proposed	Rationale
	Exemption Requirements	<i>100 per cent tax exemption for the development of new Purpose-Built Rental Units in areas 1 and 2 only.</i>	<i>Subject to the conditions below and set out in Table 1, tax exemptions may be provided for the development of new Purpose-Built Rental Units.</i>	Amounts are outlined in the table
38	Policy 5.5.4	<i>Market Rental Units must remain rental for ten years and shall not be eligible for conversion to Condominiums during this time.</i>	Replace with:  <i>Market Rental Units must remain rental for 10 years and shall not be eligible for conversion to Condominiums, or for use as Group Care Facilities, Personal Care Home, Secondary Rental Units or for Short-Term Accommodation during this time.</i>	Added clarity that units cannot be converted or used for Group Care Facilities, etc.
39	Section 5.6 – Secondary Suite and Backyard Suite Tax Exemption Requirement		Rename to:  Secondary Suite and Backyard Suite Tax Exemptions  Re-order to be Section 5.7	Consistent Policy structure
40	Section 5.6 – Secondary Suite and Backyard Suite Tax Exemption Requirement	<i>Subject to the conditions below and set out in Table 1, the Secondary Suite and Backyard Suite Tax Exemption Program provides a five-year, 25 per cent tax exemption for the development of new or legalization of existing Secondary Suites and Backyard Suites.</i>	Replace with:  <i>Subject to the conditions below and set out in Table 1, tax exemptions may be provided for the development of new Secondary Suites and Backyard Suites or the legalization of existing Secondary Suites and Backyard Suites.</i>	Consistent language  Amounts are outlined in the table
41	Section 5.7 – Market Ownership Tax Exemption Requirements		Rename to:  Market Ownership Tax Exemptions  Re-order to be Section 5.6	Consistent Policy structure
42	Section 5.7 – Market Ownership Tax Exemption Requirements	<i>Subject to the conditions below and set out in Table 1, the Market Ownership Tax Exemption program provides a three-year, 100 per cent tax exemption for the development of new Ownership Units in areas 1 and 2 - Special Policy Area only.</i>	Replace with:  <i>Subject to the conditions below and set out in Table 1, tax exemptions may be available for the development of new Market Ownership Units.</i>	Consistent language  Amounts are outlined in the table

No.	Section/Table/Policy	Current	Proposed	Rationale
43	Policy 5.7.2	<i>In Program Area 2 – Special Policy Area there is no Unit minimum, but the Unit must be Owner-Occupied.</i>	Replace with:  <i>In Program Area 2 there is no Unit minimum but the Unit must be Owner-Occupied.</i>	Update to reflect new program area
44	Policy 5.7.3	<i>In Program Area 2 – Special Policy Area, a Project is only eligible for a Tax Exemption where the subject property was vacant as of January 1, 2020 or contains building(s) that are in need of Major Repairs and will be demolished.</i>	Replace with:  <i>In Program Area 2 a Project is only eligible for a Tax Exemption where the subject property is vacant or contains building(s) that are in need of Major Repairs and will be demolished.</i>	Update to reflect new program area  No need to specify for how long the property has been vacant
45	Policy 5.7.4	<i>In Program Area 2 – Special Policy Area, a Project is only eligible for a Tax Exemption where the Applicant had promptly responded to any Building or Community Standard Orders in the previous five (5) years to the satisfaction of the Executive Director.</i>	Replace with:  <i>In Program Area 2 a Project is only eligible for a Tax Exemption where the Applicant has promptly responded to any Building or Community Standard Orders in the previous five (5) years to the satisfaction of the Executive Director.</i>	Update to reflect new program area
46	Section 5.8 – Rental Repair Tax Exemption Requirements		Rename to:  Rental Repair Tax Exemptions	Consistent policy structure
47	Section 5.8 – Rental Repair Tax Exemption Requirements	<i>Subject to the conditions below and set out in Table 1, the Rental Repair Tax Exemption Program provides an exemption or partial exemption in an amount that is the lesser of the following: 50 per cent of the actual Eligible Costs incurred by the owner in completing the repairs to one or more existing Purpose Built Rental Units; the financial commitment made by CMHC through the National Housing Co-Investment Fund (or similar program) or an amount equivalent to the total property taxes on the repaired Purpose Built Rental Property payable for five years.</i>	Replace with:  <i>Subject to the conditions below and set out in Table 1, tax exemptions may be provided for the repair of Purpose Built Rental Units.</i>	Consistent language  Amounts are outlined in the table

No.	Section/Table/Policy	Current	Proposed	Rationale
48	Section 6.0 – Capital Grant Incentive Policy		Rename to:  Capital Grants Policy	Consistent policy structure
49	Section 6.0 – Capital Grants Policy	<i>A capital contribution may be provided from the Social Development Reserve for housing developments that meet the policy criteria as outlined below. Capital contributions described in this policy will be considered on a case-by-case basis. Program areas for all housing incentives are provided in the map in Appendix A of this policy. Detailed maps of Areas 1 and 2 can be found in Appendix D. The amount of capital grant can be found in Table 2 below and is summarized in Appendix C.</i>	Replace with:  <i>Capital grants may be provided from the Social Development Reserve for housing developments that meet the policy criteria as outlined below. Capital grants described in this policy will be considered on a case-by-case basis.</i>  <i>Per unit amounts for capital grants available within each Program Area are noted in Table 2 and are summarized in Appendix C. They correspond to the Program Areas in Map 1, Appendix A.</i>	Clarity and consistency between sections of the policy
50	Table 2		Update to reflect new program areas and capital grants	Outlined in Appendix B + C of this report
51	Section 6.1 – General Capital Grant Program Eligibility		Rename to:  Capital Grants – General Eligibility Requirements	Consistent policy structure
52	Policy 6.1.1	<i>Residential units in all Areas from the Map 1, Appendix A of this policy are eligible for capital incentives subject to the grant amount and requirements in Table 2</i>	Repeal	This is covered in Section 6 text and Table 2
53	Policy 6.1.2	<i>Capital grants are provided for the creation of new Dwelling Units and new On-Site Support Suites exclusively. Renovations of existing residential units will not be eligible.</i>	Replace with:  <i>6.1.1 Capital grants are provided for the creation of new Dwelling Units and new On-Site Support Suites exclusively. Renovations of existing residential units will not be eligible.</i>  <i>6.1.1.1 Developments may be new construction or conversion of an existing non-residential building for new Dwelling</i>	Added to provide clarity and consistency with Tax Exemption Policy for New Dwelling Units

No.	Section/Table/Policy	Current	Proposed	Rationale
			<i>Units and new On-Site Support Suites, or for expansion of existing residential construction that results in new Dwelling Units or new On-Site Support Suites.</i>	
54	Policy 6.1.3	<i>Priority will be given to the Non-profit housing developments. Non-profit Housing Providers can apply for capital incentives up to a maximum of 80 grants for Affordable Rental units or 20 grants for Affordable Ownership units per calendar year (January-December). Relaxation of this requirement is at the discretion of the Executive Director.</i>	Replace with  <i>Non-profit Housing Providers can apply for up to a combined maximum of 80 grants for Affordable Rental units and On-Site Support Suites or 20 grants for Affordable Ownership units per calendar year. Relaxation of this requirement is at the discretion of the Executive Director.</i>	Prioritization is discussed in another policy  Incorporated policy 6.1.7 to clarify how On-Site Support Suites are included in unit maximums
55	Policy 6.1.4	<i>Private Sector Developers can apply for capital incentives up to a maximum of 40 grants for Affordable Rental units or 20 grants per Affordable Home Ownership units per calendar year (January-December). Relaxation of this requirement is at the discretion of the Executive Director.</i>	Replace with:  <i>Private Sector Developers can apply for up to a combined maximum of 40 grants for Affordable Rental units and On-Site Support Suites per calendar year. Relaxation of this requirement is at the discretion of the Executive Director.</i>	Private Sector Developers are not eligible for supports for affordable ownership units.  Incorporated policy 6.1.7 to clarify how On-Site Support Suites are included in unit maximums
56	Policy 6.1.5	The maximum number of capital incentives available per Project, per calendar year is 80 for Affordable Rental housing projects developed by Non-Profit Housing Providers, 40 for Affordable Rental housing projects developed by Private Sector Developers, 20 for all affordable home ownership projects.	Repeal	Redundant with developer limits set out in 6.1.2 and 6.1.3
57	Policy 6.1.7	On-Site Support Suite grants approved under Section 6.5 of this Policy are included in calculating grant maximums.	Repeal	Incorporated into 6.1.2 and 6.1.3 (former)
58	Policies 6.1.8 - 6.1.10	6.1.8 Group Care Facilities and Personal Care Homes are not eligible for capital incentives.	Replace with:  <i>Group Care Facilities, Personal Care Homes, Secondary Rented Units,</i>	Combine to improve policy structure and clarity.

No.	Section/Table/Policy	Current	Proposed	Rationale
		<p>6.1.9 Secondary Rented Units are not eligible for capital incentives.</p> <p>6.1.10 Secondary Suites and Backyard Suites are not eligible for capital incentives.</p>	<p><i>Secondary Suites, Backyard Suites and units that are offered for Short-Term Accommodation are not eligible for capital grants.</i></p>	
59	Policy 6.1.11	<p><i>Where a person owes taxes or other charges to the City on any properties owned by that person, that person is not eligible to receive capital grant incentives under this Policy. In addition, where a person has received a capital grant incentive and has subsequently failed to pay taxes or other charges owing to the City, any tax exemptions that person is receiving shall be revoked.</i></p>	<p>Replace with:</p> <p><i>Applicants, owners or properties for which an application is made with or other charges past due to the City are not eligible for capital grants under this policy. The amount must be paid before an application will be considered and no later than July 31 of the year the application is made.</i></p>	<p>Identifies applicants and owners as parties that must be in good standing.</p> <p>Clarifies that applications will not be processed until outstanding amounts are paid.</p>
60	Policy 6.1.12	<p><i>Incentives are not provided where a designated heritage building has been demolished.</i></p>	<p>Reorder to align with tax exemption section structure.</p>	<p>Improve policy structure.</p>
61	(NEW)		<p>Where a project is also eligible for capital grants under another City policy, the full benefit under both policies may be provided.</p>	<p>Added for clarity on how incentive programs may stack together.</p>
62	(NEW)		<p><i>Capital grants will be dispersed after an Occupancy Permit is issued and any other requirements specified in the legal agreement have been met (e.g., affordability requirements).</i></p>	<p>Moved from Section 6.2– this is general eligibility vs. application requirements</p> <p>Under the definition section, Occupancy Permit includes temporary, conditional or partial occupancy permits</p>
63	(NEW)		<p><i>Where an Applicant does not meet the requirements of this policy within two years of a Project receiving conditional approval, the Executive Director has</i></p>	<p>Moved from Section 6.2 below – this is general eligibility vs.</p>

No.	Section/Table/Policy	Current	Proposed	Rationale
			<i>discretion to withdraw the City's funding commitments.</i>	application requirements
64	(NEW)		<i>Capital grants for all units in an application will be disbursed in one payment upon completion except for phased projects. Relaxation of this requirement is at the discretion of the Executive Director.</i>	Moved from Section 6.2 below – this is general eligibility vs. application requirements
65	(NEW)		<p><i>6.1.15 Capital grants may be transferred to a new housing provider or developer where grant payment has not yet been issued provided a new owner enters into a new legal agreement with the City of Regina and meets all requirements of the capital grant.</i></p> <p><i>6.1.15.1 Where a project is transferred or sold to a new housing provider or developer after capital grants have been paid and prior to all requirements under this policy being met, the City may, at its discretion, require full or partial repayment of the capital grants.</i></p>	<p>Moved from Section 6.2 below – this is general eligibility vs. application requirements</p> <p>Added sup-policy to clarify what happens if a project is sold after grants are paid</p>
66	Policy 6.1.16	<i>The Executive Director, City Planning and Community Development, has discretion to relax the requirement that an Occupancy Permit is issued before grant payments for affordable rental housing applications are disbursed where construction of the project is near completion and the applicant has entered into a capital contribution agreement with the City. Requests to relax this requirement will be considered on a case by case basis and may consider the Applicants experience in completing developments in a timely manner.</i>	<p>Replace with:</p> <p><i>6.1.16 The Executive Director has discretion to relax the requirement that an Occupancy Permit is issued before grant payments for affordable rental housing applications are disbursed where construction of the project is near completion and the Applicant has entered into a capital contribution agreement with the City. Requests to relax this requirement will be considered on a case-by-case basis and may consider the Applicant's experience in</i></p>	<p>Improve clarity and consistency</p> <p>New sub-policy clarifies the portion of committed grants to be paid as part of pre-occupancy payouts</p>

No.	Section/Table/Policy	Current	Proposed	Rationale
			<p><i>completing developments in a timely manner.</i></p> <p><i>6.1.16.1: Where relaxation of this requirement has been approved, the City may disburse a portion of the committed grants equal to the portion of the project deemed completed by a qualified Quantity Surveyor with the remainder of the committed grants to be disbursed upon project completion. A pre-occupancy payout may be provided once for each project.</i></p>	
67	Section 6.2 – Capital Grant Application General Requirements		<p>Rename to:</p> <p>Capital Grants – Application Requirements</p>	Consistent policy structure
68	Policy 6.2.1	<p><i>To be eligible, applications must be made when the development is underway with confirmation from Planning &amp; Development Services that the Project meets all applicable zoning requirements.</i></p>	<p>Replace with:</p> <p><i>To be eligible for capital grants, applications must be made when the development is underway with confirmation from Planning &amp; Development Services that the Project meets all applicable zoning requirements.</i></p>	Specify this relates to applications for capital grants
69	Policies 6.2.3 – 6.2.6		Repeal	New policies outline recommended approach for application prioritization
70	(NEW)		<p><i>6.2.7 All applications must be complete and submitted between January 1 and July 31 to be considered for incentives that year.</i></p> <p><i>6.2.7.1 All applications must include the Design and Development Criteria Scorecard found in <b>Appendix B</b>.</i></p>	Outlined in Amendment 3 of the main report



No.	Section/Table/Policy	Current	Proposed	Rationale
71	(NEW)		<p><i>6.2.8 Applications submitted by Non-profit Housing Providers in all Program Areas as well as by Private Sector Developers in Program Areas 1 and 2 will be evaluated and prioritized for funding until July 31.</i></p> <p><i>6.2.8.1 Eligible projects will be evaluated and prioritized for funding based on the Design and Development Criteria Scorecard.</i></p> <p><i>6.2.8.2 Complete applications received by March 31 will be evaluated starting April 1, with up to half of the annual capital budget allocated to these applications.</i></p> <p><i>6.2.8.3 All remaining complete applications received by July 31 will be evaluated starting August 1, with the remaining annual capital budget to be allocated.</i></p> <p><i>6.2.8.3.1 Eligible applications that did not receive funding under section 6.2.8.2 will be included in this evaluation.</i></p>	
72	(NEW)		<p><i>6.2.9 Applications submitted by Private Sector Developers in Program Areas 3 and 4 will be evaluated and prioritized for funding based on the Design and Development Criteria Scorecard after Aug 1, subject to available capital funding remaining. This will take place after projects described under subsection 6.2.8 have been allocated capital grants.</i></p>	

No.	Section/Table/Policy	Current	Proposed	Rationale
73	Policy 6.2.7		Move to Section 6.1 as noted above	
74	Policy 6.2.8		Move to Section 6.1 as noted above	
75	Policy 6.2.9		Move to Section 6.1 as noted above	
76	Policy 6.2.10		Move to Section 6.1 as noted above	
77	Policy 6.2.11	<i>The Applicant must be the registered owner of the lands being developed in order to enter a capital agreement and receive capital grants under this Policy.</i>	Reorder and replace with:  <i>The Applicant must be the registered owner of the lands being developed in order to be eligible for capital grants under this Policy.</i>	Improve clarity
78	Policy 6.2.12	<i>The registered owner of the land must enter into a legal agreement with the City in order to be eligible for a capital contribution.</i>	Reorder and replace with:  <i>The registered owner of the land must enter into a capital contribution agreement with the City in order to receive a capital grant.</i>	Improve clarity
79	Policy 6.2.13	<i>Authorization from the property owner when an application is made on their behalf.</i>	Reorder and replace with:  <i>Authorization from the property owner is required when an application is made on their behalf.</i>	Improve clarity
80	Policy 6.2.14	<i>Capital grants are dispersed to the entity that made the application and entered the capital contribution agreement.</i>	Reorder and replace with:  <i>Capital grants are dispersed to the entity that made the application and entered the capital contribution agreement.</i>	Improve clarity
81	Section 6.3 – Affordable Home Ownership Capital Grant Requirements		Rename to:  Affordable Ownership Capital Grants	Consistent policy structure
82	Section 6.3 – Affordable Home Ownership Capital Grant Requirements	<i>Subject to the conditions below and set out in Table 2, the Below/Market Affordable Home Ownership Capital grant program provides \$10,000 or \$15,000 per unit for the creation of new entry level housing units that are sold to households that meet</i>	Replace with:  <i>Subject to the conditions below and set out in Table 2, capital grants may be provided for the creation of new Affordable Ownership Units that are sold</i>	Consistent language  Amounts are outlined in the table

No.	Section/Table/Policy	Current	Proposed	Rationale
		<i>this Policy's maximum income threshold. Grants are provided to the Applicant who in turn passes it along to the eligible purchaser of the unit as a down payment assistance grant or reduction in the sale price.</i>	<i>to households that meet this Policy's Maximum Income Threshold.</i>	Second portion created as new sub-policy
83	Policy 6.3.2	<i>Only Non-Profit Housing Providers are eligible for capital grants.</i>	Reorder and replace with:  <i>Only Non-Profit Housing Providers with charitable non-profit incorporation status are eligible for Affordable Ownership capital grants.</i>	This is included in the definitions. Added here for clarity
84	(NEW)		<i>Grants are provided to the Applicant who must pass it along to an eligible purchaser of the unit as a down payment assistance grant or reduction in the sale price.</i>	Added for clarity
85	Section 6.4 – Affordable Rental Capital Grant Requirements		Rename to:  Affordable Rental Capital Grants	Consistent policy structure
86	Section 6.4 – Affordable Rental Capital Grant Requirements	<i>Subject to the conditions below and set out in Table 2, the Affordable Rental Capital Grant Application provides between \$10,000 to \$25,000 per unit for the creation of new Purpose-Built Rental Units that are rented to households who meet this Policy's Maximum Income Thresholds and where rents are provided below this Policy's Maximum Rental Rates.</i>	Replace with:  <i>Subject to the conditions below and set out in Table 2, capital grants may be provided for the creation of new Purpose-Built Rental Units that are rented to households who meet this Policy's Maximum Income Thresholds and where rents are provided below this Policy's Maximum Rental Rates.</i>	Consistent language  Amounts are outlined in the table
87	Policy 6.4.1	<i>Developments are those that provide Dwelling Units to individuals or families whose income is at or below the Maximum Income Threshold requirements and the Units are offered at rental rates that are at or below the Maximum Rental Rate requirements for five years or more.</i>	Replace with:  <i>Developments are those that provide Dwelling Units to individuals or families whose income is at or below the Maximum Income Threshold requirements and the Units are offered at</i>	Updated to reflect 10-year requirement starting in 2022

No.	Section/Table/Policy	Current	Proposed	Rationale
			<i>rental rates that are at or below the Maximum Rental Rate requirements for 10 years or more.</i>	
88	Policy 6.4.2	<i>Beginning on January 1, 2022, Developments approved under this program must be offered at rental rates that are at or below the Maximum Rental Rate requirements for 10 years or more.</i>	Repeal	Now covered in Policy 6.4.1 above
89	Policy 6.4.5	<i>Affordable Rental Units developed by Private Sector Developers in area 3 are limited to capital grants in the amount of \$10,000 per Unit or \$15,000 where the Unit is three bedrooms or more.</i>	Repeal	These details are provided in Table 2
90	Policy 6.4.6	<i>Affordable Rental Units developed by Non-Profit Housing Providers in all areas may be eligible for capital grants in the amount of \$20,000 per Unit or \$25,000 where the Unit is three bedrooms or more.</i>	Repeal	These details are provided in Table 2
91	Policy 6.4.8	<i>Affordable Housing Rental Units must remain rental for a minimum of 15 years after the issuance of the Occupancy Permit and shall not be eligible for conversion to Condominiums during this time.</i>	Replace with:  <i>Affordable Rental Units must remain rental for a minimum of 15 years after the issuance of the Occupancy Permit and shall not be eligible for conversion to Condominiums, or for use as Group Care Facilities, Personal Care Home, Secondary Rental Units or for Short-Term Accommodation during this time.</i>	Added clarity that units cannot be converted or used for Group Care Facilities, etc.
92	Section 6.5 – On-Site Support Suite Grant Requirements		Rename to:  On-Site Support Suite Capital Grants	Consistent policy structure
93	Section 6.5 – On-Site Support Suite Grant Requirements	<i>Subject to the conditions set out below and set out in Table 2, private Sector and Non-Profit Housing Providers can receive a capital grant of \$10,000 or \$20,000 where an Affordable Rental or Affordable Home Ownership Project includes an On-Site Support Suite.</i>	Replace with:  <i>Subject to the conditions set out below and set out in Table 2, capital grants may be provided for the creation of new On-Site Support Suites where an Affordable Rental or Affordable</i>	Consistent language  Amounts are outlined in the table

No.	Section/Table/Policy	Current	Proposed	Rationale
			<i>Ownership Project includes an On-Site Support Suite.</i>	
94	Policy 6.5.1	<i>An Applicant must provide evidence that it has partnered with a Support Service Provider to use the Suite.</i>	Replace with:  <i>An Applicant must provide evidence that it has partnered with a Support Service Provider to use the On-Site Support Suite.</i>	Consistent language
95	Policy 6.5.2	<i>A Support Suite developed by a Private Sector Developer in Program Area 3 is limited to a capital grant in the amount of \$10,000 for that Unit.</i>	Repeal	These details are provided in Table 2
96	Policy 6.5.4	<i>The Support Suite cannot be used for commercial activity</i>	Replace with:  <i>The On-Site Support Suite cannot be used for commercial activity for a period of 15 years.</i>	Consistent language and reflecting existing requirement
97	Section 7.0 – Intensification Levy Rebate Policy	All policies included in 7.1 and 7.2	Repeal the whole section	The Intensification Levy was abolished by Council in 2021.
98	Section 8.0 – Roles & Responsibilities	<i>The maximum yearly expenditure from the Social Development Reserve shall be \$2,500,000 but may be reduced or increased by Council through the budget approval process.</i>	Replace with:  <i>The maximum yearly expenditure from the Social Development Reserve shall be \$1,500,000 but may be reduced or increased by Council through the budget approval process.</i>	Updated to reflect current budget for the HIP
99	Section 9.0 – Related Forms	Housing Incentives Policy: Capital Incentives Application	Replace with:  Housing Incentives Policy: Capital Grant Application	Consistency
100	Section 10.0 – Reference Material		Repeal section	Not needed in the policy – not consistent with new incentive policies