

## Appendix B: Housing Incentives Policy Commitments (2018-2022)

### Affordable Housing Units (2018-2022)

#### *Total Capital Grants Committed – Affordable Units and Support Suites*

Year	Affordable Rental	Affordable Ownership	Support Suites	Total Units	Total Commitment
2018	50	39	0	89	\$ 1,325,000
2019	104	10	0	114	\$ 1,415,000
2020	141	11	0	152	\$ 2,495,000
2021	105	7	2	114	\$ 2,500,000
2022	68	0	1	69	\$ 1,500,000
<b>TOTAL</b>	<b>468</b>	<b>67</b>	<b>3</b>	<b>538</b>	<b>\$ 9,235,000</b>

#### *Total Municipal Tax Exemptions Committed – Affordable Units*

Year	Affordable Rental	Affordable Ownership	Total
2018	50	39	89
2019	104	10	114
2020	141	11	152
2021	254	7	261
2022	333	0	333
<b>TOTAL</b>	<b>882</b>	<b>67</b>	<b>949</b>

#### *Affordable housing units and support suites committed by program area (capital grants and tax exemptions)*

	Area 1	Area 2 - Special Policy Area <sup>1</sup>	Area 2 (other areas)	Area 3		Total
				(infill)	(greenfield)	
2018	0	0	20	0	69	89
2019	0	0	14	0	100	114
2020	0	0	11	0	141	152
2021	0	0	7	0	256	263
2022	0	12	30	0	292	334
<b>Total Units</b>	<b>0</b>	<b>12</b>	<b>82</b>	<b>0</b>	<b>858</b>	<b>952</b>
<b>%</b>	<b>0</b>	<b>1%</b>	<b>9%</b>	<b>0%</b>	<b>90%</b>	<b>100%</b>

#### *Commitments - Affordable Housing (2018-2022)*

Over the last five years, over \$9.2 million in capital grants have been committed under the HIP to support the development of 538 affordable housing units (combined rental and ownership) and on-site support suites. Following amendments to the policy in 2021 to provide stand-alone tax exemptions for affordable units, an additional 414 affordable housing units were approved for tax exemptions without a capital grant commitment. The total number of affordable units and on-site support suites supported under the HIP in the last five years is 952.

Between 2018-2022, 90 per cent of affordable units supported under the HIP were located in new areas (i.e., greenfield). No affordable units were supported in the City Centre and one per cent of affordable units were supported in the North Central and Heritage neighbourhoods collectively.

<sup>1</sup> Area 2 – Special Policy Area represents the North Central and Heritage neighbourhoods

**Market Housing and Secondary Suites (2018-2022)***Market Rental Tax Exemption Starts by program area*

	Area 1	Area 2 - Special Policy Area	Area 2 (other areas)	Area 3 <sup>2</sup>		Total
				(infill)	(greenfield)	
<b>2018</b>	2	24	32	87	276	421
<b>2019</b>	2	12	34	161	296	505
<b>2020</b>	0	2	12	0	245	259
<b>2021</b>	4	6	8	0	0	18
<b>2022</b>	0	19	4	0	0	23
<b>Total Units</b>	<b>8</b>	<b>63</b>	<b>90</b>	<b>248</b>	<b>817</b>	<b>1,226</b>
<b>%</b>	<b>1%</b>	<b>5%</b>	<b>7%</b>	<b>20%</b>	<b>67%</b>	<b>100%</b>

*Secondary Suite and Backyard Suite Tax Exemption Starts by program area*

	Area 1	Area 2 - Special Policy Area	Area 2 (other areas)	Area 3 <sup>3</sup>		Total
				(infill)	(greenfield)	
<b>2018</b>	0	2	5	0	17	24
<b>2019</b>	0	0	6	0	5	11
<b>2020</b>	0	0	5	2	0	7
<b>2021</b>	0	0	2	0	0	2
<b>2022</b>	0	0	2	0	0	3
<b>Total Units</b>	<b>0</b>	<b>2</b>	<b>20</b>	<b>3</b>	<b>22</b>	<b>47</b>
<b>%</b>	<b>0%</b>	<b>4%</b>	<b>43%</b>	<b>6%</b>	<b>47%</b>	<b>100%</b>

*Market Housing*

While past versions of the HIP included tax incentives for market rental units in all areas, tax incentives are currently only available for the development of market housing in the City Centre, North Central and Heritage neighbourhoods, and limited additional areas<sup>4</sup>. In the last five years there have been 161 tax exemption starts for market rental units in these areas, with eight located in the City Centre and 63 in North Central and Heritage neighbourhoods combined. There has been no uptake of tax incentives offered for the development of market ownership units in the last five years.

*Secondary and Backyard Suites*

Similar to market rental units, tax incentives for secondary suites were available city-wide under past versions of the HIP. Currently, the City provides a 25 per cent tax exemption for the development and legalization of secondary and backyard suites in the City Centre, North Central and Heritage neighbourhoods, and limited additional areas. In the last five years there have been 22 tax exemption starts for secondary suites in these areas, with none in City Centre and two in the North Central and Heritage neighbourhoods.

*Rental Repair*

Since it was created in 2020, there have been no applications for the rental repair program offered under the HIP.

<sup>2</sup> Tax exemptions for market rental units in Area 3 were phased out beginning in 2016.

<sup>3</sup> Partial tax exemptions for secondary suites in Area 3 were phased out beginning in 2016.

<sup>4</sup> Tax incentives for market ownership units are only available in the City Centre, North Central and Heritage neighbourhoods.