

APPENDIX C

Comprehensive Housing Strategy – Implementation Scorecard

January – December 2017

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.</i></p> <p><i>For 2013 and 2014, rental starts were 24 and 41 per cent. Purpose-built rental reached 45 per cent of housing starts for the CMA in 2015 and then declined to 30 per cent in 2016.</i></p>	<p><b>2017</b></p> <p>The number of rental starts was 752 units or 39 per cent of all housing starts for the CMA, 42 per cent for the city, an increase over 2016 and above the target of 30 per cent.</p>	
	Strategies 1, 2, 3, 4, 5, 7, 8, 9	Increase percentage of multi-unit buildings as	<p><u>Target:</u> Multi-unit buildings make up 55 per cent or more of all annual starts; multi-unit includes</p>	<p><b>2017</b></p> <p>Multi-unit buildings make up 70 per cent of all housing starts for the city.</p>	

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
		percentage of total housing starts (trend towards multi-unit and semi-detached)	townhouses and other attached or semi-detached units. <i>Background: In 2015, multi-unit housing starts reached a high 73 per cent, then declined to 61 per cent in 2016.</i> <i>In 2016, multi-unit housing starts saw a slight decline from previous years at 61 per cent for the city.</i>		
1. Inadequate Supply of Rental and Affordable Housing (cont'd)	Strategies 1, 2, 3, 4, 5, 6, 7, 8, 9	Increase in vacancy (3 per cent by 2017).	<u>Target:</u> Rental vacancy rate of 3 per cent. <i>Background: Vacancy rate was 1 per cent in fall 2012 and 1.8 per cent in fall 2013..</i> <i>By the 2014 Fall CMHC Report, vacancy rates had reached 3 per cent for the first time since 2006.</i> <i>A vacancy rate of 5.5 per cent was reported in the 2016 Fall CMHC Report.</i>	<b>2017</b> A vacancy rate of 7 per cent was reported for the CMA in the 2017 Fall CMHC Report.	
2. Poor Condition of Existing Housing Stock	Strategies 10, 11, 12, 13, 14	Reinvestment in existing housing stock.	<u>Target:</u> Evidence of reinvestment in existing housing stock through referral to and uptake in applications to SHC rental repair program (RRAP program).	<b>2017</b> The Residential Rehabilitation Assistance Program (RRAP) administered through the Province has been on hold since 2014. The	

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
			<p>Market solutions contribute to reinvestment such as the renovation of non-residential and incentives for heritage buildings.</p> <p><i>Background: The OCP provides policies to support the maintenance, preservation and adaptive re-use of heritage properties. Renovation incentive programs are currently provided through the Province.</i></p> <p><i>Best practise research on municipal repair programs throughout Canada was done in 2014.</i></p> <p><i>The City also offers the Heritage Building Rehabilitation Program Tax Exemption which is provided to developments listed as Municipal Heritage Properties.</i></p> <p><i>Regina currently has 12 apartment buildings identified in the Municipal Heritage Holding Bylaw and eight buildings listed as Municipal Heritage Properties. In 2016, the Frontenac apartment building in the downtown received approval through Heritage Building</i></p>	<p>Province has two programs for home repair for low-income homeowners: the <i>Emergency Home Repairs Program</i> and the <i>Home Repair Program</i> for accessibility.</p> <p>No residential projects applied for heritage incentives in 2017.</p>	

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
			<i>Rehabilitation Program thus retaining 42 units rental units.</i>		
2. 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 (current 1 in 10; Stats Canada 2006).	<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: In 2011, Stats Canada reported that there were 7,470 occupied private dwellings in need of major repair, equalling 9.3 per cent of private dwellings. This is an increase of dwelling requiring repairs by 1.3 per cent from the 2006 Census data.</i>  <i>For renovations, there were 739 permit applications in 2016.<sup>1</sup></i>	<b>2017</b>  The 2016 Census data reports units in need of major repair comprised 7.1 per cent (6,775 units) of housing. This is a decrease from 2011 Census data in percentage and number.  Building permit applications for renovations <sup>2</sup> of residential buildings remained relatively consistent with 2016. There were a total of 772 permit applications in for renovations in 2017.	
3. Lack of Diversity of Housing Options, Including Housing for	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</i>	<b>2017</b>  One laneway suite as part of the infill pilot project was completed.	

<sup>1</sup> 2016 building permit counts were adjusted for accuracy.

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

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
Distinct and Special Needs Groups			<p><i>project in greenfield neighbourhoods. As of December 2015, a total of 11 laneway suites in Greens on Gardiner and two in Harbour Landing have been built. 12 more laneway suites will be developed within Harbour Landing as part of the ongoing pilot project.</i></p> <p><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></p>		
3. Lack of Diversity of Housing Options, Including Housing for Distinct and Special Needs Groups (cont'd)	Strategies 16, 17, 19, 20, 21, 22, 24, 25, 26	Diversity of housing types within new housing developments.	<p><u>Target:</u> Increase diversity of housing types within new housing developments; target to be at least 50 per cent of new developments are a housing type other than single-family detached (was 58 per cent in 2012).</p> <p><i>Background: In 2016, (Single-family detached) SFD starts were 39 per cent of all starts (541 units).</i></p> <p><i>Multi-unit housing starts consisted of 12 per cent Semi-detached, 13 per cent Row Housing and 36 per cent Apartments.</i></p>	<p><b>2017</b></p> <p>For the city proper, SFD starts were 30 per cent, a decline from 2016 in percentage and overall numbers (531 units). This is still significant given that according to 2016 Census data 65 percentage of all housing in Regina is SFD.</p> <p>The multi-unit housing starts for the city consisted of 11.3 per cent Semi-detached, 13.8 per cent Row Housing and 45.1 per cent Apartments.</p>	

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
	Strategies 19, 20, 21, 22, 23, 24, 25, 26, 27, 28	Housing options for vulnerable population groups including Aboriginal, Homeless, Transitional and Special Needs.	<p><u>Target:</u> Encourage and increase housing to address vulnerable population groups including Aboriginal, Homeless, Transitional and Special Needs.</p> <p><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></p> <p><i>In 2016, Capital grant commitment were significantly lower than previous years for below market and affordable rental units, accounting for only 11 of 169.</i></p>	<p><b>2017</b></p> <p>Of the 151 units of affordable housing with committed funded through the HIP in 2017, 60 units are affordable rental development, a positive increase in applications and funding for affordable rental development.</p> <p>Funding commitments in 2017 include a Humanitarian Service Facility proposed by Soul's Harbour Mission including 16 accessible, affordable residential units and an emergency shelter for up to 24 men as well as a free clothing store, soup kitchen, volunteer offices, day care centre and donation area. Funding was also committed to an 11-unit housing affordable rental development by Gabriel Housing, which will include on-site support for the residents.</p>	
4. Need to Create Complete Communities and Sustainable Neighbourhoods	Strategies 1, 29, 30	Create complete communities across the City with access to services, amenities and public transit	<p><u>Target:</u> Strengthen Official Community Plan policies to create complete communities</p>	<p><b>2017</b></p> <p>To evaluate the increase in the completeness of communities (e.g. transit service, services, age-friendly measures, etc.), more time is</p>	

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
with Access to Services		and mobility options		needed for the implementation of the OCP.	
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.	<b>2017</b> Mixed use developments proposed in 2017 include the Humanitarian Service Facility proposed by Soul's Harbour Mission which includes 16 accessible, affordable residential units and an emergency shelter for up to 24 men as well as a free clothing store, soup kitchen, volunteer offices, day care centre and donation area. Data for all mixed-use projects not funded under HIP was not available at the time of this report.	
	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.</i>	<b>2017</b> No update.	

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
			<p><i>Presentations featured lessons learned from other municipalities in the planning and development of infill and affordable housing.</i></p> <p><i>The City continued its focus on housing diversity in 2016 including a public engagement session pertaining to the Laneway and Garden Suite Pilot Project for established neighbourhoods.</i></p>		
<p>5. Need to Address Housing Issues Immediately with the Help of Federal and Provincial Governments as well as Other Stakeholders</p>	<p>Strategies 31, 32, 33, 34, 35, 36</p>	<p>Bolster help of provincial and federal governments and agencies to address housing issue in Regina.</p>	<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.</i></p>	<p><b>2017</b></p> <p>Currently the Province offers a key program supporting affordable rental housing needs in the City, the Rental Development Program.</p> <p>The 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. Eligibility for increased federal funding will be governed by new requirements for sustainability, accessibility and affordability as outlined in the NHS. Additional program details will be released in 2018.</p>	

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
<p>5. Need to Address Housing Issues Immediately with the Help of Federal and Provincial Governments as well as Other Stakeholders (cont'd)</p>	<p>Strategies 31, 32, 33, 34, 35, 36</p>	<p>Better public understanding of City's role in housing and city, provincial and federal programs to support.</p>	<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.</i></p> <p><i>The HIP brochure and application documents are available on-line and on 9<sup>th</sup> floor for customers.</i></p>	<p><b>2017</b></p> <p>Regina.ca has been updated with current HIP information and all CHS documents are available at designregina.ca.</p> <p>Outreach techniques are consistently updated to find new ways of providing information to developers, and residents.</p>	

I:\Wordpro\HOUSING\Research - internal\HOUSING STATS\2017 Annual Report\Final Report to MHC\Appendix C - 2017 CHS Scorecard.docx