

Draft Affordable Rental Housing CIP Programs: Overview Table**Pre-Development Incentive Programs**

Program	Description	Additional details
Municipal Fee Waiver Program	Up to 100% of eligible municipal fees set by by-law for: development applications with one or more new affordable rental dwelling units; building and occupancy permits; and on-street parking permits (1 year), as required by the City, may be waived to a maximum of \$40,000 per project to create new affordable rental housing.	One time waiver, new affordable rental.
Housing Design and Study Grant Program	Up to 50% of the total cost to complete eligible studies, plans, or designs to a maximum of \$15,000 per project for background planning and design for multi-unit affordable rental housing (excluding ARUs) with six units or more, a minimum of which 30% shall be affordable.	Grant provided on successful completion of the housing project, must comply with the description of studies, plans or designs as set out in application.
Brownfield Tax Assistance Program	The City can cancel all or a portion of its municipal property taxes and apply for the Province to match that cancellation through education property taxes for up to 3 years. A separate application to the Minister of Finance is required for the provincial tax program and an application must be approved by by-law.	Site by site consideration required.

New Affordable Rental Unit Incentive Programs

Program	Description	Additional details
Additional Residential Unit (ARU) Affordable Rental Program	Up to 100% of total eligible costs to a maximum of: <ul style="list-style-type: none"> \$70,000 per unit for new affordable rental interior or attached ARUs (including garage conversions), or for existing affordable rental interior or attached ARUs that are being legalized (through a building permit process); and \$95,000 per unit for new detached accessory affordable rental ARUs. 	Program focuses on Residential Neighbourhood Area. All units must be permanent in nature. Five year agreement for affordability for full loan forgiveness. Building permit requirements and unit is not permitted to be used for Short Term Accommodation.

Missing Middle Affordable Rental Unit Program	Up to 100% of total eligible costs, to a maximum of \$225,000 per eligible affordable rental missing middle unit.	Ten year agreement for affordability for full loan forgiveness.
Mid/High-Rise Affordable Rental Unit Program	<p>Up to 100% of total eligible costs, to a maximum of:</p> <ul style="list-style-type: none"> • \$145,000 per new affordable mid/high-rise rental unit; and • \$180,000 per new affordable mid/high-rise three-bedroom rental unit. <p>Requires a minimum of three (3) new affordable-rental units and/or new affordable-rental three-bedroom units in a residential rental building, to be eligible.</p>	Encouraged in key areas including MTSAs and Intensification Corridors. Minimum of 3 units of total affordable. Ten year agreement for affordability for full loan forgiveness.

Development Charges Assistance Programs

Program	Description	Additional details
Affordable Residential Development Charges Deferral Program	Residential buildings or structures with 75 or more dwelling units where at least 30% of units are affordable ownership or affordable rental units in accordance with the DCA, 1997 Bulletin, may be eligible for up to a 2-year deferral on Development Charges for the non-exempt elements of the development, with accrued interest.	One time consideration of eligibility.
ARU Development Charges Waiver for Third ARU	Consistent with the DCA, 1997, exemption of the first two Additional Residential Units, this program exempts the third Additional Residential Unit from Development Charges. This program supports the City's four units as of right policies and Zoning permissions.	No affordability requirements.

Tax Increment Equivalent Grant (TIEG) Programs

Tax Increment Equivalent Grant	Up to 100% of the City portion of the tax increment provided annually for a time period to be determined through an agreement with the City.	Minimum of 3 affordable units. 10 year maximum.
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Sustainable and Accessible Design Grant Programs

Sustainable and Accessible Design Grant Program	Up to \$50,000 per project , subject to an evaluation of the proposed development based on the extent to which a project incorporates voluntary sustainable building practices and/or accessible design.	Grant provided on successful completion of the housing project, must have been approved for one or more units under one of the new affordable rental unit incentive programs.
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