

## **Appendix E: Jurisdictional Scan of Ontario-Based Municipal Housing Acceleration Programs**

Staff undertook a scan of housing incentive programs implemented by comparable Ontario municipalities, with a focus on programs relevant to the proposed amendments to the Affordable Rental Housing Community Improvement Plan (CIP). The review considered both Development Charge (DC) and non-DC funding mechanisms and is summarized below, including key program features, strengths, and approaches observed across the surveyed jurisdictions.

### **Summary of Program Strengths**

The Development Charges programs currently being implemented offer a variety of approaches.

### **Development Charge Reduction Grant – Purpose-Built Rental / Ownership**

The City of Burlington’s proposed temporary Development Charge Reduction Grant for Purpose-Built Rentals and Ownership drew best practices from programs that successfully demonstrated the following:

- Clear objectives and success criteria - Municipalities that articulate what the program is trying to achieve, and how success will be evaluated, are better able to track outcomes and adjust over time.
- Flexible and responsive financial assistance - Programs that offer a range of incentives (e.g., grants, loans, tax tools) and can be calibrated to market conditions tend to attract stronger uptake.
- Defined intake periods and predictable processing timelines - Time-bound windows help manage demand, create urgency, and allow staff to batch applications for more efficient review and consistent decision-making.

A scan of non-Development Charges programs also identified a broad range of approaches being taken by municipalities across the province to support housing development.

### **Missing Middle Affordable Housing Grant**

The design of the City’s proposed Missing Middle Affordable Housing Grant program was informed by best practices drawn from comparable Ontario municipal initiatives. The jurisdictional scan revealed several consistent themes that shaped Burlington’s program structure and approach:

- Pre-construction costs, including planning, design, and approval costs, represent a significant financial barrier for developers of affordable missing middle housing.
- Per-unit grant structures that scale directly with the number of affordable units produced create a measurable link between public investment and housing outcomes.
- Programs that layer per-unit grants with fee relief and study or design grants have emerged as a recognized best practice, maximizing both the reach and effectiveness of available incentives.
- Long-term affordability commitments are important to align with provincial and federal policy objectives. The Missing Middle Affordable Housing Grant establishes a minimum affordability period of 15 years, with the option to extend to 25 years to access development charge exemptions under the *Development Charges Act*, offering flexibility while ensuring positive long-term housing outcomes.

### **Tax Increment Equivalent Grant (TIEG) – Purpose-Built Rental**

The proposed temporary Tax Increment Equivalent Grant Program for Purpose-Built Rentals draws upon program models with the following strengths:

- Integrating affordability as a core condition - TIEGs provide flexibility in how affordability can be embedded, allowing for a focus on increased affordable rental supply.
- Demonstrating responsiveness to location-specific goals and conditions - program specifics, including grant duration and value vary widely, showcasing that successful TIEGs are responsive, calibrating incentives based on desired outcomes, fiscal capacity, and local market conditions.
- Deployment of robust monitoring and compliance mechanisms – to increase accountability and alignment with broader municipal strategies.

### **Strengths Across Program Types**

Collectively, these programs illustrate a number of strong, recurring features. General strengths across program types include:

- Simple, transparent eligibility and application requirements - Programs with plain-language criteria and streamlined documentation reduce barriers for applicants and improve overall program performance.

- Strong and sustained marketing by the City - Clear, accessible communication paired with proactive outreach, helps applicants understand the value proposition and how to participate.
- Alignment with broader municipal strategies, housing supply and population-growth - Effective programs are intentionally connected to the municipality's strategic direction by supporting housing supply goals, reinforcing place-based priorities, and addressing gaps identified through community engagement, local data and planning studies and housing and economic development strategies.

### Scan of Ontario-Based, DC Funding Mechanisms for Housing

Program Comparison of DC Programs						
Municipality & Program	Supports Rental Housing	Supports Affordable/Below-Market	Purpose-Built Rental Eligible	Supports ARUs	Supports Missing Middle	Encourages New Housing Supply
City of Barrie – <a href="#">Development Charges (DC) Equivalent Grant for Fourplexes</a>	✓	X	✓	X	✓	✓
City of Barrie – <a href="#">Approval to Defer Development Charges (DCs) to Occupancy Permit</a>	✓	✓	X	X	X	✓
City of Brampton – <a href="#">Development Charges (DC) Incentive Program</a>	✓	X	✓	X	Not explicitly stated	✓
City of London – <a href="#">Residential Development Charges Grant</a>	Not explicitly stated	Not explicitly stated	Not explicitly stated	Not explicitly stated	Not explicitly stated	✓
Municipality of Middlesex Centre – <a href="#">Development Charge Incentives</a>	Not explicitly stated	Not explicitly stated	Not explicitly stated	Not explicitly stated	Not explicitly stated	✓
City of Mississauga – <a href="#">Development Charge Incentives</a>	✓	✓	✓	✓	✓	✓
City of St. Catharines – <a href="#">Development Charge Rental Housing Discount Grant Program</a>	✓	X	✓	X	Not explicitly stated	✓

<b>City of Toronto – <a href="#">Rental Housing Supply Program (RHSP)</a></b>	✓	✓	✓	X	X	✓
<b>City of Waterloo – <a href="#">Affordable Rental Housing Grant Program</a></b>	✓	✓	Not explicitly stated	X	Not explicitly stated	✓

### Scan of Ontario-Based, Non-DC Funding Mechanisms for Housing

Program Comparison of Non-DC Programs						
Municipality & Program	Supports Rental Housing	Supports Affordable/Below-Market	Purpose-Built Rental Eligible	Supports ARUs	Supports Missing Middle	Encourages New Housing Supply
<b>City of Barrie – <a href="#">Per Door Grant Program</a></b>	✓	✓	✓	Not explicitly stated	X	✓
<b>City of Barrie – <a href="#">Tax Increment Equivalent Grant (TIEG)</a></b>	✓	✓	✓	X	✓	✓
<b>City of Belleville, Ontario – <a href="#">Affordable Rental Housing Tax Increment Equivalent Rebate (TIER)</a></b>	✓	✓	✓	X	Not explicitly stated	✓
<b>City of Belleville, Ontario – <a href="#">Missing Middle Per Door Grant</a></b>	Not explicitly stated	Not explicitly stated	X	X	✓	✓
<b>City of Belleville, Ontario – <a href="#">High-density Residential Municipal Fees Rebate</a></b>	✓	X	✓	X	X	✓
<b>Town of the Blue Mountains – <a href="#">Tax Increment Equivalent Program</a></b>	Not explicitly stated	Not explicitly stated	Not explicitly stated	Not explicitly stated	Not explicitly stated	✓
<b>Town of Bracebridge – <a href="#">Tax Increment Equivalent Grant</a></b>	Not explicitly stated	Not explicitly stated	Not explicitly stated	Not explicitly stated	Not explicitly stated	✓

<b>Township of Centre Wellington</b> – <a href="#">Tax Increment Equivalent (TIEG) Program</a>	✓	✓	X	X	X	✓
<b>City of Kingston</b> – <a href="#">Tax Increment Equivalent Grant Program</a>	✓	Not explicitly stated	Not explicitly stated	X	X	✓
<b>City of Guelph</b> – <a href="#">New Affordable Housing Unit Grant</a>	✓	✓	✓	X	Not explicitly stated	✓
<b>City of Hamilton</b> – <a href="#">Housing Acceleration Incentive Program</a>	✓	✓	X	X	Not explicitly stated	✓
<b>City of Kitchener</b> – <a href="#">Missing Middle Affordable Housing Grant</a>	Not explicitly stated	✓	Not explicitly stated	X	✓	✓
<b>City of London</b> – <a href="#">Dollars to Doors Affordable Units Program</a>	✓	✓	✓	Not explicitly stated	Not explicitly stated	✓
<b>City of Niagara Falls</b> – <a href="#">Urban Infill Tax Increment Grant</a>	Not explicitly stated	Not explicitly stated	Not explicitly stated	X	✓	✓
<b>City of Ottawa</b> – <a href="#">Affordable Housing Community Improvement Plan</a>	✓	✓	Not explicitly stated	Not explicitly stated	Not explicitly stated	✓
<b>City of Richmond Hill</b> – <a href="#">Tax Increment Equivalent Grant (TIEG)</a>	X	✓	X	X	X	✓