

Proposed Housing Community Improvement Plan (CIP) Public Meeting

May 8, 2024

Presented by: Michelle Banfield, RPP, Executive Director of Development Services & Shelby White, RPP, Senior Planner



Public Meeting Overview

1. Public Meeting Overview
2. Background
3. Legislative Framework – What is a CIP?
4. Proposed Housing CIP Overview
5. Proposed CIP Programs
6. Implementation Considerations
7. Next Steps & Questions

Background

Why create a new CIP?

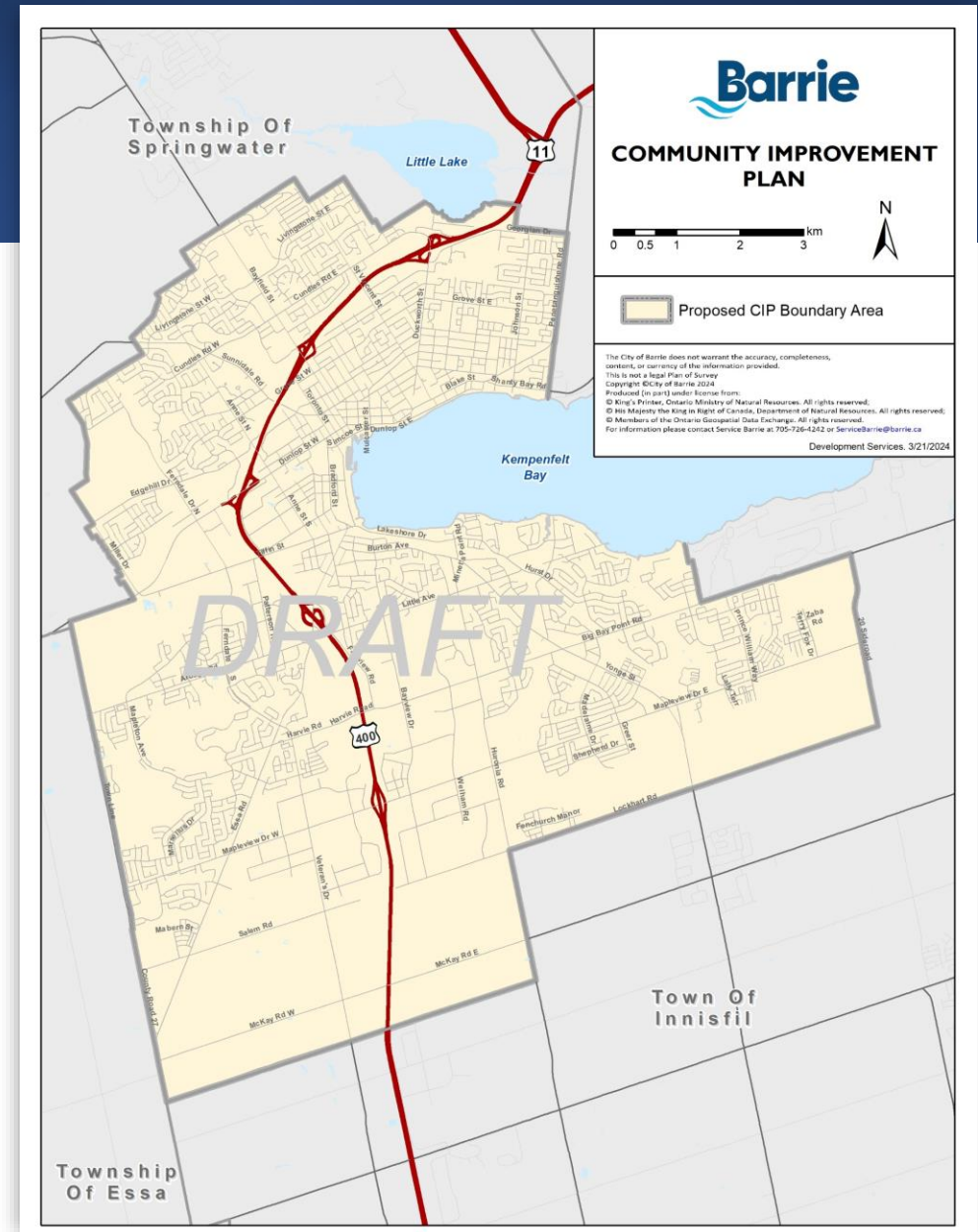
- Council adopted the Affordable Housing Strategy (AHS) in January 2024
- The City of Barrie has been awarded \$25,684,990 in Housing Accelerator Fund (HAF) funding (over 3 years) and \$6,344,201 in Building Faster Fund (BFF) funding
- Many recent Provincial legislative changes, plus new provincial and federal funding opportunities and Development charge exemptions or reductions for affordable and / or rental housing

Legislative Framework – What is a CIP?

- A CIP is a tool under the *Planning Act* to incentivize “community improvement” without contravening *Municipal Act* bonusing restrictions
- “Community improvement” can include the development, redevelopment or construction of residential uses and buildings, including affordable housing, as appropriate or prioritized
- Incentives can include acquisition, preparation, and disposition of land by the City, or grants and loans to cover (but not exceed) eligible development or redevelopment costs
- CIPs cannot:
 - Exempt or waive Development Charges (DCs)
 - Cancel or reduce municipal or school taxes (except for heritage or brownfield properties)
 - Waive fees collected under the *Building Code Act*

Proposed Housing CIP Overview

- **Location:** City-wide
- **Goal:** increase the supply of housing units and rental housing units, and accelerate the construction of new housing in Barrie, promote new affordable housing construction
- **Objectives:** Eight objectives are set out in Section 3.2
- **Programs:** four “Financial Incentive Programs” (Section 3.3) & three “Additional CIP Programs” (Section 3.4)



Proposed Housing CIP Overview

- CIP applicants must meet both general eligibility criteria and any program specific eligibility requirements
- Some programs have different eligibility requirements for non-profit and charitable organizations and market/for-profit housing developers
- “Affordable” definitions and some program-specific details are to be established in a “Development Services Housing Bulletin”
- Proposed 2024 Affordable Rental Rates:
 - Bachelor: \$1,145
 - 1 Bedroom: \$1,430
 - 2 Bedroom: \$1,610
 - 3+ Bedroom: \$1,781
- Proposed 2024 Affordable Ownership Rate: \$399,338

Proposed CIP Programs: Financial Incentives

Per Door Grant

- A flexible per-unit grant to support the creation of new affordable rental & ownership housing units
- No set funding limit, applicant makes a request based on project needs
- Projects must include affordable housing

Tax Increment Equivalent Grant (TIEG)

- Incentivizes medium & high density purpose-built rental units by providing a yearly grant for a period of up to five (5) years
- Grant value equal to incremental increase in property tax after reassessment

DC Equivalent Grant for Mixed Use & Mixed Income Development

- Available only to non-profit and charitable organizations to offset costs of including commercial & institutional space, or market rental units, within affordable housing projects
- Grant value tied to percentage of housing units that are affordable

DC Equivalent Grant for Fourplexes

- Incentivize and offsets additional DC costs of constructing four purpose-built rental housing units on a single lot
- Grant is only for the portion of the project that relates to a 4th unit that is not already receiving a DC reduction under the *Development Charges Act*

Proposed CIP Programs: Additional CIP Programs

Approval to Defer DC to Occupancy Permit

- Permits qualifying high density residential or mixed-use projects to defer the payment of project DCs from Building Permit issuance to prior to the issuance of the final Occupancy Permit
- Project must owe a minimum of \$3 million in DCs (2024 rate)
- Note: DC deferral permissions exist in Section 27 of the *Development Charges Act* but this would establish eligibility criteria for projects seeking this

Barrie Bonus for Additional Residential Units (ARUs)

- A one-time grant payment to homeowners that have received funding through the County of Simcoe's Secondary Suites Program to further assist in the creation of an affordable ARU (secondary suite, coach house, third ARU, or fourth ARU) on their property
- Maximum grant amount proposed (2024 rate): \$15,000.00 per ARU

Homeownership Forgivable Loan

- Down payment assistance to qualifying City of Barrie residents in the form of a 20-year forgivable loan (proposed maximum loan is 10% of purchase price up to \$50,000)
- Prospective homeowners & home they wish to purchase must meet eligibility criteria:
 - Maximum home purchase price proposed: \$712,300
 - Maximum net household income of purchasers proposed: \$121,500

Implementation Considerations

- The draft Housing CIP intended to be flexible with respect to how each program is funded and implemented, so that it can adapt to evolving community needs and specific development proposals
- Additional program details, application forms and score cards that will be used to prioritize funding allocation are being developed

Next Steps & Questions

Following this public meeting staff will:

- 1) Consider all comments that are received through the Public Engagement Process.
- 2) Revise CIP programs based on feedback received.
- 3) Prepare a Staff Recommendation Report to be presented to General Committee on May 29, 2024.

For more information:

- See the project webpage at: www.barrie.ca/HousingCIP
- Contact Shelby White, RPP, Senior Planner at: shelby.white@barrie.ca or 705-739-4220 ext. 4517