

Related Housing Incentives in Other Municipalities

This jurisdictional scan provides a simplified comparison of housing incentives in other municipalities related to ones your Administration has proposed to be funded through HAF. Note that many municipalities are currently developing or revising housing incentives. Other incentives will be further explored by Administration through the Housing Strategy work.

Program	Project type	Max. grant per unit	Max. grant per project	Max. tax incentive	Notes
Regina Housing Incentives Program (2024)	Affordable housing	\$45,000 (for 3+ bed, city centre or adjacent areas, rental units)	N/A	five-year 100% exemption	Can receive both grant and tax exemption. Grant amount varies by geographic area, tenure (rental vs. ownership), unit size and applicant corporate status. Range is \$10,000 to \$45,000 per unit. Annual grants available: \$1.5M.
	Market housing	N/A	N/A	five-year 100% exemption	For city centre and adjacent areas only.
Regina Intensification Incentive Program (2024)	Any residential, commercial or mixed-use	N/A	\$50,000	five-year 100% exemption	For city centre and adjacent areas only. Choice of grant or tax exemption, although applicant can apply for tax exemption via Housing Incentive Program too. Annual grants available: \$150,000.
Moose Jaw Housing Incentive Policy (2023)	Affordable housing	\$5,000	\$25,000	five-year 100% exemption	For projects that have been approved for federal or provincial housing funding. For mixed market projects: at least 50% affordable or supportive housing units. Can receive both grant & tax exemption.
	Market housing (multi-unit)	\$5,000	\$25,000	five-year phase-in exemption	Phase-in: 100%-80%-60%-40%-20% For infill areas only. Can receive both grant & tax exemption.

Program	Project type	Max. grant per unit	Max. grant per project	Max. tax incentive	Notes
Edmonton Affordable Housing Investment Program (2024)	Affordable housing (any organization)	N/A	25% of capital costs	N/A	For mixed market projects: only the affordable housing portion is eligible.
	Affordable housing by Indigenous organization	N/A	40% of capital costs	N/A	Up to 40% if they satisfy the criteria related to affordability, energy efficiency and proportion of larger units.
Edmonton Not for Profit Affordable Housing Tax Grant (2023)	Affordable housing by non-profit organization	N/A	N/A	one-year 100% exemption	Provided as grant to offset property taxes. Provided annually but the City may waive the requirement to re-apply in subsequent years.
Edmonton Sale of City lands for Non-Market Affordable Housing	Affordable housing by non-profit organization	N/A	Grant for servicing costs (e.g. \$1M – 1.5M)	N/A	Lands are sold or leased below market value. Servicing grant varies by site and is approved by Committee/Council; recent sites have included \$1.0M to \$1.5M in funding.
Edmonton Development Incentive Program (2023)	Market housing in mixed-use building	\$10,000	\$200,000	N/A	For Business Improvement Areas and other target areas only. Must be a new building with market-rate residential units above ground-floor commercial uses.

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Calgary Housing Incentive Program (2023)	Affordable housing by non-profit organization	N/A	\$50,000 + fee rebates	N/A	This was Calgary's main affordable housing incentive program since 2016. Grant is for pre-development activities and fee rebates. A new program is being created for HAF.
Calgary Non-Market Housing Land Disposition Program (2024)	Affordable housing by non-profit organization	\$75,000	20% of capital costs	N/A	Lands are sold or leased below market value. Project can include other uses but grant funding will be proportional to the non-market residential units.
Calgary Established Area Linear Levy Pilot (2024)	Any residential in the Established Area	N/A	\$1,000,000 (\$2,100 per linear metre)	N/A	For reimbursing a first-in developer that is required to upgrade local water and/or wastewater services due to an infill residential development. Program is being paid through HAF and utility rates.
Calgary Indigenous Affordable Housing Funding Program (2023)	Affordable housing by Indigenous organization	N/A	N/A	N/A	There was \$6M available for the program in 2023; more funding is being provided through HAF.

Program	Project type	Max. grant per unit	Max. grant per project	Max. tax incentive	Notes
Kelowna Rental Housing Grants (2023)	Affordable rental housing	\$8,000 (for 3+ bedroom units)	N/A	N/A	For Core Area and two Village Centres. Applicant must either be a non-profit, or a private developer with an agreement with a non-profit or with BC Housing. Grant amount varies by unit size. Annual grants available: \$300,000 - from a reserve funded by taxes, land sales, etc.
Kelowna Revitalization Tax Exemption (2023)	Purpose built rental housing (market and affordable)	N/A	N/A	10-year 100% abatement (incremental property tax)	For Core Area and two Village Centres. The City will require a restrictive covenant to maintain rental-only tenure unless site has rental-only zoning or applicant has agreement with BC Housing.
Winnipeg Affordable Housing Now (2022)	Affordable housing (any organization)	\$10,000	\$250,000	25-year 80% abatement (incremental property tax) *15-year if owned by for-profit or not within priority area	Projects must also receive CMHC funding. Total tax incentive available: \$50M (of which \$20M for Downtown) Total capital grants available: \$2M Capital grants only awarded in addition to tax incentive for projects with deeper affordability aspect and owned by non-profit or Indigenous government. Note: Winnipeg's new HAF grant program will include downtown market housing.
Winnipeg Affordable Housing Opportunities in Housing Improvement Zones	Affordable housing by non-profit organization	N/A	N/A	N/A	Sites in five "Housing Improvement Zones" priority areas are sold at below market value – no less than 50%. Up to six sites are sold at \$1.00 for affordable housing projects that meet net zero energy efficiency standards.