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# Proposed Policy Amendments to Provide Innovative Housing Incentives for Renovation of Existing Affordable Housing Units

## Recommendation

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council that the amendments to Policy No. C09-002, Innovative Housing Incentives Policy, as indicated in this report, to provide capital grants for the renovation of existing affordable rental housing, be approved.

## Topic and Purpose

The purpose of this report is to present a revised version of the proposed policy amendments to provide capital grants for the renovation of existing affordable rental housing.

## Report Highlights

1. Previously proposed amendments to Policy No. C09-002, Innovative Housing Incentives Policy, have been revised.

## Strategic Goal

This report supports the City of Saskatoon's (City) Strategic Goal of Quality of Life by increasing the supply and range of affordable housing options.

## Background

At its August 14, 2018 meeting, the Standing Policy Committee on Planning, Development and Community Services (Committee) considered a report on this topic and the wording of proposed amendments to Policy No. C09-002, Innovative Housing Incentives Policy. The Committee expressed support, in general, for the proposed amendments; however, possible interpretation of the wording in Sections of the policy was discussed. The Committee resolved:

“That the matter be referred back to the Administration to further review and revise wording in the proposed policy with a report back in September 2018.”

## Report

### Rewording of Proposed Policy Amendments

The Administration has reviewed and revised the wording of the previously proposed policy amendments to address the concerns raised by the Committee. The revised wording:

- i) clarifies that projects will only be eligible for a renovation grant once every ten years;

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- ii) increases the requirement for renovated units to stay in the affordable rental market from five to ten years; and
- iii) further defines which major systems and finishes should be included in a renovation project.

The revised wording of the proposed policy amendments is found in Attachment 1.

### **Options to the Recommendation**

City Council could choose to not approve the proposed policy amendments and not fund the renovation of existing affordable rental units. In this case, further direction would be required.

### **Public and/or Stakeholder Involvement**

No further public or stakeholder consultation was required in revising the wording of the proposed policy amendments.

### **Communication Plan**

Upon approval of the policy amendments, the City's website will be updated to provide information on capital grants for renovating affordable rental housing. The Administration will provide information on the application process for capital grants for the renovation of affordable rental housing directly to affordable housing providers.

### **Policy Implications**

Upon City Council's approval, the Administration will make the applicable revisions to Policy No. C09-002, Innovative Housing Incentives Policy.

### **Financial Implications**

City Council sets annual targets and allocates available funding to the various attainable housing programs as part of the Business Plan and Budget Review process. If the proposed policy amendments are approved, City Council will have the option to allocate a portion of the available funding in the Affordable Housing Reserve for the renovation of existing affordable housing units in 2019 and subsequent years.

### **Other Considerations/Implications**

There are no environmental, privacy, or CPTED implications or considerations.

### **Due Date for Follow-up and/or Project Completion**

The Administration will report to the Business Plan and Budget Review meeting in November 2018 with recommended housing targets for 2019.

### **Public Notice**

Public notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

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**Attachment**

1. Proposed Amendments to Policy No. C09-002, Innovative Housing Incentives Policy.

**Report Approval**

Written by: Daryl Sexsmith, Housing Analyst, Planning and Development  
Reviewed by: Lesley Anderson, Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department

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