

Priorities Committee Meeting_Jul12_2016

STRATEGIC INITIATIVE AND UPDATE**Community Housing Implementation Plan Report – Developer Incentives****Report Purpose**

To address items 3.3 and 4.2 of the 2016 Community Housing Implementation Plan; approved April 26, 2016.

Council History

January 26, 2016 - Strathcona County Mayor's Task Force on Community Housing completed their Final Report.

April 26, 2016 – Council approved the 2016 Community Housing Implementation Plan.

Strategic Plan Priority Areas

Economy: N/A

Governance: Community housing projects provide opportunities to increase public involvement and communication on issues affecting the County's future and provide opportunities to create and maintain strong relationships with community housing organizations to ensure the long-term prosperity of neighbourhoods.

Social: Community housing projects contribute to strong neighbourhoods and communities which support the diverse needs of County residents.

Culture: Community housing projects contribute to and strengthen a community's identity through diversity and inclusion of all income levels.

Environment: N/A

Other Impacts

Policy: Policy changes may be required to facilitate the options within this report.

Legislative/Legal: N/A

Interdepartmental: Cooperation between departments may be required in order to implement policy changes.

Summary

Strathcona County Mayor's Task Force on Community Housing has recommended that Planning and Development Services examine various topics regarding Community Housing opportunities within the County. This report is in response to the following items in the 2016 Community Housing Implementation Plan:

3.3 That Administration conduct a review of the costs of getting community housing developments approved with the goal of increasing non-market housing development, and report back to Council; and

4.2 That Administration provide a report outlining the barriers perceived by the development industry with respect to community housing (i.e. servicing standards, parking regulations) and include recommended solutions and possible incentives to encourage community housing development.

This report provides an overview of various types of developer incentives for the provision of community housing. The types of incentives are explained, and various challenges associated with each of them are examined. Of the examined options, three kinds of incentives are recommended for further review including:

- **Inclusionary Housing/No Net Cost** - The County explores the potential for an inclusionary housing program. The inclusionary housing program should have no net cost to the developer. The County would provide various cost-saving options to the developer, who transfers those savings on to community housing efforts. Cost-saving options may include reductions in the required:

- Standards such as setbacks, or street widths
- Levies, contributions and/or public improvements
- Municipal Reserves owing
- Fees and Charges owing
- Processing times

As the update of the *Municipal Government Act (MGA)* will provide authority and assistance in these efforts, it is recommended that this option not be undertaken until the adoption of the new *MGA*.

- **Secondary Suites** - The County provides increased allowances for purpose-built secondary suites
- **Zoning Leniency** - The County uses discretion on bylaw amendment proposals which include affordable housing.

Enclosures

- 1 Presentation – Developer Incentives
- 2 Community Housing Implementation Plan Report – Developer Incentives