

## Stakeholder Consultation Summary

The following is a summary of comments received from the public and private development sector, environmental groups, the City's CIP for Affordable Housing and Sustainable Design Steering Committee and Council members during Phase 2 of the project.

### Affordable Housing

- The funding gap for building affordable housing is large and significant funding is needed to bridge that gap.
- Incentives should be considered municipal-wide to be fair to all development, and they should also be considered for homeowners through the construction of additional residential units.
- The most effective or impactful incentives are capital grants, loans, tax increment equivalent grants, and public lands.
- Funding for supportive services is just as important as funding for the bricks and mortars of affordable and supportive housing.

### Sustainable Design

- Sustainable design requirements improve the performance of a building and can contribute to lower operating costs over the long-term.
- Sustainable design requirements applied too strictly may impact the feasibility of a project, hence, it is important to set flexible sustainable design outcomes.
- There are mixed opinions about combining sustainable design requirements with affordable housing.
- Accessible design is important to consider for seniors and those with disabilities.

### Structure of the CIP

- There is a preference for a hybrid model where incentives are automatically given for basic outcomes, and larger capital/competitive grants are awarded for bigger outcomes (e.g., housing with deeper affordability).
- Incentives should address both the capital and operating costs of a building.
- The CIP's requirements should align with other government funding programs to stack funding programs.
- Affordable housing should remain affordable over a long time.

### Implementation of the CIP

- Help is needed with identifying all funding programs, understanding their requirements, and stacking programs; hence, having an in-house expert or concierge program would be helpful.
- Funding for the CIP needs to be committed annually to ensure certainty of available incentives.
- The CIP should be promoted as soon as possible to solicit applicant uptake.

Other Considerations

- There are other measures that are beyond the scope of a CIP, but which are helpful in facilitating affordable housing and sustainable design, these include:
  - Reducing lengthy planning process and requirements (family size units, urban design guidelines, etc.)
  - Reducing parking requirements
  - Increasing density and as-of-right development permissions
  - City taking on the role of developing affordable housing
  - Providing rent supplements