

## Niagara Region Incentive Policy Program Descriptions and Uptake

### June 27, 2024

Program	Description	Provincial, Mandatory or Discretionary	Uptake 2022	Uptake 2023	Total \$ 2022/2023
<b>Affordable Housing</b>					
Welcome Home Niagara Home Ownership Program	Provides a forgivable loan for down payment assistance of 5% to a maximum set by the Province to assist renters at specific income levels who qualify for the program to purchase a home in Niagara Region.	Provincial	5	3	\$158,950
Niagara Renovates Homeownership	Provides a forgivable loan over 10 years for repairs and accessibility modifications for qualifying low and moderate income households.	Provincial	34	25	\$1,425,699
Niagara Renovates Multi-residential	Provides a forgivable loan over 10 years for repairs and accessibility modifications to owners of eligible rental properties.	Provincial	1	1	\$76,104
Non-Profit and Co-op Capital Repair Costs	Provides funding for capital repairs to non-profit and co-op housing providers identified in the Housing Services Act and having agreements with Housing Services.	Provincial	11	7	\$5,774,012
Housing Provider Capital Loan Program	Emergency loan program, with 25% being forgivable over time, to support repairs to non-profit and co-op affordable housing providers having agreements with Housing Services.	Provincial and Regional	1	0	\$1,600,000
Intensification Regional DC Grant	Exempts new dwelling units within or ancillary to existing residential units from payment of DCs.	Mandatory	154	217	\$6,421,000
Affordable and Supportive Housing Regional DC Deferral	Defers payment of 100% of Regional DCs on eligible units for a minimum of 20 years or as long as they remain eligible affordable.	Discretionary	0	0	\$0
Non-profit Affordable Rental Regional DC Deferral	Defers payment of 50-100% of Regional DCs for a minimum of 20 years for eligible units in qualifying developments owned by or under the operation of an incorporated non-profit.	Discretionary	0	0	\$0
Partnership Housing Program	Regional co-investment with not-for-profit or private sector to develop new purpose-build rental buildings.	Discretionary	0	1	\$1,750,000
Non-Profit Regional DC-based Grant	Provides a refund of up to 100% of Regional DCs to qualifying non-profit and charitable organizations based in Niagara Region.	Discretionary	2	2	\$189,000
Residential Rental Grant	Provides a grant of up to \$40,000 per unit for the creation of up to two secondary suites, remain at affordable rental levels for at least 10 years.	Discretionary	0	3	\$0
Small Building Rental Grant	Provides a grant for the construction of up to 5 net new rental units in buildings of six or fewer units, up to \$15,000 per unit, remain at affordable rental levels for at least 10 years.	Discretionary	0	0	\$0

<b>Mandatory DC Exemptions which will replace two deferral programs in Affordable Housing</b>					
Affordable and Attainable DC Exemption	<ul style="list-style-type: none"> <li>- Exempts 100% of DCs for eligible residential units</li> <li>- Required to meet Provincial criteria/thresholds</li> <li>- Minimum of 25 years remain affordable</li> <li>- Enter into agreement with the Region and LAM</li> </ul>	Mandatory due to Bill 23.  Affordable Exemption - in effect as of June 1, 2024.  Attainable Exemption – currently inoperable until further defined by the Ministry.			
Non-profit Housing DC Exemption	Exempts 100% of DCs for residential developments developed by a registered Not-for-Profit Agency.	Mandatory due to Bill 23 (November 2022)			
<b>Program</b>	<b>Description</b>	<b>Provincial, Mandatory or Discretionary</b>	<b>Uptake 2022</b>	<b>Uptake 2023</b>	<b>Total \$ 2022/2023</b>
<b>Employment</b>					
Industrial Use Regional DC Grant	Provides grants for up to 100% of Regional DCs for industrial projects.	Discretionary	9	12	\$5,710,000
Gateway CIP Tax Increment Grant (TIG)	Property tax reductions of between 40% and 100% for five to ten years to eligible property owners in Fort Erie, Niagara Falls, Port Colborne, Thorold, and Welland.	Discretionary	5	6	\$38,100,806
Gateway CIP Regional DC Grant	Provides grants for up to 100% of Regional DCs for employment projects. Capped at \$1.5 million.	Discretionary	0	0	\$0
Niagara Business Attraction TIG Program	Provides a matching TIG for employment projects approved under local CIPs.	Discretionary	0	0	\$0
50% Industrial Expansion Regional DC Grant	Provincially mandated to grant Industrial DCs up to 50% expansion of original footprint.	Mandatory	Combined with Industrial Use DC Grant		
<b>Brownfield</b>					
Brownfield Tax Increment Grant (TIG) Program (Phase out)	Provides a refund of taxes based on increased assessment resulting from development.	Discretionary	4	4	\$8,684,250
Brownfield Regional DC Deferral (New program)	Provides a deferral of 100% of Regional DCs for up to 5 years, or until occupancy.	Discretionary	0	0	\$0
Large-scale Brownfield Regional DC Grant (New program)	Provides Regional DC incentives for properties greater than 10 hectares.	Discretionary	0	0	\$0
Brownfield Tax Increment Grant (TIG) Tier 1 and Tier 2 (New program – October 2024)	Provides a refund of taxes based on increased assessment resulting from development.	Discretionary	0	0	\$0
<b>Public Realm</b>					

Public Realm Investment Program	Provides capital funding to Area Municipalities for streetscape projects on Regional roads.	Discretionary	5	4	\$700,000
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