

Niagara Region Incentive Policy Review

Committee of the Whole

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Purpose of Recommendations

Streamline the Incentive Policy to discretionary programs and ensure that it reflects Council's Strategic Priorities



Programs expire October 1, 2024

- Smart Growth
- SNIP TIG/BTIG

Programs replaced October 1, 2024

- SNIP BTIG replaced with Brownfield TIG Tier 1 and Tier 2

Program Expiry Communication

Regional staff communicated program expiry to Area Municipalities and the Development Industry through:

- Letters
- One-on-one meetings
- CIP Coordinator meetings
- Engagement sessions on incentive review

Engagement

Area Municipalities

- Area Planners
- Area Treasurers
- CIP Coordinators
- Economic Development
- Additional interested parties

Development Industry

- Niagara Industrial Association
- Niagara Homebuilders' Association
- Niagara Construction Association
- Non-Profit Housing Providers

Summary of the Engagement

AM feedback theme areas

- Increased education
- Alignment
- Simplification of administrative process
- Consistency
- Financial sustainability

Provincial Mandatory and Discretionary

What is Provincial?

- Flow through programs
- Other downloaded programs

What is Mandatory?

- Programs that are mandated through legislation such as the DC Act.

What is Discretionary?

- Programs the Region provides at its discretion.

One of the key challenges within the NRIP is that it contains a mix of Provincial, Mandatory, and Discretionary Programs.

To achieve better effectiveness the NRIP must only include discretionary programs that are targeted and funded by the Region.

Niagara Region Current Incentive Policy

Affordable Housing

- Non-Profit RDC-based Grant
- Affordable and Supportive Housing RDC Deferral
- **Partnership Housing Program**
- **Non-Profit Affordable Rental Housing RDC Deferral**
- **Intensification RDC Grant**
- **Residential Rental Grant**
- **Small Building Rental Grant**
- **Welcome Home Niagara Home Ownership Program**
- **Niagara Renovates Homeownership**
- **Niagara Renovates Multi-residential**
- **Non-Profit and Co-op Capital Repair Costs**
- **Housing Provider Capital Loan Program**

Employment

- Gateway CIP Tax Increment Grant
- Gateway CIP Regional DC Grant
- Niagara Business Attraction TIG
- Industrial Regional Development Charges Grant
- **50% Industrial Expansion RDC Grant**

Brownfield

- **Brownfield TIG Tier 1 and Tier 2**
- Brownfield Regional DC Deferral
- Large-scale Brownfield Regional DC Grant

Public Realm

- **Public Realm Investment Program**

Changes to Affordable Housing Priority Area

Affordable Housing

Recommendation: Remove “Non-profit Affordable Rental Housing RDC Deferral” from NRIP as it has been rendered obsolete due to recent amendments to the Development Charges Act through Bill 23.

Recommendation: Move Mandatory DC program, “Intensification RDC Grant” outside the NRIP.

Changes to Affordable Housing Priority Area Cont'd

Affordable Housing

Recommendation: Move “Welcome Home Niagara Home Ownership”, “Niagara Renovates Homeownership”, “Niagara Renovates Multi-residential”, “Non-Profit and Co-op Capital Repair Costs”, and “Housing Provider Capital Loan” programs from the NRIP to be included in the Housing Services Programs Listing provided through the Housing Services mandate.

Recommendation: Discontinue the Small Buildings Rental Grant” and the “Residential Rental Grant”.

Changes to Employment Priority Area

Employment

Recommendation: Move Mandatory DC program, “50% Industrial Expansion RDC Grant”, outside the NRIP.

Changes to Brownfield Priority Area

Brownfield

Recommendation: Remove the affordable housing component from the “Brownfield TIG Tier 1 and Tier 2” and change the program to an annual tax increment grant of 80%.

Changes to Public Realm Priority Area

Public Realm

Recommendation: Separate the Public Realm Investment Program (PRIP) and Public Realm Priority Area out of the Policy. The PRIP will be moved to join other Public Works programs that are only available to Area Municipalities.

New Affordable Housing Program

Review Partnership Housing Program, and

Create a targeted, sufficiently funded program that will help increase supply of purpose-built rental housing



Updated Incentive Policy

Affordable Housing

- **Partnership Housing Program (under review)**
- Affordable and Supportive Housing RDC Deferral
- Non-Profit RDC-based Grant

Employment

- Gateway CIP Tax Increment Grant
- Gateway CIP Regional DC Grant
- Niagara Business Attraction TIG
- Industrial Regional Development Charges Grant

Brownfield

- **Brownfield TIG Tier 1 and Tier 2**
- Brownfield Regional DC Deferral
- Large-scale Brownfield Regional DC Grant

Potential new purpose-built rental housing program

Additional Administrative Changes

- Process maps
- Training videos
- Working group between Area Municipalities and Niagara Region to discuss and develop program KPIs
- Website enhancements

In Conclusion

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Streamline the Policy to discretionary programs and ensure that it reflects Council's Strategic Priorities

