

# City of Regina 2014 Housing Summit

## Consultant's Report

### EXECUTIVE SUMMARY

The City of Regina hosted its second Housing Summit on October 21, 2014. Praxis research/strategy was engaged to facilitate this one-day event involving stakeholders for public, private and not-profit-sectors.

Engagement in housing issues continues to be strong with community and development groups. Work completed over the past year has established a strong foundation to continue the dialogue and evolve the City's housing strategy and garner support. This second Summit was designed to encourage discussion and solutions. Both the high level of attendance and engagement level in the discussions were testament to the conference's success. Participant feedback following the event was also very positive.

A number of ideas were generated to support the further development of workable housing strategies. Participants further identified possible actions for future consideration. What was abundantly clear, from the stakeholder conversations, was that the City of Regina performs an appropriate and valuable role in leading the discussion and encouraging collaboration amongst community members.

Two specific themes were identified by participants – there is a lack (or understanding) of a national housing strategy and there is a greater need for collaboration with and support from the Federal and Provincial governments. Together the federal and provincial governments provide a majority of the funding for housing. Despite this, participants reported a desire to see all three levels of government working with the community on housing issues and solutions. The City of Regina is in a good position to encourage increased involvement and demonstrate alignment of the local housing strategy to provincial and federal strategies and programs.

In addition to the plenary presentations, Summit attendees participated in two working sessions:

**Working Session 1** – In small groups, participants were encouraged to reflect on the presentations of the morning and identify issues and opportunities relevant to the Regina housing market.

Questions and thoughts from the discussion were then shared with the panel of experts for feedback. The process allowed all conference participants to hear key points from each of the small group discussions.

**Working Session 2** – Each small group was asked to focus on one of three key areas:

1. **Housing Incentives** – What strategic priorities should be targeted for housing incentives? Why? How could this be achieved?

2. **Bylaws and Development Regulations** – What bylaws and regulations would support the advancement of the Regina’s Comprehensive Housing Strategy? Why?
3. **Partnerships for affordable housing** – We have all seen examples of beneficial partnerships and heard of many this morning. What partnerships would you recommend to support the Regina’s Comprehensive Housing Strategy?

Ideas produced during the working sessions varied from broad concepts to a very specific actions. For application and implementation considerations recurring themes identified in the participant workshops have been summarized into three general categories:

1. **Foundation and Enablers:** Discussion points that serve to help clarify the context of the strategy. These suggestions include ways the strategy could be developed and managed or potential supports needed ensure success of the strategy regardless of the specific goals or actions in the plan.
2. **Strategy and Approaches:** Ideas that suggest a particular way of approaching issues or conceptual statements regarding what the strategy might consider. These ideas do not necessarily convey a specific outcome.
3. **Tactics:** There are specific action items participants suggested the plan should include. These items may or may not relate well or directly to the goals of the current Comprehensive Housing Strategy.

The report concludes with a set of consultant observations and recommendations. These include the need to inventory suggested actions from the Summit against the current Comprehensive Housing Strategy as a means to identify relevant planned activities and gaps; the need to provide follow-up communication with Summit participants as a means to maintain engagement; and, the potential to maintain discussion of key ideas between Summits.

## BACKGROUND

A number of housing issues have emerged as a result of economic growth, population growth and demographic changes in the City. In 2013 the City of Regina completed a Comprehensive Housing Strategy (CHS) based on assessing the situation, considering a number of strategies and with insight from consultations with industry and citizens. The Mayor's Housing Commission was established and the first Housing Summit was held in May of 2013.

Following the 2013 Summit, the housing situation in Regina has seen measurable improvement. In light of the momentum that was achieved, the obvious benefits of stakeholder collaboration, the City of Regina determined the need to host a second housing summit.

The City of Regina engaged Praxis to assist in the design and delivery of the facilitated sessions at the second Housing Summit, October 21<sup>st</sup>, 2014.

The approach for the second Summit was to encourage discussion and collaboration among attendees to share ideas, better understand issues, evaluate the CHS and suggest innovative solutions for the future. Representatives from public, private and not-for-profit sectors attended, amounting to 191 attendees.

The specific outcomes for the Summit were as follows:

1. Further the discussion related to strategies of the Comprehensive Housing Strategy, *Design Regina: The Official Community Plan* and other policy objectives;
2. Assess current housing issues, challenges and opportunities for Regina;
3. Continue the dialogue among partners including multiple levels of government as well as private, public and non-profit entities; and,
4. Evaluate the City's housing incentives in the context of discussions and presentations to evaluate possible changes.

## SUMMARY OF SMALL GROUP DISCUSSIONS

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This section provides a summary of the common themes within each of the small group discussion questions. A full transcript of the notes taken is provided at the end of this report.

### **WORKING SESSION ONE**

**Identify potential opportunities and solutions for the Regina Housing Market.**

**Question:**

***Reflecting on the presentations, what key points stood out as being most relevant to Regina’s housing market (economic, social and housing-related)? What was interesting about these points?***

***Was there anything that wasn’t mentioned but is particularly important for Regina? Why is it important?***

### **Clear Language and Definitions**

Feedback from this session suggested a number of foundational items need to be clarified such as language and definitions. Development of a clear strategy requires commonly understood definitions of terms such as *affordable housing*, *live-able housing*, *supportive housing*, and other terms that will be used to bring understanding to the housing strategy.

### **Education and Engagement**

Critical approaches to the development and implementation of housing solutions requires continued education and engagement. Key groups identified include the general public, housing and support community members, government and decision makers at all levels. Regina’s Comprehensive Housing Strategy should be connected to National and Provincial housing strategies and programs. Continued commitment by the City of Regina to further engagement on this strategy and the activities is also encouraged.

### **Innovation**

The Summit demonstrated the desire and benefit of being innovative. Participants suggested that those involved continue to look for innovative ways to solve issues in Regina. Looking at what others are doing is a valuable approach. One particular comment from a presenter stood out in the discussion groups. This related to consideration for culture-oriented housing solutions. The potential that immigrants to Saskatchewan may desire different housing designs than we traditionally offer. These potential designs may align well with affordable housing and densification.

There is a recognition that these issues are complex and include many stakeholders. Participants contemplated other ways to engage in innovative solutions: hold a design competition, make programs visible, use city/provincial lands.

### **Land Use and Housing Locations**

Similar to housing design considerations is a suggestion that innovation needs to happen with respect to overall land use and housing locations. There is support to continue with the downtown renewal and to look for new ways to make market entry more affordable. Ensuring more housing-type mix in neighborhoods was also suggested. Land use designs and regulations need to also be innovative and encourage development. Some policies pertaining to housing strategies may conflict with development standards and by-laws. These should be identified and revised.

### **Holistic Approach Particularly for the Residents in Need**

The housing strategy needs also to consider and be connected to a holistic view of needs of residents, particularly those in need. Support services, advocates, transportation needs are critical to successful housing solutions. The total cost of ownership including utilities may also affect solution design.

### **Infrastructure**

Finally, participants identified that infrastructure and amenities need to be considered in terms of housing strategies. In particular, transportation plans need to align with neighborhood needs and design.

## **WORKING SESSION TWO**

**Participants were asked to consider the discussion in the morning as well as the overview of the City of Regina's Housing Strategy and make suggestions related to incentives, regulations and by-laws and possible partnerships.**

### ***Question:***

***What strategic priorities should be targeted for housing incentives? Why? How could this be achieved?***

### **Flexibility and Targeted Incentives**

Create a "tool box" of incentives that could be used for critical developments in specific areas. Encourage form-based zoning code, and allow for more flexibility for adaptable mix of residential and commercial development. Award of incentives based on the needs of the strategy and how developers propose to fulfill the need. Take a similar approach with grants and target them to specific solutions for target areas in the housing strategy or specific areas of the City that need creative solutions.

### **Partnerships**

Partners may be able to develop existing stock to make housing more affordable than new builds. Partners need to be engaged to determine what is needed. A discussion regarding specific partnerships is summarized in the following workshop session results.

**Question:**

**Bylaws and Development Regulations – What bylaws and regulations would support the advancement of the Regina’s Comprehensive Housing Strategy? Why?**

**Bylaws and Enforcement**

Revise Bylaws to meet the goals of the OCP. Zoning Bylaws should enable more flexible development and the creation of complete communities. Revise and make bylaws more flexible for critical development areas (example: Crescents versus North Central). Greater enforcement of building standards to ensure safe and healthy housing was also mentioned.

**Accessible Housing**

Develop a program focused on the development of accessible housing units (set a percentage target, develop incentives).

**Parking**

Parking is problematic for development and developers looking for new and innovative housing solutions. There is support to decrease parking ratio but an acknowledgment that some residents push back for more parking. Again, parking requirements could vary by location or development type to enable creative solutions.

**Noise Bylaws**

As an outcome to mixed-used and new types of developments for existing areas, bylaws may need to be more favourable to residential units than currently. Quality of life needs to be a consideration in renewal areas in particular, for example: limiting hours for deliveries and snow removal.

**Vacant Buildings and Secondary Suites**

Develop bylaws or incentives to maintain and develop vacant buildings and allow more secondary suites to be developed.

**Affordability**

Specific segments need programs to enable affordability (people in need, new immigrants and new home owners). Education regarding rental and how to move into home ownership would be useful.

**Land Development Corp**

Consider establishing a land development corporation to support the suggestions made. Make it easier for developers to access and zone land, increase affordable land, simplify zoning.

**Question:**

**Partnerships for affordable housing – We have all seen examples of beneficial partnerships and heard of many this morning, what partnerships would you recommend to support Regina’s Comprehensive Housing Strategy?**

**Varied and Many**

A number of potential organizations were identified for consideration into a partnership strategy. Based on the strategy and the suggestions from the summit it is practical to review the organizations suggested and determine which organizations have a shared need or reason to partner.

- Developers
- Builders
- Landlords
- Primary Service Providers (residents in need)
- Banks and Financing Organizations
- Provincial and Federal Government housing and social service specialists
- Transition houses
- First Nations organizations

**SUMMARY OF THEMES**

Dialogue from the Summit can be categorized into three key themes. These themes may be useful when considering next steps or implementation.

1. **Foundation and Enablers:** Discussion points that serve to help clarify the context of the strategy. These suggestions include ways the strategy could be developed and managed or potential supports needed ensure success of the strategy regardless of the specific goals or actions in the plan.
2. **Strategy and Approaches:** Ideas that suggest a particular way of approaching issues or conceptual statements regarding what the strategy might consider. These ideas do not necessarily convey a specific outcome.
3. **Tactics:** There are specific action items participants suggested the plan should include. These items may or may not relate well or directly to the goals of the current Comprehensive Housing Strategy.

### Foundation /Enablers

- Definitions: “affordable housing, low income housing”
- Education/Communication/Public Engagement
- Partnerships
- Engagement and Dialogue (identify all programs)

### Strategy/Approaches

- Innovation/Social Enterprise
- Design solutions for niches: culture, particular neighborhoods, greenfield vs. existing builds
- Housing Diversity: housing types, laneway housing, micro-suites, seniors housing
- Complete neighborhoods
- Integrated neighborhoods/ culturally diverse/ aboriginal housing
- Wrap-around services/support services for people in affordable housing
- Design standards/ charettes

### Tactics

- Infill/intesification/density
- Zoning Bylaw or development standards
- Parking
- Public Transit/walkability
- Land: availability, land banking, land development corporation, derred cost of land
- Continue downtown renewal
- Repair of existing housing; retrofit buildings for housing

## Consultant Observations and Recommendations

Praxis Research/Strategy puts forward the following observations and recommendations for consideration.

1. A review of current Housing Strategy would be helpful to determine:
  - Suggestions put forward at the Summit that are already in the CHS. This information could be communicated to participants as a report out of the relevance of the plan and the good work that is already in place.
  - Suggestions from the Summit that are not in the plan but could be considered in subsequent updates to the plan (future planning considerations).
  - Opportunities for engagement with participating organizations to further actions in the plan.
2. Follow-up communications with participants to report out Summit themes and application to the plan.

3. Identification of possible methods for maintaining community involvement in the ongoing implementation of the plan. Participants indicated a willingness to collaborate on ideas and suggestions put forward during the small group discussions. Consideration to smaller working sessions between Summits on specific actions could assist with advancing interesting ideas and solutions that could both support and complement the CHS.
4. With regard to future summit logistics, the following observations and recommendations are provided for consideration:

Break-Out Discussions - While the break-out discussions were effective and resulted in a high degree of engagement, the acoustics in the large room made it difficult for participants to hear one another. Break-out rooms for smaller group discussions would be more productive.

Small Group Facilitators – City of Regina staff served as small group facilitators. This was helpful in giving the City a face to the issue and demonstrated understanding and openness to the issues. It further allows for increased engagement and awareness amongst City staff. If this approach is used again, it would be helpful to meet with City facilitators prior to the session to ensure a common understanding of the approach prior to the day.

## Conclusion

The second City of Regina Housing Summit resulted in the further engagement of 191 representatives from public, private and not-for-profit organizations. It is evident that there is a high level of enthusiasm for the issue and a willingness to participate in solutions. The City of Regina is clearly looked to as a leader in this realm and can do more to maintain momentum in the conversations. The City should be commended for its willingness to open these challenging discussions and reach out to the community for active involvement.

Praxis Research/Strategy wishes to thank the City of Regina for the opportunity to be involved in this initiative. The City staff were a delight to work with and it was exciting to be part of such a successful event.

Q: Reflecting on the presentations, what key points stood out as being most relevant to Regina's housing market? (economic, social and housing-related) What was interesting about these points?

Response
<ul style="list-style-type: none"> <li>- In every successful place, there needs to be an advocate or “champion”</li> <li>- We need to create systems that are sustainable and set people up for success. (support, life skills)               <ul style="list-style-type: none"> <li>➔ Budgeting</li> <li>➔ Cooking</li> <li>➔ Living skills</li> </ul> </li> </ul> <p><u>One Main Idea</u></p> <ul style="list-style-type: none"> <li>- We recognize that in order to house people who may be difficult to house, we need to provide housing along with SUPPORT               <ul style="list-style-type: none"> <li>➔ Drug counselling</li> <li>➔ Budgets</li> <li>➔ Cooking, etc</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>- Design of residential/commercial</li> <li>- Public engagement on infill site Proactive Low cost/affordable (ie. Condo Association to do maintenance)</li> <li>- Integration of housing into CBO or faith org</li> <li>- What is affordable housing?</li> <li>- Seniors housing, newcomers, etc.</li> </ul>
<ul style="list-style-type: none"> <li>- Inevitability of the changes that society is going to go through because of immigration and how culture impacts housing (community)</li> <li>- Importance of Federal-Provincial-Municipal Government. Working together and providing a nexus or forum for a defined objective.</li> <li>- There needs to be more of a focus on intensification               <ul style="list-style-type: none"> <li>o Education is a critical component of this</li> </ul> </li> <li>- Take advantage of the fact that immigrants often “plug-in” to denser communities, public transit, etc. Because they are used to it and educated in it from their previous country</li> <li>- Affordable housing needs to have a concrete definition <u>30% of location's median income.</u></li> </ul>
<ul style="list-style-type: none"> <li>- There similar initiatives, issues and solutions across the country – not an exclusive Regina issue</li> <li>- Study examples to find opportunities around social enterprise model from other centres (Land, services)</li> <li>- Housing (adequate) reduces drain/cost on city services (JHS model) more of an ROI model</li> <li>- Requires full participation from all levels of government and complete CBO and business community</li> <li>- Immigration express entry system to drive work place development</li> <li>- Definition of “profit” for building community/commercial % or a net contribution model</li> <li>- Cost deferral on land costs for new buyers – city can affect</li> </ul>
<ul style="list-style-type: none"> <li>- Need to have strong leadership from city council and strategic vision to communicate to public</li> <li>- Transparent public (and open) engagement</li> <li>- Market-driven; affordable housing at all levels, not just low-cost</li> <li>- Micro-units; supported living – <u>very important</u></li> <li>- Fredricton's stat count (use of services)</li> </ul>

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<ul style="list-style-type: none"><li>○ If we could do this, that would be so helpful</li><li>- Parking/Public transit – our system is <u>very</u> poor</li></ul>
<ul style="list-style-type: none"><li>- Important to have housing developers involved in the process of truly affordable housing</li><li>- O'Brien's comments about Governments' role in advocacy and education</li><li>- Ensuring people have enough resources to meet basic needs and rent</li><li>- Ensuring seniors and persons with disabilities have accessible and affordable housing</li><li>- If rents are going up it should be connected to inflation or improvements in upkeep and quality</li><li>- O'Brien's comments about community involvement. Need to have a broader representation on committees and input. (Community representation would help government role of advocacy and education)</li><li>- Negative influence of stagnation (Nimbyism)/reaction and the need to stand up to it</li></ul>
<ul style="list-style-type: none"><li>- John Howard HPS/Housing First<ul style="list-style-type: none"><li>○ Consolidated funding core/body</li><li>○ Cost reduction on emergency services is incredible (2,100+ nights in shelter to zero) → better outcomes socially/economically</li></ul></li><li>- Conference Board of Canada<ul style="list-style-type: none"><li>○ Key determinants being Housing, mental health, physical health</li><li>○ Very interesting that housing come before health/wellness</li></ul></li><li>- Deferred land value</li><li>- Restrictions about building regulations/zoning</li></ul>
<ul style="list-style-type: none"><li>- Deferred land value is an interesting idea<ul style="list-style-type: none"><li>○ In Regina, Dev. Levies are approximately \$280k/ha<ul style="list-style-type: none"><li>▪ Q: Can deferral of levies be considered?</li></ul></li><li>○ If land within development plan identifies specific lands targeted for affordable housing, could dev levy be deferred (e.g. 5-yr period) (Cost would be interest lost on levy within development account)</li></ul></li><li>- Social enterprise as part of development<ul style="list-style-type: none"><li>○ Can subsidize cost of units or rent</li></ul></li></ul>
<ul style="list-style-type: none"><li>- Cost of rents vs. monthly social assistance</li><li>- Affordable housing is high</li><li>- Subsidies outside of government</li><li>- Re-planning of transit to make it more accessible and ease of use</li><li>- Reduction of parking on infill sites (multi family)<ul style="list-style-type: none"><li>○ Change zoning to require less stalls per unit</li></ul></li><li>- Shortage of low income housing</li><li>- Downtown needs more activity during after work hours</li></ul>
<ul style="list-style-type: none"><li>- The housing and economic cycle that cities go through. Especially having examples of a smaller city (Fredericton)</li><li>- The city taking ownership and initiative on issues related to housing. They need to take the lead</li><li>- Repurposing existing buildings for affordable housing. (Municipal Justice Building, Travellers building on Broad)</li><li>- Incentives for developers to want to do affordable housing</li><li>- New ideas for innovative housing (rail cars, grain bins, container housing)<ul style="list-style-type: none"><li>○ How to zone for innovative housing ideas</li></ul></li><li>- More projects like the pocket-size units by Ranch Ehrlo housing</li><li>- Address issues like parking, transit and walk-ability</li></ul>

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- Market for housing will change and developers will need to change to meet the new market
  - o Create incentives (taxes) (e.g. incentives to live downtown)
- "Care" people are an issue
- Poor people and then there are poor neighbourhoods.
- Distribute poverty, enhance neighbourhoods. Multi-use housing units in all areas
- Housing needs to jive with transit. Need to plan ahead for development linked to transit
- Using transit to create fluid neighbourhoods so that affordable housing can be distributed throughout the city

- Biggest issue is affordability
- Purchasing properties before it is made into market housing
- Developer buy-in to build affordable housing
- There are developers who buy in
- CAVE and Nimbyism are a big challenge in Regina
- Thinking outside the box – creative ways to provide affordable housing
- Is the school sites anything not talked about?
- Innovation in Regina has come from the private sector in Regina to bring alternative housing forms to market and worked with City to change bylaws to accommodate new housing forms
- OCP sets land use policy, but this doesn't work until the bylaws are in place
- Developers want to be innovative, but sometimes the cost is prohibitive, regulations are prohibitive, also the amount of red tape they need to go through to bring affordable housing to market.
- National Home Builder Association in US
  - o Focuses on 50+ building for baby boomers
  - o We can learn from them in terms of providing baby boomer housing
- There are all kinds of innovations out there that we can learn from for senior's housing and other kinds of housing

- Develop housing based on cultural needs? But need to find a balance.
- We have been going full steam ahead (condos, high end homes, etc) but forget the impacts it may have on society
  - o Price of rents (not affordable for average young family)
  - o Infrastructure
  - o Not thinking outside the box (love the idea of unused school properties)
  - o Senior friendly neighbourhoods?
  - o Inclusive communities not segregated
- Need to fix up the Downtown
  - o Zoning needs to be opened up
  - o Residents are afraid to walk around after dark so how can we promote it to visitors?
  - o Lots of vacated buildings, can we not use these as multi-functional (stores below, apartments above)
  - o Big developers are forced to go to outskirts of city
  - o No grocery store in downtown area

- Edmonton's First Place program
  - o Local implications
- Need for bridging model
  - o Loss of properties to homes in disrepair and condo conversion
- Need to blend with aboriginal newcomers and first time buyers of modest income

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<ul style="list-style-type: none"><li>- Engagement models with community a primary strategy prior to development<ul style="list-style-type: none"><li>o Grassroot interaction with residents to influence project development</li><li>o Local input in the pre-design phase prior to final project design</li></ul></li><li>- John Howard Society (Fredericton) example can be applied to other social agencies</li></ul>
<ul style="list-style-type: none"><li>- The force of the immigration community on housing</li><li>- 2.5 vacancy rate does have an impact on low-income populations</li><li>- Tenant populations that non-profits house do not have aspirations to buy a home</li><li>- Renters in affordable housing programs require supports to stay in their homes</li><li>- Is affordable housing defined as paying 30% or less on housing costs?</li><li>- Deferred up front development fees good idea</li><li>- Deferred land payments for 5 years is good idea</li></ul>
<ul style="list-style-type: none"><li>- Key Points:<ul style="list-style-type: none"><li>o Need more of a “collaborative” approach to Affordability</li><li>o Do we have an integrative approach between the City, builders, lenders, etc?</li><li>o The way the City of Regina handles the sale of abandoned school sites... the highest value/bidder approach does not create “affordability”</li></ul></li></ul>
<ul style="list-style-type: none"><li>- What immigration means for Regina stood out as key point. Immigrants sometimes have different housing expectations, and Regina/Saskatchewan people don't have a great reputation of being welcoming to different cultures</li><li>- Better handling of parking concerns. The cause of NIMBYism in many cases. Don't try to get rid of cars – they're still best for people with kids, seniors, when cold, weekend trips etc even when transit is great. But need better transit still.</li></ul>
<ul style="list-style-type: none"><li>- Need an iceberg for Regina like Fredericton's.<ul style="list-style-type: none"><li>o Difficulty capturing the information</li><li>o Help residents to understand housing needs</li></ul></li><li>- Stronger lead from City of Regina in explaining the need for a Housing strategy to the public the City's vision for the City</li><li>- Clear definition of 'Affordable Housing'<ul style="list-style-type: none"><li>o Bring incomes up or rents down</li></ul></li><li>- Are social investment bonds being used in Regina to address housing needs?</li><li>- Any experience with using social investment bonds?</li><li>- Supports to people to help them stay in housing<ul style="list-style-type: none"><li>o Food, education, addictions (examples)</li></ul></li><li>- Help the whole person, not just the aspect of housing</li></ul>
<ul style="list-style-type: none"><li>- Need to engage First Nations community in addressing affordable housing needs and initiatives</li><li>- Need to focus on developing Regina's downtown and offering residential housing solutions. Also – intensification of 'Transition' area</li><li>- Transit Issues &amp; Solutions – transit systems can help to support downtown development and also support higher density multi family developments in suburban areas</li><li>- Better plan bus 'express routers' from suburban areas</li><li>- Need to develop a clear definition of 'affordable' vs. 'low cost'</li></ul>
<ul style="list-style-type: none"><li>- Demographic shifts and the need to plan for these in the housing</li><li>- CAVE people/N.I.M.B.Y.ism</li><li>- Importance of public engagement, education &amp; transparency<ul style="list-style-type: none"><li>o For eg. Edmonton's “design” engagement after general approval of zoning/use</li></ul></li><li>- Education of developers: getting them to understand that diversified housing can be profitable &amp;</li></ul>

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<p>be successful in business</p> <ul style="list-style-type: none"><li>- Review of existing bylaws as foundation for growth</li><li>- Educating the public on goals</li><li>- Coordination of services/programs (e.g. Transit, bylaws, housing policies/programs)</li><li>- Focusing on downtown attractiveness<ul style="list-style-type: none"><li>o What is the drive for people to go downtown?</li></ul></li><li>- Tool: Deferred tax for first 5 yrs</li></ul>
<ul style="list-style-type: none"><li>- The need for a strong downtown with lots of residential units</li><li>- The more people the more safety on the streets after hours</li><li>- Look at the Traveller's building on Broad Street as residential</li><li>- Look at design competition for housing on Regina's main streets like Toronto did in the 1980s</li><li>- Look at Broad Street vacant lots for potential higher density residential projects</li></ul>
<ul style="list-style-type: none"><li>- Increased vacancy rate, very positive</li><li>- Not using cookie cutter home styles → culturally and historically relevant</li><li>- Critical mass/eyes on the street → safer downtown</li><li>- New and different funding options → leveraging existing land? → First Nation example from you. → Abatement and exemptions</li><li>- Partnerships have improved – Council, real estate, non profits</li><li>- What is the amount of investment from the City of Regina to in all this? Was the contribution financial? Administrative? Policy related?</li><li>- Is it a lack of marketing the reason people don't know about these successes? What is available? Why don't people know?</li><li>- The John Howard Society program/housing would be a very good model to implement in Regina and SK → Tackle homeless and transient population's housing</li><li>- Public engagement was a very common theme → who is Regina engaging with? What points are they engaging on?</li><li>- Complete communities? Transit → Location of public transit vs. affordable housing → Access to transit (price, time of operation)</li><li>- Very positive the inclusive of cultural elements to the facilities</li><li>- Very positive culturally comfortable housing → how is Regina considering this?</li><li>- No discussion only a mention of expectations i.e. what is Regina using to help affordable housing providers keep their buildings safe</li></ul>
<ul style="list-style-type: none"><li>- Opportunity to leverage land base to reduce land costs – provide land in at \$0 and defer payments to a later date; e.g. City compound land off of Albert Street would be a perfect example of inner city development</li><li>- Importance of developing in inner city areas</li><li>- Need to explore other funding options for affordable housing development</li></ul>
<ul style="list-style-type: none"><li>- #1:<ul style="list-style-type: none"><li>o Parking</li><li>o Building on transit routes</li><li>o Green space</li><li>o School sites owner by School Boards</li><li>o City access to these sites to redevelop (Edmonton presentation)</li></ul></li><li>- #2:<ul style="list-style-type: none"><li>o Access to programs like Head Start on a home program (ex.) How to make this easier for those that need these units?</li></ul></li></ul>

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<ul style="list-style-type: none"><li>○ “More through continuum” as opposed to happen stance or word of mouth</li><li>- Educate, inform, communicate</li><li>- Disconnect between levels of access</li><li>- Impacts of investing resources – outcomes</li></ul>
<ul style="list-style-type: none"><li>- Affordable housing</li><li>- Problems:<ul style="list-style-type: none"><li>○ Developers want to take advantage of higher profit margin opportunities</li><li>○ Temporary workers falling through cracks</li></ul></li><li>- Continuum of housing</li><li>- Deferred payments<ul style="list-style-type: none"><li>○ Land good for those who can make down payments</li><li>○ How to partner with landlords on the need for down payments</li></ul></li><li>- Different strategies for each level required (Homeless to mid-income)</li><li>- Incentives to developers<ul style="list-style-type: none"><li>○ Fredericton allowing density, reduce fees when building on bus routes, etc.</li><li>○ John Howard example in NB</li></ul></li><li>- Different strategies for different income levels<ul style="list-style-type: none"><li>○ Building for homeless group</li><li>○ Awareness of problems</li><li>○ Affordable for low to mid-incomes</li></ul></li></ul>
<ul style="list-style-type: none"><li>- Cultural appropriate housing<ul style="list-style-type: none"><li>○ Common doesn't mean it is the preferred (types of housing)</li><li>○ Style – just not any other options available</li></ul></li><li>- Deferred land cost – allows first-time homebuyers to afford</li><li>- Relaxing bylaws/Regulations to allow home based businesses = another story of union (Regina allows)</li><li>- Negativism – And effect on Affordable Housing<ul style="list-style-type: none"><li>○ Superior Architectural design will help</li><li>○ Site amenities that benefit community</li></ul></li><li>- How to fund housing programs</li><li>- Social enterprise to subsidize housing programs</li><li>- Need full time dedicated resources – need to jump into housing game with better feet</li><li>- Communications to target market – do they know that there are grants/support programs available?</li></ul>
<ul style="list-style-type: none"><li>- Ownership (condo) is key to ensuring properties are maintained</li><li>- Could use a management structure to maintain property</li><li>- Needs to be an inclusive strategy open collaboration</li><li>- Need to be private partnerships – P3</li><li>- Sense of community needs to be developed</li></ul>
<ul style="list-style-type: none"><li>- How can the process be made more simple?</li><li>- Stand alone affordable housing is not affordable</li><li>- Design for “Complete community” and urban villages</li><li>- Building standards are creating cost concerns/constraints<ul style="list-style-type: none"><li>○ Financial system needs to be looked at</li><li>○ Do we need different financing criteria? (home ownership)</li></ul></li><li>- Review of bylaws is needed</li></ul>

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<ul style="list-style-type: none"><li>- Government costs (land, construction/materials, labour, cost of money)</li></ul>
<ul style="list-style-type: none"><li>- Removal of parking restrictions<ul style="list-style-type: none"><li>o To provide more land for the housing units other than parking</li><li>o Having additional units instead of parking stalls will assist in paying costs</li><li>o Encourage more use of public transit</li></ul></li><li>- Deferring development costs to Non-profit groups<ul style="list-style-type: none"><li>o These costs could be used towards the costs of houses, and in turn to lower rents</li><li>o Grants/etc from the municipality should be evaluated from per door to maybe project costs</li></ul></li></ul>
<ul style="list-style-type: none"><li>- Building to cultural needs<ul style="list-style-type: none"><li>o First Nation: More generational homes</li><li>o Japanese: Pocket-sized housing</li></ul></li><li>- Research and market survey to see if this is something that is needed<ul style="list-style-type: none"><li>o Can't assume this is wanted as per cultural needs and preferences</li></ul></li><li>- Demographics in Regina<ul style="list-style-type: none"><li>o Empty nesters that may have rooms available in the future</li></ul></li><li>- Multipurpose: i.e. Church in Vancouver with housing unit<ul style="list-style-type: none"><li>o Ability to use the common area for different uses</li></ul></li><li>- Saskatchewan has a Risk Factor in the workforce<ul style="list-style-type: none"><li>o i.e. social challenges</li></ul></li></ul>
<ul style="list-style-type: none"><li>- As illustrated by the John-Howard Society example, failing to address housing needs costs society money.... Therefore government money needs to be spent</li><li>- Housing is essential to the success of our economy → quality homes = quality workforce. This is part of creative attractive cities with healthy workforce</li></ul>
<ul style="list-style-type: none"><li>- Communication strategy: "Everyone deserves a home"</li><li>- Start with outreach and education (resources for outreach efforts)</li><li>- Programs to transition from rental into ownership</li><li>- Affordable land is a starting point for all affordable housing</li><li>- Importance of cities having ownership in housing; broad representation on Housing committee</li><li>- Options for assembling land</li><li>- Find ways to show positive impacts more clearly and direct benefit to other resources</li></ul>
<ul style="list-style-type: none"><li>- Recognizing that all target populations will require different strategies! (e.g. Homelessness, temporary workers, potential land/homeowners, etc)</li><li>- Affordability in all areas</li><li>- Improving access to housing and resources for single-parent, immigrant, multi-generational families.</li><li>- Intensification of city core to capitalize on live-work, build community, reduce infrastructure and develop 'iceberg' for Regina to demonstrate needs to public. The city needs to take the lead to communicate the plan to the public and engage First Nations as they are an important stakeholder housing solutions.</li></ul>

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Question # 2

Q: Was there anything that wasn't mentioned but is particularly important for Regina? Why is it important?

<b>Response</b>
<ul style="list-style-type: none"><li>- We need to have a better definition of low income house. (affordable housing)</li><li>- Need for a National Housing Strategy</li><li>- Thinking about costs for 20% of the population who cost the system a great deal of money through hospital admissions, etc.</li><li>- To house the "unhousable" we need to provide supportive housing (wrap around)</li><li>- Should be more people living in life long rentals vs purchasing?</li></ul>
<ul style="list-style-type: none"><li>- Vacancy rates need to be tied to location. Are we succeeding if suburban vacancy rates are high but inner city vacancy rates are low?</li><li>- Climate and its impact on affordable housing, cost of energy, etc (distance to services)</li><li>- Political will – Council supporting the OCP; Council listening to administration, Council setting the vision and direction – especially in the realm of intensification</li></ul>
<ul style="list-style-type: none"><li>- Mass transportation strategy – align with growth of the city.<ul style="list-style-type: none"><li>o Focus to higher density areas in future</li></ul></li><li>- Link between adequate incomes and real costs</li></ul>
<ul style="list-style-type: none"><li>- How do we sustain the longer term supported housing when their funds expire?</li><li>- More information/connection to life-lease opportunities. (For seniors)</li><li>- Focus on supported housing for those not typically considered "good" tenants.</li></ul>
<ul style="list-style-type: none"><li>- Rent control and rental unit licensing and inspection</li><li>- A clean target for truly affordable (CMHC definition) housing each year (ex. 100 units per year)</li></ul>
<ul style="list-style-type: none"><li>- More discussion on the "layers" of poverty and addressing housing</li><li>- More in-depth discussion on assistance rates being behind the curve</li></ul>
Not discussed: <ul style="list-style-type: none"><li>- Review of development standards to incentivize affordable housing (e.g. Storm water management standards)</li><li>- Policies pertaining to housing strategies conflict with development standards and bylaw regulation (e.g. Minimum size of units within Zoning Bylaw prohibit development of affordable units)</li><li>- Other e.g: - Setback standards<ul style="list-style-type: none"><li>o Laneway product</li><li>o Site coverage</li><li>o Storm water standards</li></ul></li><li>- Parking is always a concern raised during public consultation or during development review process<ul style="list-style-type: none"><li>o Need strong political leadership to change perspective of parking standards</li></ul></li></ul>
<ul style="list-style-type: none"><li>- Safety downtown after work hours to increase activity<ul style="list-style-type: none"><li>o More policing</li></ul></li><li>- Lack of recreational facilities<ul style="list-style-type: none"><li>o Long wait lists for youth activities</li></ul></li><li>- Infrastructure</li><li>- To stimulate downtown there needs to be access to groceries<ul style="list-style-type: none"><li>o Mini markets</li></ul></li></ul>
<ul style="list-style-type: none"><li>- See Question #1</li></ul>

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<ul style="list-style-type: none"><li>- Amenities to draw people to the city <u>and</u> downtown<ul style="list-style-type: none"><li>o Cultural</li><li>o Under utilizing one of cities best resources (Wascana Park – scary at night, no feeling of safety)</li></ul></li><li>- Downtown traffic especially at the end of the day does not flow – is not fun!</li><li>- Cultural housing<ul style="list-style-type: none"><li>o Immigrant population</li><li>o Don't integrate in community as much due to income levels, staying within their group so they become isolated (e.g. behind Golden Mile) could be possible potential for negative affects (e.g. Gangs)</li></ul></li></ul>
<ul style="list-style-type: none"><li>- Working definitions of key references:<ul style="list-style-type: none"><li>o Affordable Housing</li><li>o Live-able Housing</li><li>o Supportive Housing</li></ul></li><li>- These definitions as related to Regina building/housing costs and demographics determine applications to potential programs</li></ul>
<ul style="list-style-type: none"><li>- Two Categories for vacancy rates:<ul style="list-style-type: none"><li>o One for market rate/homeownership</li><li>o One for low-income marginalized population</li></ul></li><li>- Housing First needs more attention – unlikely partners – need to be researched and developed</li><li>- HPS funding opportunities to develop the concepts</li></ul>
<ul style="list-style-type: none"><li>- Land Banking and use for affordable housing<ul style="list-style-type: none"><li>o 5-year tax abatement</li><li>o More collaborative involvement (First Nations)</li><li>o Vacancy rate not a true reflection of affordable housing</li><li>o Definition of AH is different for people</li><li>o Affordable housing providers</li></ul></li></ul>
<ul style="list-style-type: none"><li>- Single-parent families and multi-generational family units</li><li>- Land supply and incentives for developers. Urban containment?</li><li>- Middle income families being subsidized based on what? First come, first serve basis?</li></ul>
<ul style="list-style-type: none"><li>- Some target demographics not all represented in discussions such as this:<ul style="list-style-type: none"><li>o Senior housing</li><li>o Some buildings have 2-3 year waitlist</li><li>o Individuals with complex needs</li></ul></li><li>- Would like to see discussion on Regina's action plan &amp; public engagement going forward</li><li>- Planning of forum itself:<ul style="list-style-type: none"><li>o Mixed, assigned seating for diversity of opinions</li><li>o Pre-consultation with broader audience</li></ul></li></ul>
<ul style="list-style-type: none"><li>- The issue was raised regarding ensuring a landlords property is being taken care of by subsidized tenants. Who screens these tenants?</li><li>- Work with existing organizations to help with job creation and solve issues on urban downtown projects</li></ul>
<ul style="list-style-type: none"><li>- City's current infrastructure may not be large enough to accommodate growth</li><li>- Need to rethink public transit to make mass transit more appealing</li><li>- Need to rethink idea of growth paying for growth</li><li>- Need to look at taxation – e.g. Tax sharing of municipalities</li></ul>

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Question # 2

<ul style="list-style-type: none"><li>- Further densification has to pay for upgrading services – may discourage infill development</li></ul>
<ul style="list-style-type: none"><li>- Q: How do you build communities that are not segregated but inclusive of cultural and living style backgrounds and needs?<ul style="list-style-type: none"><li>o How regulate</li></ul></li><li>- Who/group answers this question(s)?</li></ul>
<ul style="list-style-type: none"><li>- Awareness of incentive needs</li><li>- Small developers who may be more interested in helping are left out</li><li>- Surrounding small municipalities left out of housing funds. Smaller communities = different problems</li><li>- People in small communities come to Regina for services and housing</li></ul>
<ul style="list-style-type: none"><li>- Wholistic approach needed</li><li>- All the players need to be invited<ul style="list-style-type: none"><li>o Realtors</li><li>o Banks</li><li>o Target Markets</li><li>o Municipalities</li><li>o Builders</li></ul></li><li>- Transit – projects built in outlying areas because land cost lower, but no transit to move them to jobs</li><li>- Communication Strategies<ul style="list-style-type: none"><li><b>Business Focus</b> → Self-sustainable models vs. subsidized</li><li><b>One Size doesn't fit all</b> → Modular vs. architectural design of stick build</li><li><b>Saskatoon vs. Regina</b> → Land branch vs. no land branch. City controls land – control what's built on the land</li><li><b>Immigration</b> → How does it tie in?<ul style="list-style-type: none"><li>→ How do we help new Canadians become home owners vs. renters?</li></ul></li></ul></li></ul>
<ul style="list-style-type: none"><li>- High density development with services support</li><li>- Require focus on high density areas such as North Central, to include services</li><li>- Landscaping of multi-unit development to fit in with the neighbourhood – such as recycled asphalt, aesthetically pleasing</li><li>- Need to have maintenance money to maintain the infrastructure/ building for its life time</li><li>- Repurposing buildings to accommodate changes in demographics</li></ul>
<ul style="list-style-type: none"><li>- Review of bylaws</li></ul>
<ul style="list-style-type: none"><li>- There has to be a definite/description of what is:<ul style="list-style-type: none"><li>o Affordable</li><li>o Low income</li></ul></li><li>- How do these definitions effect the rents paid in relation to % of income</li></ul>
<ul style="list-style-type: none"><li>- Downtown Revitalization<ul style="list-style-type: none"><li>o Parking is an issue</li><li>o Perceptions around downtown</li><li>o Negative perception</li></ul></li><li>- Actual Affordable Housing:<ul style="list-style-type: none"><li>o Prefab Housing</li><li>o “Land bank”</li></ul></li></ul>
<ul style="list-style-type: none"><li>- Need to draw out expertise of housing providers, developers, etc. more</li><li>- More on-line engagement to get more people involved</li></ul>

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| <ul style="list-style-type: none"><li>- Keep areas of expertise together for conversations outside of the Housing Summit</li><li>- Parking reduction especially for immigrant households with less car ownership</li><li>- Regina's neighbourhoods are currently defined by class; efforts and land use to make neighbourhoods more "fluid" such as good transit service between neighbourhoods</li><li>- Vacancy rate is not a true reflection of affordable housing</li><li>- Create year round markets such as the Forks in Winnipeg</li><li>- More effective access to program (e.g. homeownership)</li></ul>  |
| <ul style="list-style-type: none"><li>- How do you maximize parking to minimize impact on housing development given cars remain a practical option for most residents</li><li>- Improve transit options and service within city. So that affordable housing on the city's edge is more viable and to free up parking lands for intensification.</li><li>- How do you develop a housing strategy and implementation plan that takes into account all the complexities of developing affordable housing that include the diversity of tenants needs, location and infrastructure?</li><li>- Hold a design competition</li><li>- Make programs visible</li><li>- Use city/provincial land</li></ul> |

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Question # 3

Q: Choose one or two ideas/issues/comments from your small group discussion that you would like to pose to the panel for further insight. Each group will be provided with an opportunity to bring forward a minimum of one point.

<b>Response</b>
<ul style="list-style-type: none"> <li>- Political will at all levels to support existing documents (i.e. OCP) that set goals related to intensification, sustainable development and smart growth</li> <li>- If you could go back 10 years in time what policies would you have put in place to:               <ul style="list-style-type: none"> <li>o Meet the needs of today</li> <li>o Avoid challenges and issues</li> <li>o How would you engage and educate to make this happen especially diverse population groups</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>- Study/compilation and analysis of existing projects and best practices</li> <li>- Re (John Howard Society model) define and promote reduced draw/drain on services from an ROI and community collaboration model</li> </ul>
<ul style="list-style-type: none"> <li>- How do you break down the institutional barriers to ensure you have the connectivity to address housing issues within the community?</li> <li>- How do we collaborate as a community to provide (micro) small, affordable units AND follow-up supports?</li> <li>- What is our community vision/plan?</li> </ul>
<ul style="list-style-type: none"> <li>- Ensure that community has ownership including broader committee representation</li> <li>- A targeted commitment to so many truly affordable housing units (CMHC definition)               <ul style="list-style-type: none"> <li>o Ex. 100 units per year as part of municipal housing strategy</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>- What are some strategies for community engagement? What worked in Fredericton outside of municipal government commitment and provincial/federal champion? How do we engage the community at-large?</li> <li>- How did the culture in Edmonton and Fredericton evolve for political will for affordable housing?</li> <li>- How did Fredricton overcome NIMBYism?</li> </ul>
<ul style="list-style-type: none"> <li>- Is there incentive for Regina home builders (private) to build low income housing?               <ul style="list-style-type: none"> <li>o Change business plans from a custom build to production builds?</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>- Understanding existing programs               <ul style="list-style-type: none"> <li>o Long term costs &amp; implications</li> </ul> </li> <li>- Positive impacts/better access to existing resources through:               <ul style="list-style-type: none"> <li>o Education, communication and engagement (Coordinate inclusiveness)</li> </ul> </li> <li>- How do you demonstrate the success opportunities associated with affordable housing?</li> </ul>
<ul style="list-style-type: none"> <li>- 2.5 Vacancy Rate – does not reflect the reality for the populations who require affordable and subsidized housing</li> </ul>
<ul style="list-style-type: none"> <li>- Land Banking</li> </ul>
<ul style="list-style-type: none"> <li>- Single-parent and multi-generational family units and access to resources</li> <li>- Parking concerns. Even if people walk to work they like to own a car for certain things. Are we trying to get rid of cars or just manage parking better? How can we address the latter?</li> </ul>
<ul style="list-style-type: none"> <li>- Public engagement: what is the plan moving forward?</li> <li>- Senior housing</li> </ul>

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Question # 3

- Look at a design competition for housing on Regina's downtown main streets
- What is the best way to fund infrastructure development and re-development?
- Different strategies for income levels <ul style="list-style-type: none"><li>o Building infrastructure and continuum starting with homeless</li><li>o Awareness of problems</li><li>o Affordable housing for low to mid-income</li></ul>
- Communications Plan <ul style="list-style-type: none"><li>o Support available to purchasers</li><li>o Communication with existing residents</li><li>o Stakeholders engaged – wholistic approach</li></ul>
- More research on incomes on affordability to pay rent
- Revise: <ul style="list-style-type: none"><li>o New payment scales</li><li>o New housing definitions (i.e. "affordable")</li></ul>
- How successful has the Revitalization of Regina's downtown been?
- What is Regina doing to prepare for the reduction in workforce, aging population? Needs are changing and more housing stock could be coming
- Market Research Data
Main Point: (Take 1) How can we use data and research to support more/better funding for Affordable/Attainable, Low income Housing? →Take what is there and use efficiently
Data: <ul style="list-style-type: none"><li>- Market Research</li><li>- Demographics</li><li>- Housing stock (meaning Real Estate on Market)</li><li>- Affordability definition</li><li>- Community Profiles</li></ul>
(Take 2): How can we use data and research to support more (better) funding for Affordable and Low income housing within inclusive communities?
Data: As per above <ul style="list-style-type: none"><li>- Use what exists more efficiently</li></ul>
- Communication required between lenders, entry level buyers, realtors
- Everyone deserves to have a (root) home, and the first level is not home ownership. Clients in entry level housing require additional support such as life skills and other support. When clients are supported we can help them to move into a next stage of housing.

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Question # 1

Q: Housing Incentives – What strategic priorities should be targeted for housing incentives? Why? How could this be achieved?

Response
<ul style="list-style-type: none"><li>- Partner to make current stock affordable (vs. build new affordable housing)</li><li>- Tax-breaches for existing housing if they do not charge lower rent</li></ul>
<ul style="list-style-type: none"><li>- Geographical limitations to application (may need to spread out to further neighbourhoods)</li><li>- Rental development incentives need to address emergency need housing or first household situations; immediate need housing forms. Single room occupancies (SRO's) as option.</li><li>- Incentives for builder/developers where managed by non-profit.</li><li>- First Place Program; deferred land and development costs</li><li>- Development incentives for other necessary neighbourhood services (businesses (e.g. day care) and food stores)<ul style="list-style-type: none"><li>➔ Follows complete communities model</li></ul></li><li>- School site redevelopment should re-invigorate school building asset into a community center with possible other social/retail needs</li><li>1. "Expand and utilize a well communicated "tool box" of city incentives to create diverse housing in context of complete communities with respect to health, social, recreational and economic opportunities in new and existing neighbourhoods"</li><li>2. "Encourage form-based zoning code, utilizing various input strategies such as design/need charrettes, that allow for more zoning flexibility for adaptable mix of residential and commercial development. This would be especially true for infill sites and those projects where parking reductions benefit affordable housing developments."</li></ul>
<ul style="list-style-type: none"><li>- <u>Strategic Priorities</u></li><li>- Flexibility: More <u>flexible</u> incentives to award based on needs developers can fulfill<ul style="list-style-type: none"><li>➔ Developers proposing solutions (RFP)</li></ul></li><li>- Fit: Grants that serve needs of residents who have the greatest housing needs (encouraging more needs-based eligibility).</li><li>- Partnerships: Effective partnerships between all the players in the continuum to facilitate residents flowing through the continuum more easily.</li><li>- More guaranteed incentives ➔ May help incent developers with reduced risk.</li><li>- Target portions of continuum where market has failed</li></ul>
<ul style="list-style-type: none"><li>- Reduction in Parking<ul style="list-style-type: none"><li>➔ Relax parking requirements</li><li>➔ People in need of housing do not necessarily need/have a car</li></ul></li><li>- Affordable<ul style="list-style-type: none"><li>➔ What's the best definition?</li></ul></li><li>- Incentives<ul style="list-style-type: none"><li>➔ When do you pull out?</li><li>➔ What's the threshold for a particular type of housing</li></ul></li><li>- Market returning to healthy balance</li><li>- If incentives are removed, will people continue to add to the supply (e.g. rental)?</li><li>- Incentives to prioritize downtown</li><li>- Land tied up for projects – could be used for affordable housing. (i.e. Capital Point)</li><li>- Development Levies for downtown development is a large concern<ul style="list-style-type: none"><li>➔ City could make investments in downtown infrastructure to assist in downtown</li></ul></li></ul>

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<p>development. Takes away the unknown factor in a development.</p> <ul style="list-style-type: none"><li>- Infrastructure investment assists developers on infill projects</li><li>• Tax Increment Financing</li><li>- Continue incentives for rental housing – do not stop at 3%</li><li>- Development Levies would remove housing barriers for infill areas.</li><li>- Services have not kept pace with growth</li></ul>
<p>- Infill – need to elevate the role of infill development as a part of the solution; currently greenfield development is easier (programs like Headstart on a home are focused on new builds); province needs to shift to infill development.</p> <p>- Old Buildings (vacant, abandoned, etc.) - provide incentives to renovate to meet housing needs</p>
<p>→ Rooming Houses</p> <ul style="list-style-type: none"><li>- Unregulated rooming houses</li><li>- Rental/rooming house options</li><li>- Affordable and safe housing</li><li>- Very costly and need for regulation</li><li>- Enforcement is an issue</li><li>- Rooming housing registry</li></ul> <p>→ Laneway Housing</p> <ul style="list-style-type: none"><li>- Harbour Landing</li><li>- Greenfield examples</li><li>- Need laneway housing in core area of Regina</li><li>- Focus on whose need is for development</li><li>- Consider in other neighbourhoods: Eastview, Cathedral</li><li>- Capturing a collaborative approach to address needs over arching beyond bylaws</li><li>- Incentives for developers – bylaw enhanced (defined and descriptive)</li><li>- Hard to house</li><li>- Regulations - % of new housing starts dedicated to hard to house tenants and owners</li><li>- Neighbourhood targeted vacancy rate<ul style="list-style-type: none"><li>➔ Income based</li></ul></li><li>- Partnerships<ul style="list-style-type: none"><li>➔ Housing First</li><li>➔ Fredricton example</li></ul></li><li>- Namerind Housing in Regina</li><li>- Mother baby program</li><li>- Oxford group</li><li>- Kids First</li><li>- Regina Transition House</li><li>- Meet need of housing</li><li>- Money needed</li><li>- Homelessness strategy</li><li>- Private/Public Partnership</li></ul>

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| <ul style="list-style-type: none"><li>- Regina Advocates for Design to promote good urban design</li><li>- Designers and Regina Housing (Namerind)</li><li>- Policy: Incentives per developer<ul style="list-style-type: none"><li>➔ High and low end housing options</li><li>➔ Policy to allow for more collaboration – aid development</li></ul></li></ul>  |
|   |
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|   |
| <ul style="list-style-type: none"><li>- Mortgage assistance programs similar to New Rock</li><li>- Incentives for support services for housing (such as Chaz Court by Ranch Ehrlo) to help residents get support and find a community</li><li>- Housing for youth in crisis (29 years or less) such a single-room occupancy hotel run by a non-profit (Vancouver model)</li><li>- Incentives for builder to development affordable housing and non-profit to run</li><li>- incentives to create complete neighbourhoods not just housing by other necessary services (grocery store, day care for health, social and economic opportunities)</li><li>- Incentives for developers to add community space to help in creation of complete communities with places for social interaction</li><li>- Incentives for buildings that include multiple uses (e.g. health, retail, education, etc.)</li></ul> |
| <ul style="list-style-type: none"><li>- Complementary Policies</li></ul>  |

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Question # 2

Q: Bylaws and Development Regulations – What bylaws and regulations would support the advancement of the Regina's Comprehensive Housing Strategy? Why?

<b>Response</b>
<ul style="list-style-type: none"><li>- Education of residents/property owners of community standards → tied to Bylaw Enforcement (Demonstration of Community Standards)</li><li>- Parking Regulations – Zoning Bylaw (e.g. Car share as way to reduce parking requirements)<ul style="list-style-type: none"><li>• Would be good to have revisions to Bylaw implemented to meet goals of OCP.</li></ul></li><li>- Housing Form – Zoning Bylaw regulations should permit more flexibility of housing form within regulations</li><li>- Change or Develop less “prescriptive” regulations and focus more on “results oriented” planning for developments → would result in more creative development (e.g. Transit oriented developments)</li><li>- Concept of “Complete Communities” should incorporate wholistic principles of work-live-play within each area of the City. (e.g. OCP Development Principles do not mesh with restrictive Bylaw regulations)</li><li>- Move to a “FORM BASE” Zoning Plan vs. Regulatory Plan. Align “goals with “policy” and “regulations” or “practice”.</li><li>- Affordable Housing Providers vs. Affordable Housing Incentives.</li></ul>
<ul style="list-style-type: none"><li>- Some Bylaws will need to be amended to reflect the changes we are trying to implement regarding getting builders on board with affordable housing</li><li>- High rental areas such as Whitmore Park already have parking Bylaw issues, which will only get worse with increased housing. These parking bylaws will need amending.</li><li>- North Central and Hospital areas as well</li><li>- There are less Bylaw restrictions for some communities than for others. (e.g. Crescents v. North Central)</li><li>- Bylaws need to be responsive to neighbourhood sensitive issues</li></ul>
<ul style="list-style-type: none"><li>- Temporary workers<ul style="list-style-type: none"><li>➔ Rooming houses; the issues is parking; have provided more parking enforcement: concern is too many cars, garbage</li></ul></li><li>- Infrastructure is outdated and development cost is high</li><li>- Cost sharing for maintaining or upgrade current infrastructure</li><li>- Green zones (greenfields)</li><li>- Garden plots</li><li>- Coordinated services between city and social programs (outreach workers)</li><li>- Study on infill guidelines for development standards</li><li>- Complete community including walkability</li><li>- Accessible housing units (percentage, incentive to create)</li><li>- Old Buildings:<ul style="list-style-type: none"><li>o Buildings not maintained; there may be bylaws for building maintenance but they are not enforced</li><li>o There is a supply of abandoned housing (boarded up, etc.)</li><li>o Provide incentives to renovate existing housing</li></ul></li></ul>
<p>➔ Parking</p> <ul style="list-style-type: none"><li>- Is a major issue for development and developers</li></ul>

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Session # 2

Question # 2

- There is support to decrease parking ratio, but residents push back for more parking
  - Noise bylaw
- How to improve quality of life by creating noise bylaws for commercial areas. (ex. Limiting hours for deliveries and snow removal)
  - Vacant Buildings
- Develop bylaws or incentives to maintain and develop vacant buildings
  - Secondary Suites
- To change bylaws to allow secondary suites or add incentives
- Continue to develop policy to expand on progress made
  - How do we make current housing more affordable?
- Programs aimed at targeting people in need
- Education for new immigrants on how to move into home ownership
  - Land Development Corp
- To develop and support housing
- Make it easier for developers to access and zone land
- More affordable land prices
- Make zoning simplified
  - One idea
- Bylaws and incentives should focus around infill (land corp, new housing types, opportunity for partnerships)

- Form-based zoning code for land-use for form, scale and massing especially for infill sites
- Density bonusing for affordable housing (more height allowed if provide affordable units; outcome is mixed-income developments)
- Zoning – move from prescriptive to performance based zoning.
- Create a study of best practices and projects to model

- Neighbourhood. Sensitive as it relates to housing need standards, but need some flexibility.
- Do not want neighbourhoods developed with a template

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Question # 3

Q: Partnerships for affordable housing – We have all seen examples of beneficial partnerships and heard of many this morning, what partnerships would you recommend to support Regina's Comprehensive Housing Strategy?

<b>Response</b>
<p><u>Housing Developer</u>: what do they need to make housing more affordable?</p> <ol style="list-style-type: none"><li>1. Bylaw outdated</li><li>2. Building costs (construction)</li><li>3. Main costs (land, infrastructure)</li><li>4. Incentives</li><li>5. Stakeholders work with City of Regina</li></ol> <ul style="list-style-type: none"><li>- Finding the most common needs through wait list data types (i.e. supportive housing, mental health)</li><li>- What is preventing people from developing affordable housing?</li><li>- Partnership should be with high need groups (i.e. transition housing)</li></ul>
<ul style="list-style-type: none"><li>- Utilize existing community experts and build on that</li><li>- Identify supports that are out there and let them do what they are good at</li><li>- Build a team – can't do it alone need wrap-around approach (need to have contracts to define roles)</li><li>- Need to know who is in the community, who to partner with</li><li>- Partnering needs to provide some support for all parties involved to be successful</li><li>- Need to educate the larger community, different definitions at play in the community</li><li>- Look at broader picture; <u>not</u> just one element (e.g. Affordable housing but not low income and homeless who tax the system)</li><li>- Need to include social agencies on the Housing Commission</li><li>- Existing housing stock</li><li>- Educate landlords to bring buildings up to code, liveable housing</li><li>- Increase non-profit sector involvement</li></ul>
<ul style="list-style-type: none"><li>- Partnerships with U of R and SIAST, in order to help build residences etc – using their innovation to do designs to assist in affordable housing</li><li>- Need to also provide social support to help clients to be successful</li><li>- Problem occurs that land is too expensive to build affordable housing on</li><li>- Partner with a residency program for skilled trades</li><li>- Partnership between all 3 levels of government (infill land, incentive programs) and industry in order to create the space for more innovative.</li><li>a) Housing projects (i.e. pocket homes)</li><li>b) Regulation zoning that is performance based instead of prescriptive</li><li>- Strong leadership required to pioneer this</li></ul>
<ul style="list-style-type: none"><li>- Homelessness Partnering Strategy (HPS)</li><li>- RQHR</li><li>- Businesses – putting profit back into the issue</li><li>- Committees and commissions (zoning, transportation, etc)</li><li>- Get enough people to oppose opposition</li></ul>

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| <ul style="list-style-type: none"><li>- Developers, NGOs all together creating policy</li><li>- Foundations</li><li>- Service clubs (rotary clubs, etc)</li><li>- Habitat for Humanity</li><li>- Think-tank &amp; developer</li><li>- Policies that complement each other</li><li>- Media to educate an apathetic public about housing</li><li>- Need a united front</li><li>- Mixed zoning – eliminate special zoning</li><li>- Plans for neighbourhoods that match city laws</li><li>- Things need to be user friendly</li><li>- The “Woodwards” Project in Vancouver</li></ul> |
| <ul style="list-style-type: none"><li>- Consultations with non-profit organizations and private developers to understand costs, incentives, etc.</li><li>- Working to break down institutional barriers.</li><li>- More infrastructure \$ from federal down to provincial and city.</li><li>- Better understanding of existing programs</li></ul>   |
| <ul style="list-style-type: none"><li>- Developers partner with NGOs, City, Province, Federal</li></ul>   |