

# Affordable Housing Community Benefits Charges Grant Program

## **Purpose:**

The Program will provide financial reductions for developments in St. Catharines that have obtained (or plan to obtain) a building permit to build new or expand existing affordable housing facilities.

## **Definitions:**

“Affordable Housing” shall mean lands and buildings used for affordable housing projects that receive funding through an agreement with Niagara Regional Housing or a department or designated agency of the Niagara Region

## **Specific Program Requirements:**

The grant program is intended to mirror exemptions and/or grants for affordable housing development and redevelopments offered by the Niagara Region. The program shall apply as follows:

To lands and buildings used or intended to be used as municipal housing project facilities, as set out in section 110 (7) of the Municipal Act, 2001, S.O. 2001 c. 25, O.Reg.603/06 under the Municipal Act 2001, and the Niagara Region’s Municipal Housing Facility By-law, all as may be amended;

To lands and buildings used for affordable housing projects that receive funding through an agreement with Niagara Regional Housing or a department or designated agency of the Niagara Region.

An application will be required prior to receiving a building permit or within 90 days of receiving a building permit in order to be eligible to receive an affordable housing community benefits charges grant.

## **Grant Amount:**

The amount of the grant will be a maximum of 100% of the net City Community Benefits Charges payable on Affordable Housing units and under no circumstances shall exceed the total City Community Benefits Charges payable for the development.

The grant program acts on a sliding scale providing a higher grant with more affordable housing units provided. At least 5% of units must be priced affordably for a grant to be

received. Any project with 25% or more than 25% of units as affordable will receive the maximum grant of 100%.

Number of Affordable Units	CBC Grant Amount
<5%	0%
5%	20%
10%	40%
15%	60%
20%	80%
25%	100%
>25%	100%

**Term of this Program:**

At a minimum, the program outlined herein will be reviewed with each update to the City’s Community Benefits Charges Strategy and associated by-law. The program will also be reviewed upon completion of the Housing Action Plan. At such time, Council will review both the grant programs and any exemptions provided for in the by-law to determine the appropriateness of continuing the program and other means by which the objectives and strategic plan of Council may be achieved.

The program may not be cancelled during the term of the Community Benefits Charges By-law, however it may be amended from time to time for clarity and / or alignment to similar programs offered by the Niagara Region.