

COUNCIL POLICY

NAME: PERMISSIVE TAX EXEMPTION POLICY FOR SUPPORTIVE AND AFFORDABLE RENTAL HOUSING	
ISSUED: June 19, 2023	INDEX REFERENCE:
AMENDED: December 12, 2023	COUNCIL REFERENCE: 23/CW

1) PURPOSE

The purpose of the Permissive Tax Exemption policy is to incent the development of new non-market housing supply and to support the viability of existing non-market housing supply.

2) ELIGIBILITY

- The applicant must be a non-profit organization as defined in the *Community Charter*;
- The housing must be rental tenure; and,
- The applicant must offer supportive or affordable housing within their mandate.
- The housing must be permitted for occupancy prior to the application deadline.

3) PERMISSIVE TAX EXEMPTION POLICIES

Permissive tax exemptions for supportive or affordable rental housing will be considered in the following situations. Where a development has a mix of housing types (i.e. affordable and supportive), the permissive tax exemption will be determined based on the majority of units.

3.1. Supportive housing for seniors or persons with disabilities

- The non-market housing must include supportive services for seniors or persons with disabilities.
- Supportive housing meeting the eligibility criteria are eligible for a permissive tax exemption of 100% of tax assessed land and improvements.
- The exemption will follow a four-year cycle as administered by the District.

3.2. New affordable rental housing

- New non-market rental housing (any projects that obtain occupancy permit or are acquired in 2023 or later) meeting the eligibility criteria are eligible for permissive tax exemptions of 100% of tax-assessed land and improvements.
- Approved permissive tax exemptions will apply for a fixed five-year term.
- The final year for application is 2030.

3.3 Existing affordable rental housing

- Non-market rental housing meeting the eligibility criteria are eligible for permissive tax exemptions of 100% of tax-assessed improvements.
- Approved permissive tax exemptions will apply through 2027.
- The final year for application is 2026.