



**The Corporation of the
City of Sault Ste. Marie**

C O U N C I L R E P O R T

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Joseph Cocchetto, Administrative Clerk – Housing Support
DEPARTMENT: Community Development and Enterprise Services
RE: Housing Community Improvement Plan Update No. 2

Purpose

The purpose of this report is to provide an update on the four financial incentive programs offered through the City of Sault Ste. Marie Housing Community Improvement Plan.

Background

On August 12, 2024, Council approved the City of Sault Ste. Marie Housing Community Improvement Plan (CIP). On May 12, 2025, Council approved several amendments to the Plan, including increased per-door grant amounts and eligibility, as well as adding the Municipal Fees Rebate Program.

As part of the August 12, 2024, approvals, staff committed to providing Council with regular updates (twice per year) on the financial incentives contained within the CIP. The financial incentives include:

1. The Per-Door Grant Program:

Supports small-scale developments of up to four dwelling units.

2. The Tax Increment Equivalent Program:

Supports larger scale developments of five units or more. Providing an annual grant in the form of a rebate on the incremental increase in municipal property taxes, post development.

3. The Sault Foundations Program:

A grant of up to \$30,000 available to non-profit landowners to fund studies assessing the feasibility of creating “missing middle” housing.

4. The Municipal Fees Rebate Program:

A grant providing rebates on municipal fees related to applications made under the *Planning Act*, the *Ontario Building Code*, and other fees. The Rental Housing CIP was amended on May 12, 2025, to include this incentive.

Analysis

Please refer to Appendix A for a summary of approved incentives for all of 2025.

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In 2025 there were 301 housing starts, 81 of which were affordable. The year-one Housing Accelerator Fund (HAF) Target was 310 units, and the year-one Building Faster Fund (BFF) Target was 150 units.

The following table provides an update on CIP applications received from July 1st to December 31, 2025.

1. *Per-Door Grant Program*

Approved Per Door Grant Applications Reporting Period July to December				
Precinct	Intake	Total Number of Units	Number of Affordable Units	Amount Allocated
1	3 (Jul-Sept)	1	1	\$ 60,000
2	3 (Jul-Sept)	1	1	\$ 30,000
2	3 (Jul-Sept)	3	3	\$ 120,000
3	3 (Jul-Sept)	1	1	\$ 40,000
1	4 (Oct-Dec)	1	1	\$ 55,000
2	4 (Oct-Dec)	1	1	\$ 45,000
3	4 (Oct-Dec)	2	2	\$ 90,000
3	4 (Oct-Dec)	1	1	\$ 50,000
Totals		11	11	\$ 490,000

2. *Tax Increment Equivalent Grants (TIEG)*

Approved TIEG Grant Applications Reporting Period July to December				
Precinct	Intake	Total Number of Units	Number of Affordable Units	Estimated Amount Allocated
3	4 (Oct-Dec)	12	12	\$ 392,546
2	4 (Oct-Dec)	120	50	\$ 3,089,017
Totals		132	62	\$ 3,481,564

3. *Sault Foundations*

No Sault Foundations applications were received between September 1st and December 31, 2025.

4. *Municipal Fees Rebate Program*

Municipal Fees Rebate	
Property	201 South Market

Unit Type	Unit Count
Total Units	120
# Affordable	50
# Market Rate	70
Total Rebate Value	\$ 246,988 (Building Permit Application Fee)

Financial Implications

The Per-Door Grants, Sault Foundations and Municipal Fees Rebate programs are funded through a combination of CMHC's HAF and the Province's BFF. The Tax Increment Equivalent Grant program is currently funded by the City through deferred revenues.

The year one budget for the HAF Programs was \$2,154,223.00, with \$1,443,333.33 being budgeted to specific programs. In total \$997,039.48 has been allocated to CIP Programs, in year one of the CIP.

Strategic Plan / Policy Impact / Climate Impact

The financial incentive programs established in the Housing CIP are consistent with Focus Area 1 of the Corporate Strategic Plan, specifically social equity, which expressly directs implementing the housing action plan with the goal of delivering affordable housing.

The CIP is designed to facilitate residential intensification and infill development, which is beneficial from a greenhouse gas reduction standpoint. Further, the per-door grant scorecard awards developments that go above and beyond minimum requirements/standards regarding energy efficiency, climate resilience, and barrier-free measures.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Administrative Clerk – Housing Support dated March 23, 2026 concerning Housing Community Improvement Plan Incentive Programs Update be received as information.

Respectfully submitted,

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