

RE: PE18.4



**High-rise
Retrofit
Improvement
Support**

PILOT PROGRAM RESULTS

PRESENTED TO THE PARKS & ENVIRONMENT COMMITTEE

APRIL 6, 2017



Overview of Programs

	HELP	Hi-RIS
Target Markets (& Eligibility)	Single Family Houses (Dwellings with less than 7 units)	Multi-Residential Buildings (Buildings of 5 or more storeys)
Participation Targets	Approximately 1,000 homes	Approximately 1,000 units
Program Lead	Environment & Energy	Social Development, Finance & Admin. (Tower Renewal Program)
Funding Envelope	\$10 million	\$10 million
Maximum Funding Eligibility	Up to 5% of current assessed value (MPAC)	
Retrofit Improvements Supported	Building envelope improvements, mechanical systems (including lighting systems) and water conservation improvements	
Financing Mechanism	<ul style="list-style-type: none"> • Low-interest, fixed rate loans with 5, 10, 15 & 20 year payment terms • Payments via special charge on property tax bill • Borrowing cost plus direct program expenditures are recovered by City 	

Addressing City Priorities

Housing Quality & Affordability

Poverty Reduction

Rental Housing Reinvestment

Energy Security

Climate Change Commitments

Local Job Creation

Recognition



Winner -
2016 Sustainable Communities Award



Finalist -
2016 C40 Cities Climate Leadership Award

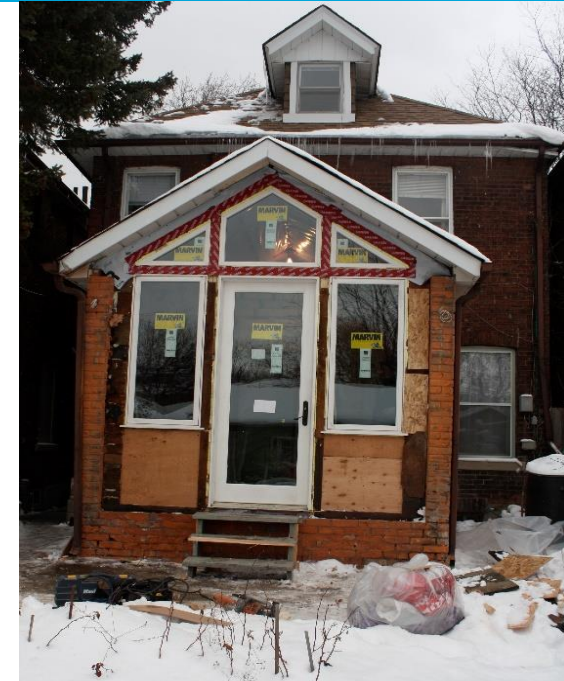
Program Evaluation

- Third party evaluation completed in 2017
- Focus:
 - Examine program results
 - Identify refinements to increase program participation and impacts.

Uptake & Results

January 2014 – December 2016

Projects Completed	125 houses
Total project expenditures	\$2.1 million (21% of target)
Average total energy reduction	30%
Average operating cost savings	\$560/year
Greenhouse gas emission reductions	395 tonnes eCO ₂ /year
Jobs created	30 jobs
Broader Benefits	Improved home comfort, enhanced marketability



Uptake & Results

January 2014 – December 2016

Projects Completed	5 properties (6 buildings)
Total project expenditures	\$4.2 million (42% of target)
Average total energy reduction	23%
Average operating cost savings	\$46,000/year
Greenhouse gas emission reductions	1,400 tonnes CO ₂ e/year
Jobs created	60 jobs
Broader Benefits	Needed upgrades, improved home comfort, reduced disruption



Evaluation Findings



Areas of Strength

1. Supports deep energy retrofits and more
2. High customer support & satisfaction
3. Collaboration with energy utilities
4. Integration with Tower Renewal

Areas of Improvement

1. Building program awareness
2. Mortgage lender consent
3. Maximum financing eligibility and disbursement

Proposed Program Refinements

Noted as Recommendations in Staff Report (PE18.4)

1. **Increase the maximum special charge eligibility** to be the lesser of 10% of the current value assessment of the property or up to \$75,000 (HELP) and \$2 million per building (Hi-RIS)
2. **Increase the initial disbursement to 30 %** of the estimated cost of improvements for a **single-family house**
3. Revise the **eligibility for multi-residential program to support buildings of 3 or more storeys**
4. Clarify the GST portion of project costs to be included as part of the maximum disbursement
5. **Expand the category of eligible measures to include renewable energy.**

Broader Policy Context

- Pan-Canadian Framework on Clean Growth and Climate Change
- Ontario's Climate Change Plan:
 - Model energy retrofit code (2022)
 - Home energy rating at time of listing (2019)
 - Large building energy reporting and disclosure (2018)
 - Additional retrofit incentives
- National Housing Strategy (forthcoming)
- TransformTO and TO Prosperity

Pilot Program Continuation

Continue testing and evaluating of Programs with refinements until end of 2018

- No additional financial commitments required by the City

Activities for the extension period:

- **Develop deeper connections** with industry and community partners to enhance promotions.
- **Leverage existing opportunities** to connect with target markets.
- **Automate and streamline** the multi-stage application process.
- **Continue to advocate** to Government of Canada to address legal and policy barriers.
- **Integrate with complementary new programs and regulations** that are aligned with Program goals.

Contacts



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