

**Policy Title:** Financial Tools to Incentivize Housing

**Policy #:** F-115

**Effective Date:** September 16, 2025

**Date adopted by Council:** September 16, 2025



## **1. POLICY STATEMENT**

The Municipality of Jasper is committed to supporting the development of long-term, stable, and affordable housing that meets the evolving needs of the community.

To achieve this, the Municipality will use targeted financial tools to reduce barriers to development, construction, and increased residential density — encouraging a more diverse and sustainable housing supply.

## **2. PURPOSE**

The purpose of this policy is to guide the use of financial tools to incent housing development in Jasper, with a focus on affordable and long-term rental housing.

## **3. SCOPE**

This policy applies to the use of financial tools and incentives designed to encourage and support housing development within the Municipality of Jasper.

3.1. Eligible projects may include new construction, additions, or conversions of existing buildings, provided they result in a net new housing unit.

3.2. Projects must support long-term housing solutions and not be used for short-term or vacation rental purposes.

3.3. Fees, in whole or in part, for consideration of reimbursing, waiving, reducing or exempting under this policy may include:

- |                           |                                    |
|---------------------------|------------------------------------|
| ○ Development Permit fees | ○ Off-Site Levies                  |
| ○ Building permit fees    | ○ Local Improvement Levies         |
| ○ Subdivision fees        | ○ Municipal property tax           |
| ○ Rezoning fees           | ○ Street and Public Space Use fees |

3.4. Administration is authorized to develop the structure and terms of individual incentive programs, subject to the limitations and framework outlined in this policy.

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3.5. Each incentive program brought forward by administration must include, at minimum, the following components:

- Program objectives
- Eligibility criteria
- Application process and timelines
- Evaluation and approval criteria
- Duration and terms of commitment
- Reporting and compliance requirements

3.6. All incentive programs must be approved by Council prior to implementation.

3.7. Administration shall provide quarterly reports to Council on all incentive programs established under this policy. The report must include, at minimum:

- Summary of applications received and approved
- Total value of incentives allocated or committed
- Numbers and Types of housing units created

#### **4. RESPONSIBILITIES**

4.1 Council is responsible for:

- Reviewing and approving any revisions to this policy.
- Approving all incentive programs developed under this policy prior to implementation.
- Receiving quarterly reporting on incentive program outcomes and financial allocations.

4.2 The Chief Administrative Officer (CAO) is responsible for:

- Establishing and maintaining any procedures related to this policy.

4.3 Directors and Managers are responsible for:

- Carrying out the policy based on established procedures.