

Old East Village Financial Incentives Programs



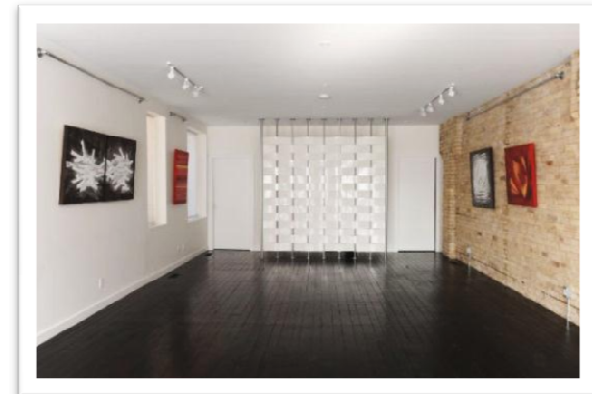
November 26th, 2012

Requesting an Extension

Financial Incentives Programs



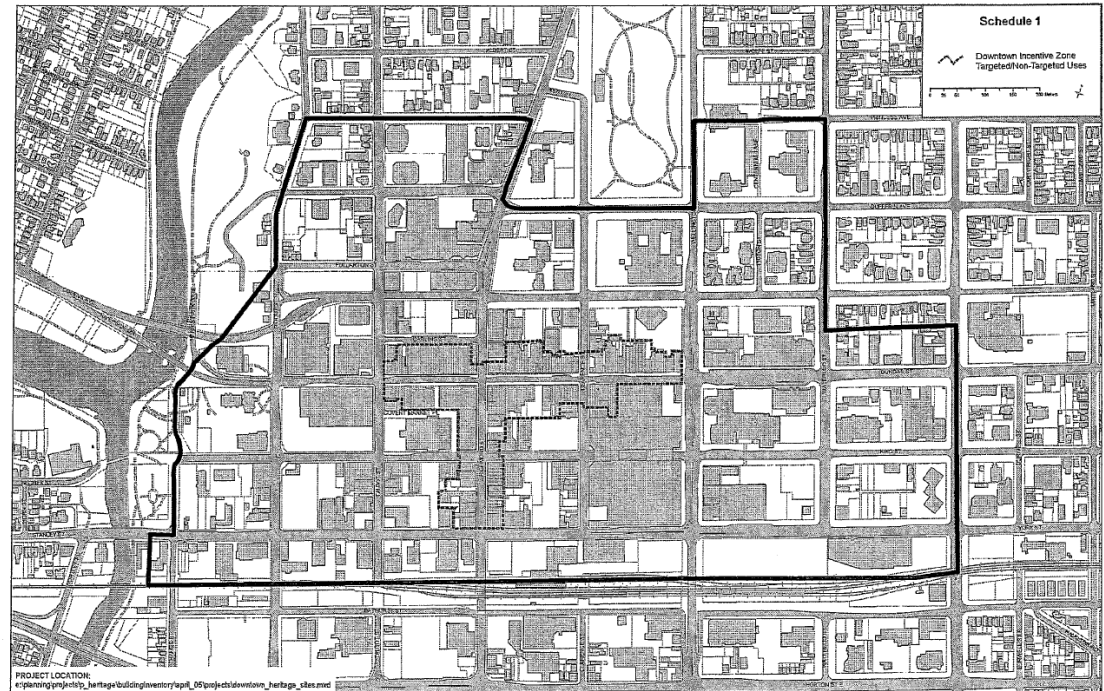
- Old East Village BIA is requesting a 2 year extension of:
 - The Forgivable Upgrade to Building Code Loan Program; and
 - The Forgivable Facade Improvement Loan Program.
- Old East Village BIA is asking the committee to support our request and refer it to the Finance Committee for consideration.



City of London's Financial Incentives Programs



- Long history in the Downtown
 - 1988 – First façade improvement program
 - 1990s – First building upgrade program



- Downtown BIA has also requested a review of the Enhanced Incentive Programs

Old East Village

Dundas St. Corridor in 2002



- Challenges:
 - Businesses not relate to neighbourhood;
 - Deteriorating building stock
 - Lack of investment
 - Minimal local ownership
- Opportunities:
 - Central London Area
 - Active, creative community
 - Outstanding heritage assets
 - Potential for smart growth and intensification



Old East Village

Financial Incentives Programs



- 2002 – Designated a Community Improvement Area, Financial Incentives Programs are introduced:
 - Façade Improvement Loan Program
 - Upgrade to Building Code Loan Program
 - Tax Grant Program



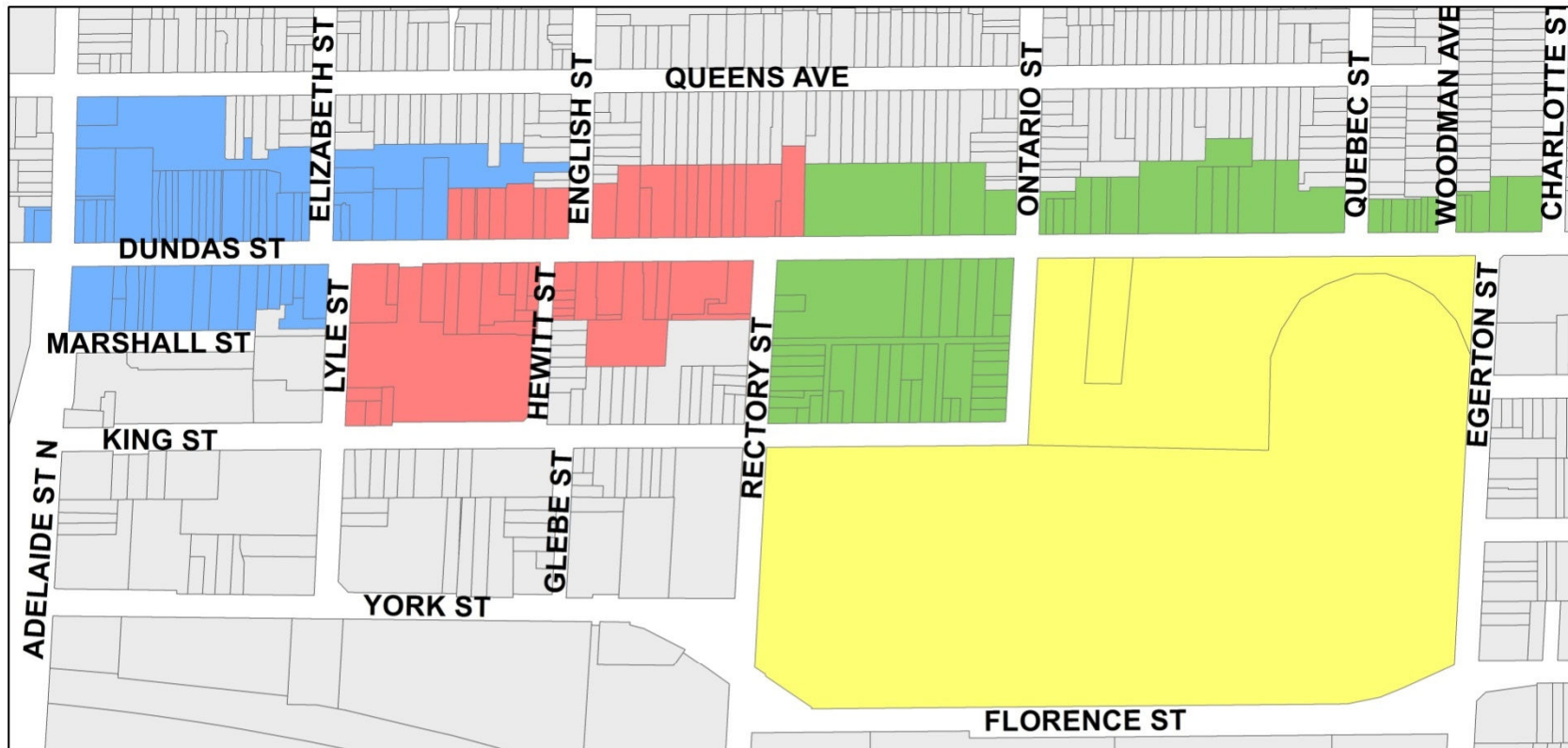
Old East Village

Financial Incentives Programs





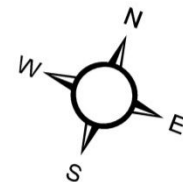
- 5 Year Enhanced Programs (Jan 1, 2008 - Dec 31, 2012)
 - **Forgivable Upgrade to Building Code Loan Program;**
 - **Forgivable Facade Improvement Loan Program;**
 - Tax Holiday Grant Program;
 - Heritage Building Improvement Grant Program;
 - Heritage Building Assessment/Condition Grant Program
 - Awning, Signage and Decorative Lighting Grant Program;
 - Non-Street Front Facade Improvement Loan Program.

Old East Village Community Improvement Area



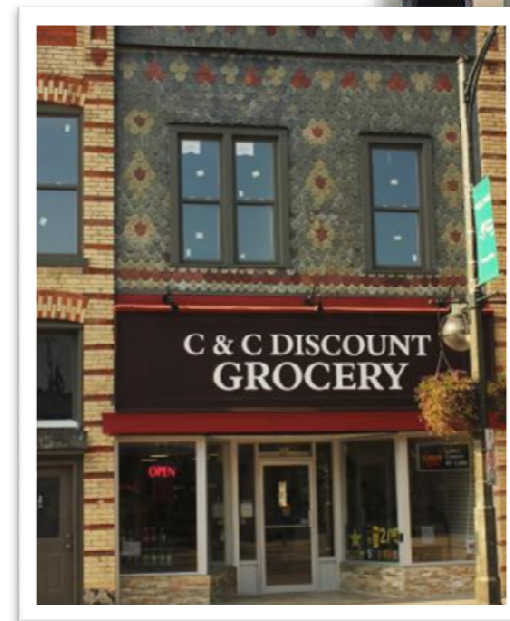
The Old East Village Community Improvement Area

-  Village Core
-  Village Annex
-  Area of Transition
-  Entertainment and Recreation Zone



The Impact of the Financial Incentives Programs

- \$1 of Municipal investment in CIP, has leveraged **\$7.50** in private investment
- \$1 of Municipal investment in the CIP, has leveraged **\$20** for other programs.



The Impact of the Financial Incentives Programs



- Total new development projected at \$170 million.
- Over 1,200 new residents by 2013



The Impact of the Financial Incentives Programs

- Targeted Uses increased from 33% to 71% (2003-2012)
- Vacancy Rate dropped from 25% to 9% (2003-2010)



The Impact of the Financial Incentives Programs

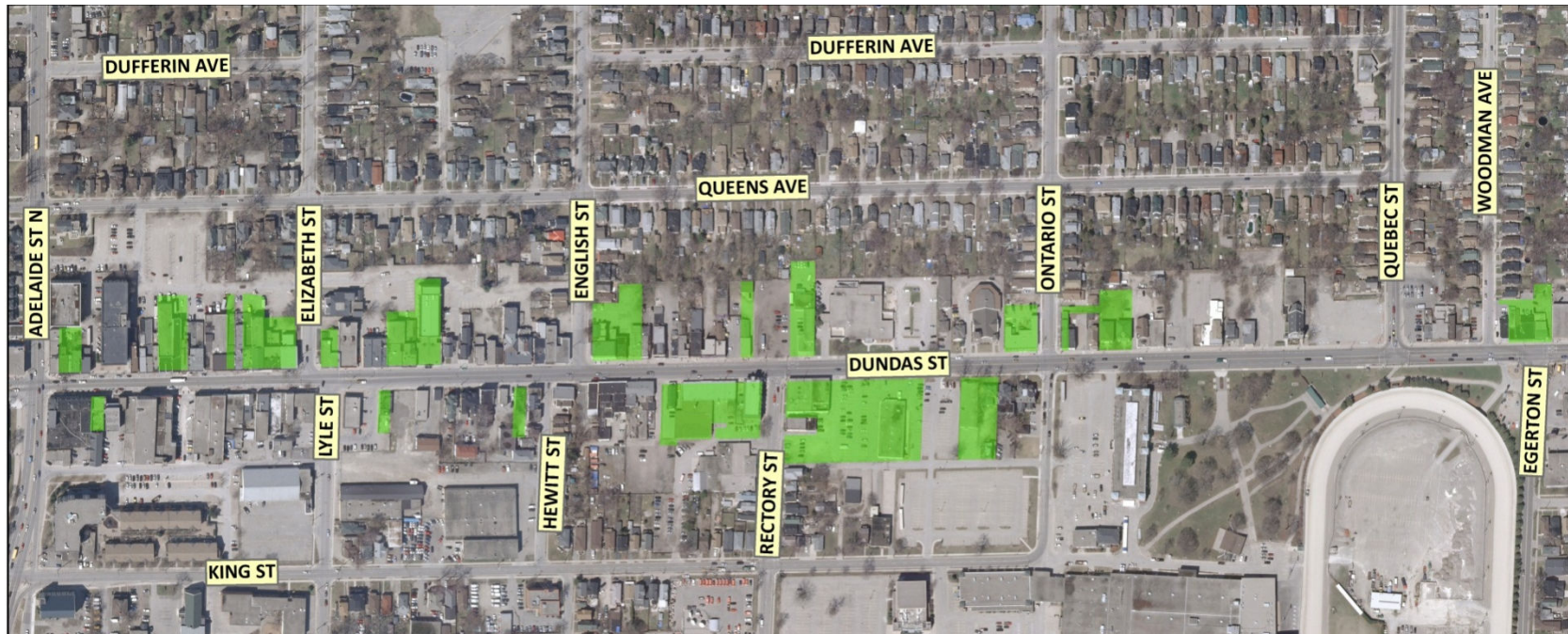


- 42 properties have utilized the incentive programs.
 - 1 property used the programs before 2008
 - 41 properties used the enhanced incentives programs since 2008

- There are currently 10 more applications in the development phase



The Impact of the Financial Incentives Programs



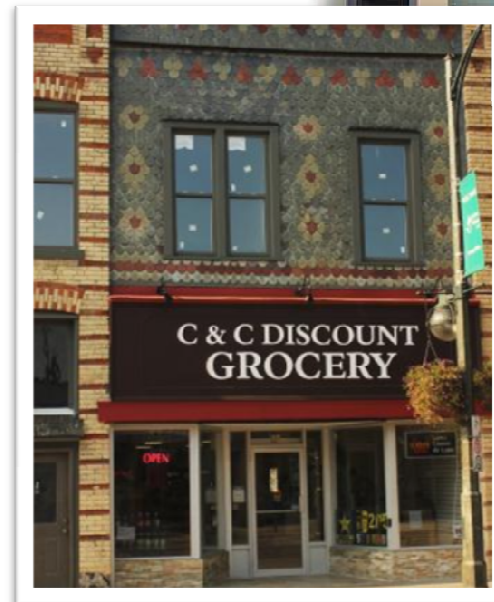
Green - indicates investment activity, since 2008 such as:

- **Private Investment, and / or;**
- **Utilization of City's Financial Incentives Programs, Convert to Rent and CMHC's RRAP Program**

The Impact of the Financial Incentives Programs



- Municipal Financial Incentives
Dollars in Forgiven Loans To-Date:
\$926,462.84
- Private Investment Dollars through
the Financial Incentives Programs:
\$6,403,412.76
- Municipal Forgivable
Loans have a Private
Investment Multiplier
of **6.91**



The Impact of the Financial Incentives Programs

- The Current Value Assessment:
 - **Properties using the Enhanced Financial Incentives Programs increased by 58.90% (2002 -2012)**
 - **All properties increased by 40.92% (2002 – 2012)**



Requesting an Extension Financial Incentives Programs



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