

REVITALIZATION TAX EXEMPTION PROGRAM

Policy and Planning

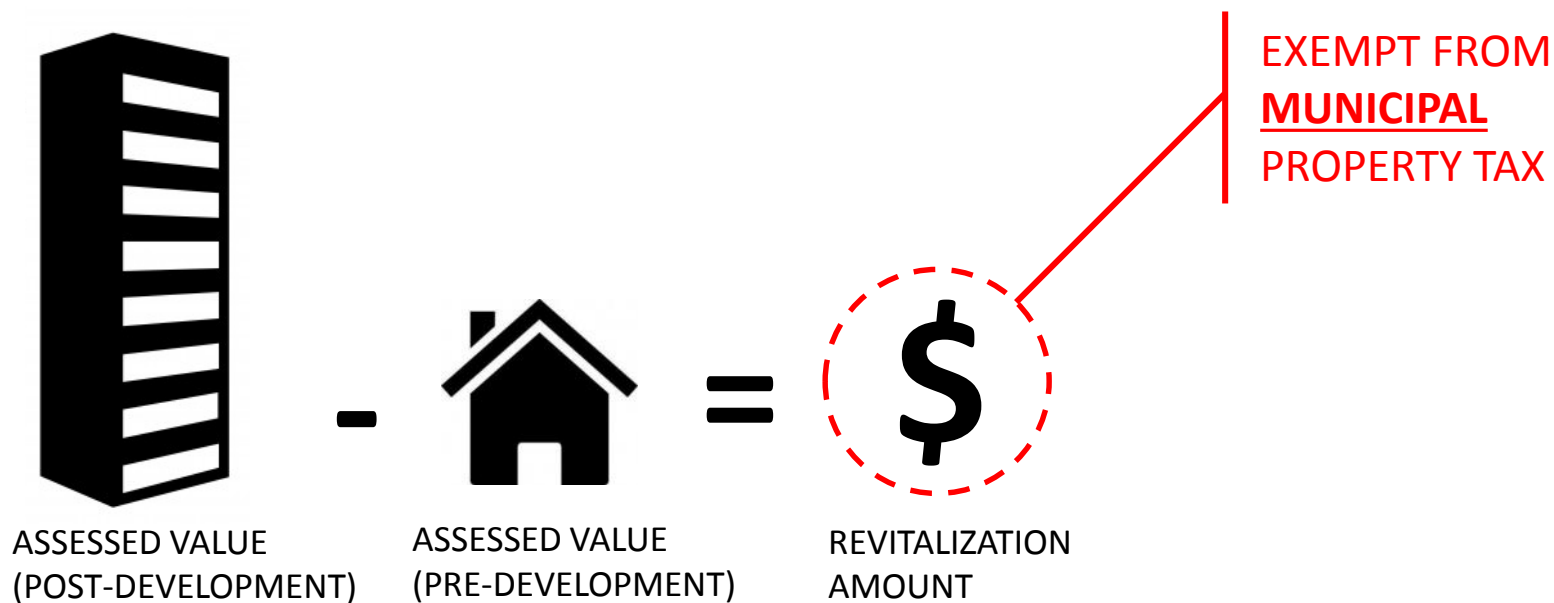


PURPOSE

- ▶ Annual update
- ▶ Recent activity



BACKGROUND



BACKGROUND

- ▶ Purpose of financial incentives
- ▶ Tax Incentive Areas
 - ▶ Downtown
 - ▶ Rutland
- ▶ Purpose-built rental housing incentives

BACKGROUND

▶ Downtown

- ▶ Area 1: 100% of revitalization amount
- ▶ Area 2: 50-75% for small projects, 100% of revitalization amount for larger projects
- ▶ Area 3: has 200,000 ft² threshold

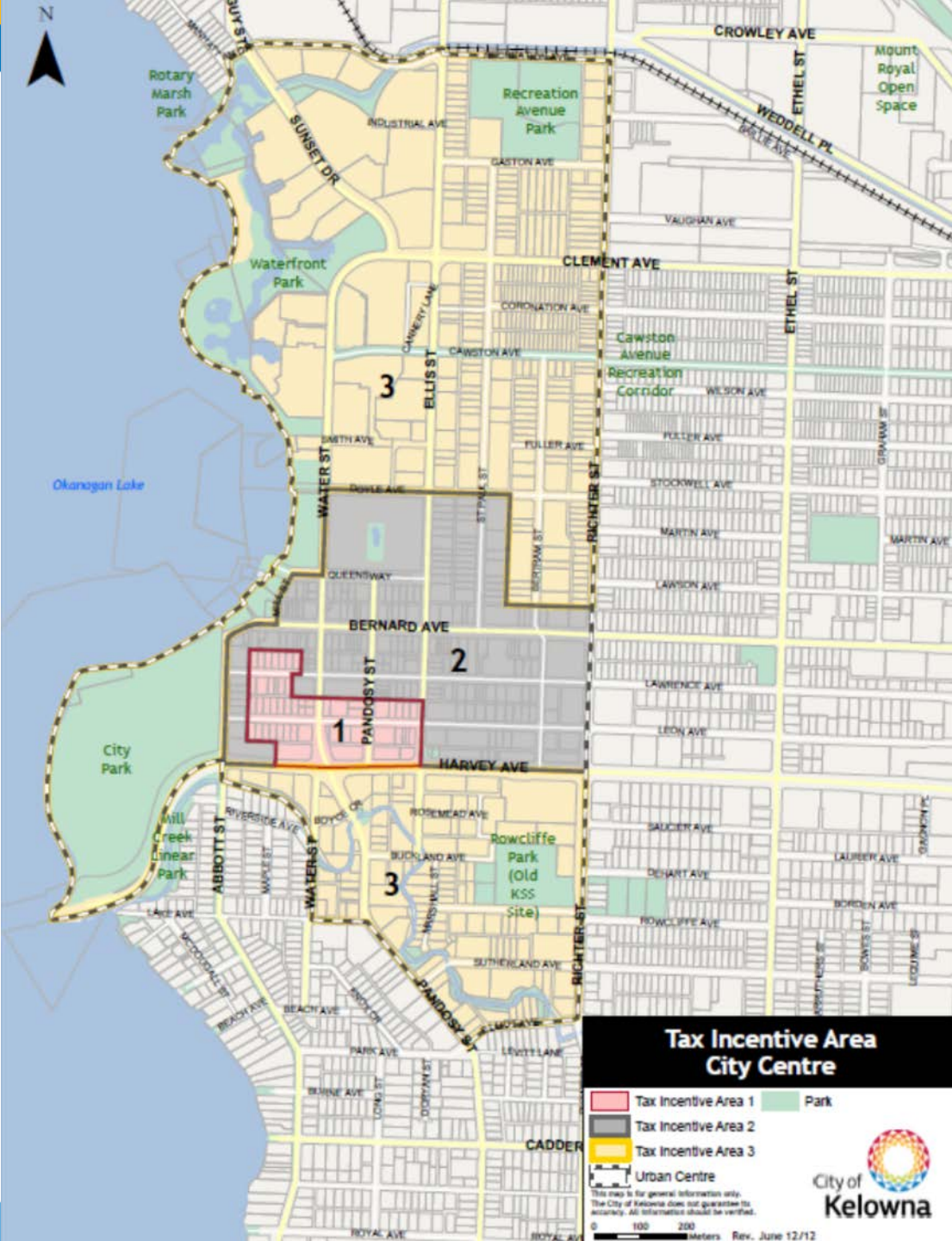
▶ Rutland

- ▶ Area 4: 100% of revitalization amount

▶ Purpose-built rental housing

- ▶ When vacancy rate is less than 3%

CITY CENTRE TAX INCENTIVE AREAS



RUTLAND TAX INCENTIVE AREA



**Tax Incentive Area
Rutland**

Tax Incentive Area
 Urban Centre

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.


 City of
Kelowna


 0 100 200 Meters Rev. June 1/12

TRENDS IN RTE AREAS

▶ Downtown

- ▶ Positive signs of market confidence
- ▶ Area 3 approaching threshold
- ▶ Area 1 and Area 2 less activity

▶ Rutland

- ▶ Area 4 limited activity

TRENDS IN RENTAL HOUSING INCENTIVES

- ▶ Significant uptake and lost revenue
- ▶ Complements rental housing grants
- ▶ Forthcoming reports from Community Planning
- ▶ Large amount of rental housing units instream



MOVING FORWARD

- ▶ Growing momentum in downtown
- ▶ Complements city goals
- ▶ Encourage residential in Downtown
- ▶ On-going monitoring required