

## **Tax Increment Equivalent Grant (TIEG)**

### **Purpose**

Provides an annual grant to reimburse the municipal portion of tax increases resulting from residential development of **5 or more units**.

### **Program Availability**

The TIEG is available for affordable and market rate dwelling units in all three precincts but are structured differently based on tenure and the proportion of affordable units.

Purpose Built Rental: eligible in all Precincts

Freehold: eligible in Precinct 1 only. Review the Precinct Map [here](#) to determine within which precinct the subject property is located.

### **Financial Incentive Program Value**

The maximum value of the TIEG is calculated as the difference between the pre and post project municipal tax assessment.

The length of the TIEG (years) will be determined by the percentage of new affordable units within the development and the Precinct where the development is located. [See tables](#).

### **Payment of Financial Incentive Program**

The TIEG will be issued once the approved works and inspections are completed and an occupancy permit has been issued.

The grant will be paid annually by the City subsequent to the payment of all property taxes.

Do not hesitate to contact us to discuss your project. We are happy to answer any questions you may have regarding the program. [housingcip@cityssm.on.ca](mailto:housingcip@cityssm.on.ca) 705.759.5368

**CITY OF SAULT STE. MARIE: APPROVED HOUSING TIEG STRUCTURE**

| PRECINCT 1: PERCENTAGE OF PROPERTY TAX (MUNICIPAL PORTION) REBATED |      |      |        |        |        |        |        |        |        |        |         |
|--|------|------|--------|--------|--------|--------|--------|--------|--------|--------|---------|
| Affordable Units (%) ▶   | None | 1-9% | 10-19% | 20-29% | 30-39% | 40-49% | 50-59% | 60-69% | 70-79% | 80-89% | 90-100% |
| Year 1   | 100% | 100% | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%    |
| Year 2   | 100% | 100% | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%    |
| Year 3   | 75%  | 100% | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%    |
| Year 4   | 50%  | 75%  | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%    |
| Year 5   | 25%  | 50%  | 75%    | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%    |
| Year 6   | 0%   | 25%  | 50%    | 75%    | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%    |
| Year 7   | 0%   | 0%   | 25%    | 50%    | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%    |
| Year 8   | 0%   | 0%   | 0%     | 25%    | 75%    | 100%   | 100%   | 100%   | 100%   | 100%   | 100%    |
| Year 9   | 0%   | 0%   | 0%     | 0%     | 50%    | 75%    | 100%   | 100%   | 100%   | 100%   | 100%    |
| Year 10  | 0%   | 0%   | 0%     | 0%     | 25%    | 50%    | 75%    | 100%   | 100%   | 100%   | 100%    |
| Year 11  | 0%   | 0%   | 0%     | 0%     | 0%     | 25%    | 50%    | 100%   | 100%   | 100%   | 100%    |
| Year 12  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 25%    | 75%    | 100%   | 100%   | 100%    |
| Year 13  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 50%    | 100%   | 100%   | 100%    |
| Year 14  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 25%    | 75%    | 100%   | 100%    |
| Year 15  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 50%    | 100%   | 100%    |
| Year 16  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 25%    | 75%    | 100%    |
| Year 17  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 50%    | 75%     |
| Year 18  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 25%    | 50%     |
| Year 19  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 25%     |
| Year 20  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%      |
| Length (Years)   | 5    | 6    | 7      | 8      | 10     | 11     | 12     | 14     | 16     | 18     | 19      |

**Precinct 1**

| PRECINCT 2: PERCENTAGE OF PROPERTY TAX (MUNICIPAL PORTION) REBATED |      |      |        |        |        |        |        |        |        |        |         |
|--|------|------|--------|--------|--------|--------|--------|--------|--------|--------|---------|
| Affordable Units (%) ▶   | None | 1-9% | 10-19% | 20-29% | 30-39% | 40-49% | 50-59% | 60-69% | 70-79% | 80-89% | 90-100% |
| Year 1   | 100% | 100% | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%    |
| Year 2   | 75%  | 100% | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%    |
| Year 3   | 50%  | 75%  | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%    |
| Year 4   | 25%  | 50%  | 75%    | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%    |
| Year 5   | 0%   | 25%  | 50%    | 75%    | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%    |
| Year 6   | 0%   | 0%   | 25%    | 50%    | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%    |
| Year 7   | 0%   | 0%   | 0%     | 25%    | 75%    | 100%   | 100%   | 100%   | 100%   | 100%   | 100%    |
| Year 8   | 0%   | 0%   | 0%     | 0%     | 50%    | 75%    | 100%   | 100%   | 100%   | 100%   | 100%    |
| Year 9   | 0%   | 0%   | 0%     | 0%     | 25%    | 50%    | 75%    | 100%   | 100%   | 100%   | 100%    |
| Year 10  | 0%   | 0%   | 0%     | 0%     | 0%     | 25%    | 50%    | 100%   | 100%   | 100%   | 100%    |
| Year 11  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 25%    | 75%    | 100%   | 100%   | 100%    |
| Year 12  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 50%    | 75%    | 100%   | 100%    |
| Year 13  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 25%    | 50%    | 100%   | 100%    |
| Year 14  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 25%    | 75%    | 100%    |
| Year 15  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 25%    | 50%     |
| Year 16  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 25%     |
| Year 17  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 25%     |
| Year 18  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%      |
| Year 19  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%      |
| Year 20  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%      |
| Length (Years)   | 4    | 5    | 6      | 7      | 9      | 10     | 11     | 13     | 14     | 16     | 17      |

**Precinct 2**

| PRECINCT 3: PERCENTAGE OF PROPERTY TAX (MUNICIPAL PORTION) REBATED |      |      |        |        |        |        |        |        |        |        |         |
|--|------|------|--------|--------|--------|--------|--------|--------|--------|--------|---------|
| Affordable Units (%) ▶   | None | 1-9% | 10-19% | 20-29% | 30-39% | 40-49% | 50-59% | 60-69% | 70-79% | 80-89% | 90-100% |
| Year 1   | 75%  | 75%  | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%    |
| Year 2   | 50%  | 75%  | 75%    | 75%    | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%    |
| Year 3   | 25%  | 50%  | 50%    | 75%    | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   | 100%    |
| Year 4   | 0%   | 25%  | 25%    | 50%    | 75%    | 100%   | 100%   | 100%   | 100%   | 100%   | 100%    |
| Year 5   | 0%   | 0%   | 0%     | 25%    | 50%    | 75%    | 100%   | 100%   | 100%   | 100%   | 100%    |
| Year 6   | 0%   | 0%   | 0%     | 0%     | 25%    | 50%    | 75%    | 100%   | 100%   | 100%   | 100%    |
| Year 7   | 0%   | 0%   | 0%     | 0%     | 0%     | 25%    | 50%    | 75%    | 100%   | 100%   | 100%    |
| Year 8   | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 25%    | 50%    | 75%    | 100%   | 100%    |
| Year 9   | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 25%    | 50%    | 75%    | 100%    |
| Year 10  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 25%    | 50%    | 75%     |
| Year 11  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 25%    | 50%     |
| Year 12  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 25%     |
| Year 13  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%      |
| Year 14  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%      |
| Year 15  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%      |
| Year 16  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%      |
| Year 17  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%      |
| Year 18  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%      |
| Year 19  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%      |
| Year 20  | 0%   | 0%   | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%     | 0%      |
| Length   | 3    | 4    | 4      | 5      | 6      | 7      | 8      | 9      | 10     | 11     | 12      |

**Precinct 3**