

# Report to Council



**Date:** February 4, 2019  
**File:** 0710-40  
**To:** City Manager  
**From:** James Moore, Long Range Policy Planning Manager  
**Subject:** 2019 Rental Housing Grants Amendment  
Report Prepared by: Ross Soward

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## **Recommendation:**

That Council approve the revised rental housing grant amounts as described in the report from the Long Range Policy Planning Manager, dated February 4, 2019.

## **Purpose:**

To consider revised rental housing grant amounts for 2019.

## **Background:**

On January 14, 2019 staff presented the annual Rental Housing Grant recommendation for Council approval. At that time, staff recommended that six rental housing projects be awarded rental housing grants. The grant amount for each of the six applicants was calculated based on the understanding that there were 395 rental units applying for the \$320,000 in 2019 rental housing grants.

As a result, Council approved the following grant amounts per unit type on January 14, 2019

Three Bedroom Units	Two Bedroom Units	One Bedroom / Studio Units
\$1,960	\$980	\$490

Subsequently, staff became aware that a seventh rental housing grant application from Mission Group for 48 purpose-built rental units was submitted to the City prior to the November 19, 2018 deadline. Due to an administrative error by staff the Mission Group application was not included in the January 14, 2019 report. To account for this error, staff is recommending the grant amounts be revised to reflect the additional 48 units, bringing the total number of units applying to the program up from 395 to 443.

Based on the increase in the number of units applying, the following revised grant amounts per unit are recommended:

Three Bedroom Units	Two Bedroom Units	One Bedroom / Studio Units
\$1,758	\$879	\$439

By applying the revised grant (subject to council approval) the following grant amounts for each project are proposed in the table below.

Project	Number of Units	Amended Grant Amount
1759 Highway 33 East	49	\$44,835
1145 Pacific Ave	31	\$29,450.
1044-74 Cawston Ave	40	\$32,967
1149-87 Sutherland Ave	36	\$19,340.
2080 Benvoulin Crt	64	\$28,131
333 Drysdale Blvd	175	\$132,307
<b>454-464 West Ave (Project Added)</b>	<b>48</b>	<b>\$32,967</b>
<b>Total</b>	<b>443</b>	<b>\$320,000</b>

As a result of the addition of the West Ave project and the associated 48 units the grant amounts for the six projects approved on January 14, 2019 have decreased by 10 per cent. Should Council approve the amended rental housing grant amounts, staff will notify each applicant directly of the change in the grant amount to avoid any confusion.

**Internal Circulation:**

Divisional Director, Community Planning and Real Estate  
 Manager, Long Range Policy and Planning  
 Department Manager, Policy and Planning  
 Manager, Urban Planning  
 Department Manager, Community Planning  
 Budget Supervisor,

**Legal/Statutory Authority:**

Local Government Act, Section 877. (1) (a) 933.1 (1)

**Legal/Statutory Procedural Requirements:**

Housing Opportunities Reserve Fund By-law No. 8593

**Existing Policy:**

2030 Official Community Plan

Objective 10.3 Support the creation of affordable and safe rental, non-market and /or special needs housing

Policies 10.3.1, 10.3.2, 10.3.3 & 10.3.4

**Council Policy no. 355 – Rental Housing Grants**

**Financial/Budgetary Considerations:**

Budgeted funds (subject to final approval) allow for a contribution to support 443 rental units at a rate of \$439 per 1-bedroom/studio unit, \$879 per 2-bedroom unit and \$1,758 per 3-bedroom unit.

Available funds are as follows:

<u>Housing Opportunities Reserve Fund (HORF) – annual budget allocation:</u>	<u>\$140,000</u>
<u>Annual Budget Allocation to Rental Grants to provide partial relief from DCCs</u>	<u>\$180,000</u>
<b>Total Funds Available</b>	<b>\$320,000</b>

**Approved for inclusion:**



Danielle Noble-Brandt, Dept. Manager of Policy & Planning