

Attachment A: Summary of Key Changes to Rental Incentives Program

Council Policy 335: Rental Housing Grants Policy

Staff are recommending that the eligibility requirements for the *Rental Housing Grants Program* be changed to focus on the following non-market rental projects:

1. Non-market rental housing units where a non-profit housing provider¹ is the applicant;
2. Non-market rental housing units where a long-term operating agreement is in place between a for-profit developer and a non-profit housing provider for a minimum of 10 per cent of the units within a rental housing project. Only the units that are managed by a non-profit will be eligible for the grant;
3. Non-market rental housing units where a long-term operating agreement (greater than 15 years) is in place between a for-profit developer and the Provincial Rental Housing Corporation (BC Housing);

Staff are recommending that eligibility requirements be updated, requiring all rental housing grants projects to be located in areas with a range of transportation options and amenities in close proximity:

4. Non-market rental housing units located in the Core Area or within the University South or Glenmore Village Centres as defined by the Official Community Plan;

Housing Opportunities Reserve Fund Bylaw 8593

Staff are recommending the following updates to the bylaw:

1. Remove the requirement for rental housing projects to enter into a housing agreement with the City of Kelowna in cases where a long-term operating agreement (greater than 15 years) is in place with the Provincial Rental Housing Corporation (BC Housing);
2. Align definition of Affordable Rental housing with the non-market housing definition proposed for the Rental Housing Grants Council Policy;
3. Require all monies from the Housing Opportunities Reserve Fund to be used for land acquisition in the Core Area, Glenmore Valley Village Centre and the University South Village Centre as defined in the Official Community Plan.

Revitalization Tax Exemption Bylaw 9561

Staff are recommending the following updates to the bylaw to implement the Healthy Housing Strategy and align with the Rental Housing Grants program:

1. Remove the 3 per cent vacancy requirement, allowing eligible purpose-built rental housing projects to apply for the tax exemption anytime;
2. Revise the eligibility criteria for the rental housing tax exemption program to require all eligible purpose-built rental housing projects to be in the Core Area or within the University South or Glenmore Village Centres as defined by the Official Community Plan;
3. Remove the requirement for rental housing projects to enter into a housing agreement with the City of Kelowna in cases where a long-term operating agreement (greater than 15 years) is in place with the Provincial Rental Housing Corporation (BC Housing).

¹. Non-profit housing providers are associations, clubs, or societies that are organized and operated exclusively for affordable housing, social welfare, civic improvement, or any other purpose except profit.