

CITY OF KELOWNA

BYLAW NO. 11911

Amendment No. 6 to Housing Opportunities Reserve Fund Bylaw No. 8593

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Housing Opportunities Reserve Fund Bylaw No. 8593 be amended as follows:

1. THAT **Section 1 – TITLE**, 1.2 be amended by:

a) deleting sub-paragraph (a) that reads:

“(a) in the case of rental housing:

- i. that which is available for rent at or below the average rent for Kelowna, as determined annually by the Canada Mortgage and Housing Corporation’s “Rental Market Report”; or
- ii. Purpose-Built Rental Housing. A self-contained building(s) containing five or more Dwelling Units that are intended to be used for rental housing and does not include buildings that are stratified. Purpose-built rental housing meets an identified need for affordable housing in the city. Since rent is controlled within rental buildings under the Residential Tenancy Act, this is a form of affordable housing.”

And replace it with the following:

“(a) in the case of rental housing means a self-contained building(s) containing five or more Dwelling Units that are intended to be used for non-market rental housing that meets one of the following descriptions:

- i. Non-market rental housing units where a non-profit housing provider is the applicant;
- ii. 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 total units within any individual rental housing project. Only the units that are managed by a non-profit are eligible for the grant.
- iii. Non-market rental housing units where a long-term operating agreement is in place between a for-profit developer and BC Housing.”

b) deleting the “(a)” before “in the case of owner-occupied housing” and replace it with (b);

c) deleting the definition ‘**Core Needs Housing**’ that reads:

‘**Core Needs Housing**’ means housing for households that, based on data from Statistics Canada or Canada Mortgage and Housing Corporation (CMHC) or British Columbia Housing Management Corporation (BCMHC), meet one or all of the following criteria:

- (a) household meets the definitions of core needs used by the British Columbia Housing Management Commission for Kelowna;
- (b) household income falls at or below Low Income Cut-Off level defined by Statistics Canada for urban areas greater than 100,000 people, based on household size;
- (c) household is receiving BC income assistance for Welfare to Work or Disability Benefits or qualifies for Targeted Rent Subsidy Programs (TRSP) operated by BC Housing, or dwelling is built with senior government funding to be affordable.

2. AND THAT **Section 4 USE OF RESERVE MONIES**, be amended by:

a) deleting in sub-section 4.1 (a) the following:

"(a) within, or in proximity, to an Urban Town Centre as defined in the **Official Community Plan**;
and

and replacing it with;

"(a) Within the Core Area, Glenmore Valley Village Centre or the University South Village Centre as defined in the **Official Community Plan**; and"

b) adding a new sub-section 4.6 in its appropriate location that reads:

"Projects receiving housing grants will be required to secure their dwelling units through a 10-year housing agreement with the City of Kelowna. In cases where the project has a long-term operating agreement in place with BC Housing, an agreement with the City of Kelowna will not be required."

3. This bylaw may be cited for all purposes as "Bylaw No. 11911, being Amendment No. 6 to Housing Opportunities Reserve Fund Bylaw No. 8593."

4. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 12th day of August, 2019.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk