

Report to Council



Date: March 15, 2021

To: Council

From: City Manager

Subject: Rental Housing Agreement - Evangel Family Rental Housing Society

Department: Policy & Planning

Recommendation:

THAT Council, receives, for information, the Report from Policy and Planning dated March 15, 2021 recommending that Council adopt a Housing Agreement Bylaw to secure 46 purpose-built rental housing units;

AND THAT Bylaw No. 12174 authorizing a Housing Agreement between the City of Kelowna and The Evangel Family Rental Housing Society, INC. NO.S-16918 which requires the owners to designate 46 dwelling units in a purpose-built rental housing for Lot A District Lot 138 ODYD Plan 31933 Except Plan 36604; located at 969 Harvey Avenue, Kelowna, BC be forwarded for reading consideration.

Purpose:

To consider a Housing Agreement for an affordable rental housing project that is pursuing rental housing incentives, in accordance with the Rental Housing Grants Program and the Revitalization Tax Exemption Program Bylaw 9561.

Background:

In order to be eligible to receive a rental housing grant or rental housing tax exemption, a proponent must enter into a housing agreement with the City of Kelowna for a minimum of ten years. The housing agreement becomes a bylaw and is put on title to ensure any projects receiving the City's financial incentives are required to deliver purpose-built rental housing. The housing agreement being considered in this report will ensure the 46 affordable rental units receiving rental housing grants are secured for a minimum of ten years.

Discussion:

After ten years, if a landowner intends to lift an agreement, Council approval is required, and the rental housing grant would need to be repaid to the City. The project being considered by Council in this report is an affordable rental project operated by a non-profit housing provider (Evangel Family Rental Housing Society). Council approved a rental housing grant of \$122,368 in January 2020 for this affordable rental housing project.

Conclusion:

This housing agreement will ensure this affordable rental project receives the approved grant in the form of a DCC credit and allow for the project to apply for a rental housing tax exemption. Overall, the grant and related housing agreement reflects the City's on-going efforts to promote the creation of affordable rental housing a key direction of the City's Healthy Housing Strategy.

Internal Circulation:

Office of City Clerk
Policy & Planning
Development Planning

Legal/Statutory Authority:

Local Government Act, Section 483.

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

Submitted by:

R. Soward, Planner Specialist.

Approved for inclusion:



J. Moore, Manager, Long Range Policy Planning