

Report to Council



Date: August 12, 2024
To: Council
From: City Manager
Subject: Enhanced Rental Housing Grant Program – Eligibility Criteria
Department: Housing Policy and Programs

Recommendation:

THAT Council receives, for information, the report from Housing Policy and Programs dated August 12, 2024, with respect to changes to the eligibility criteria for the Rental Housing Grants Program;

AND FURTHER THAT Council approves changes to the eligibility criteria of the Rental Housing Grants Program for 2024/2025 as outlined in the Report from Planning, Climate Sustainability, and Development Services dated August 12, 2024.

Purpose:

To approve changes to the Rental Housing Grants Program for 2024/2025.

Council Priority Alignment:

Affordable Housing

Background:

The Rental Housing Grants Program encourages the creation of non-market – also called ‘affordable’ or ‘subsidized’ – rental housing by distributing funding to eligible projects. The grant is applied against the Development Cost Charge (DCC) fees for the project. Council Policy #335 – Rental Housing Grants Eligibility establishes the criteria for the Rental Housing Grants Program.

At the Regular Council Meeting on May 27, 2024, Council approved temporary enhancements to the Rental Housing Grants Program for 2024/2025, by increasing the available pool of funding and increasing the maximum possible grant amounts.

Discussion:

Council Policy #335 – Rental Housing Grants requires that projects must be within the Core Area, Glenmore Village Centre, or University Village Centre in order to be eligible for a grant.

Following Council's approval of the enhanced Rental Housing Grants Program for 2024/2025 and the subsequent launch of the program, staff have become aware of non-market housing projects outside of the designated area that would otherwise be eligible for a Rental Housing Grant.

In order to maximize the number of applications that may be eligible for a Rental Housing Grant, staff are recommending that the eligibility criteria be modified to include all properties within the Permanent Growth Boundary. As the Housing Needs Assessment identified a major shortage of subsidized rental housing in Kelowna, the proposed change will ensure all potential non-market housing projects will benefit from the enhanced program for 2024/2025.

Conclusion:

Staff are recommending that the eligibility criteria for the enhanced Rental Housing Grants Program for 2024/2025 be modified by expanding eligibility to all properties within the Permanent Growth Boundary. All other criteria approved on [May 27, 2024](#) remain the same. The proposed changes will ensure all potential non-market housing projects will benefit from the enhanced program.

Internal Circulation:

Communications
Policy & Planning
Development Planning
Real Estate Services
Social Development

Considerations applicable to this report:

Existing Policy:

Council Policy #335 – Rental Housing Grants Eligibility

Communications Comments:

Updates will be made to the City's Developer Incentives webpage to provide details of the revised criteria. Non-profit housing providers with applications that may be affected will be contacted directly.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Financial/Budgetary Considerations:

Consultation and Engagement:

Submitted by:

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Approved for inclusion: R. Smith, Division Director, Planning, Climate Action and Development Services