
TO: ACTING CITY MANAGER **DATE:** 2021 August 25

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 16000 20

SUBJECT: REQUEST FOR COMMUNITY BENEFIT BONUS - AFFORDABLE HOUSING RESERVE
Development of Non-Market Housing on City-Owned Site in Partnership with Senior Government and Non-Profit Operator

PURPOSE: To seek Council approval of funding from the Community Benefit Bonus - Affordable Housing Reserve to support development of non-market housing units on the City-owned site located at 8305 11th Avenue.

RECOMMENDATIONS:

1. **THAT** Council approve a grant from the Community Benefit Bonus - Affordable Housing Reserve in the amount of \$423,300 towards 8305 11th Avenue as described in this report.
2. **THAT** Council authorize the use of the Community Benefit Bonus – Affordable Housing Reserve in the amount of \$350,000 to finance site preparation works outlined in this report.
3. **THAT** a copy of this report be sent to the preferred non-profit housing partner.

REPORT**1.0 BACKGROUND**

On 2021 July 07, the Government of Canada, through the Canada Housing and Mortgage Corporation (CMHC), announced that Burnaby was selected as one of 30 pre-determined municipalities to receive \$11.1M of funding through the Rapid Housing Initiative (RHI) Program – Major Cities Stream to develop a minimum of 22 units of affordable housing for vulnerable populations. A city-owned site at 8305 11th Avenue has been selected as the site to support this initiative. The site would be provided as a lease for a minimum of 20 years. A preferred non-profit housing partner to develop and operate the housing has been identified.

To access the funding, Burnaby needs to submit a final application to CMHC that demonstrates alignment with RHI criteria by 2021 August 31. As the RHI program seeks contributions from non-CMHC funding sources, such as land equity or municipal grant contributions, this report seeks Council authorization for a grant to be provided to the non-profit housing partner from the Community Benefit Bonus - Affordable Housing Reserve to help offset their portion of the capital development costs. This report also seeks funding required to finance City works to prepare the site for development.

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2.0 POLICY CONTEXT

There are several City policies that support the provision of non-market housing in Burnaby, particularly in partnership with other orders of government, including: the *Mayor's Task Force on Community Housing Final Report* (2019), *Burnaby Housing Needs Report* (2021), draft *HOME: Housing and Homelessness Strategy* (2021), *Official Community Plan* (1997), *Burnaby Economic Development Strategy* (2007), *Burnaby Social Sustainability Strategy* (2011), and *Corporate Strategic Plan* (2017).

3.0 FUNDING REQUEST

8305 11th Avenue is located within the Newcombe Community Plan area. The City's preferred non-profit housing partner is proposing a development with at least 22 units of non-market modular rental units for single women and women-headed households experiencing or at-risk of homelessness. This site would be well served for women and children, as it is located adjacent to a daycare, with an elementary school, commercial services, and transit within walking distance.

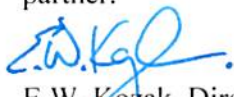
Staff seek Council approval of a \$423,300 Community Benefit Bonus - Affordable Housing Reserve grant to be provided to the non-profit housing partner to help offset development costs.

Further to the grant request, an additional \$350,000 in funding is requested for site preparation/off-site servicing that will be provided by the City. These expenditures were not part of the 2021 - 2025 Financial Plan. To fund this expenditure, the Capital Plan associated with Fire Station #8 – SFU, which has been delayed to 2022, will be reallocated here. Funding for Fire Station #8 will be included in the 2022 – 2026 Financial Plan.

There is sufficient Community Benefit Bonus – Affordable Housing Reserve funding available to finance the project outlined in this report.

4.0 RECOMMENDATIONS

The City is seeking CMHC RHI funding to develop modular non-profit housing and a preferred non-profit partner has been identified. To facilitate the development of these units, staff are seeking Council authorization to use the Community Benefit Bonus – Affordable Housing Reserve in the amount of \$773,300 to finance the non-market housing development at 8305 11th Avenue as outlined in this report. It is also recommended that a copy of this report be sent to the preferred non-profit housing partner.



E.W. Kozak, Director
PLANNING AND BUILDING

EG:sla

cc: Director Engineering Director Corporate Services City Clerk
Director Finance City Solicitor