

TO: CHIEF ADMINISTRATIVE OFFICER **DATE:** 2022 January 17

FROM: GENERAL MANAGER **FILE:** 16000 20
PLANNING AND DEVELOPMENT

SUBJECT: COMMUNITY BENEFIT BONUS AFFORDABLE HOUSING RESERVE
GRANT FOR RAPID HOUSING INITIATIVE PROJECT AT 8305 11TH
AVENUE

PURPOSE: To seek Council approval of an \$8,000,000 grant towards the construction of a non-market modular rental building to house women and children at risk of homelessness.

RECOMMENDATION:

1. **THAT** Council approve a grant from the Community Benefit Bonus Affordable Housing Reserve in the amount of \$8,000,000 towards 8305 11th Avenue as described in this report.

REPORT**1.0 POLICY CONTEXT**

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

2.0 BACKGROUND

On 2021 August 30, Council received a closed report titled "Request for Community Benefit Bonus Affordable Housing Reserve Grant: Development of Non-Market Housing on City-owned Site in Partnership with Senior Government and Non-Profit Operator". The report outlined development scenarios for construction of modular rental housing for women and children at risk of homelessness that could be achieved with funding from Canada Mortgage Housing Corporation's (CMHC) Rapid Housing Initiative (RHI) Program funding. In keeping with Council's direction to maximize the number of non-market units on the site, staff sought RHI funding through two different application processes, the RHI Major Cities Stream and the RHI Projects Stream. At its meeting on 2021 August 30, Council approved in principle a Community

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Reserve Grant for Rapid Housing Initiative Project
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Benefit Bonus Affordable Housing Reserve grant of up to \$8.0M should the City be unsuccessful in securing the Projects Stream funding in order to enable the construction of a four storey building.

On 2021 October 15, CMHC notified staff that the City was awarded just over \$11M in funding under the Major Cities Stream, but was recently advised that it was not awarded funding under the Project Stream. As such, staff are seeking approval of a grant of \$8.0M from the Community Benefit Bonus Affordable Housing Reserve, as previously approved in principle, to support Elizabeth Fry Society of Greater Vancouver's construction of a four storey building at 8305 11th Avenue. Council has previously supported this project with \$773,300 from the Community Benefit Bonus Affordable Housing Reserve towards capital development costs. If Council approves this request, the City's total contribution to this project would be \$8,773,300. This contribution results in an additional 30 units (to a maximum of 58).



E. W. Kozak, General Manager
PLANNING AND DEVELOPMENT

EG:sa

cc: Deputy Administrative Officer and Chief Financial Officer
General Manager Engineering
General Manager Corporate Services
General Manager Community Safety
General Manager Parks, Recreation, and Cultural Services
Chief Building Inspector
City Solicitor
City Clerk