

To: Chief Administrative Officer
From: General Manager Planning and Development
Re: Request for Community Benefit Bonus – Affordable Housing Reserve –
8304 11th Avenue Project
Development of Non-Market Housing on City-Owned Site in
Partnership with Senior Government and Non-Profit Operator
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a project proposal that aligns with the funding criteria by March 15, 2023. Staff is working with the non-profit partner selected through a Request for Proposal process to prepare a development proposal that meets the RHI Round 3 program requirements.

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.

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* (2022).

3.0 FUNDING REQUEST

8304 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 21 units of non-market modular rental units, with specifics of the project proposal to be determined through finalization of the budget and detailed costing. This site is located adjacent to a daycare, with an elementary school, commercial services, and transit within walking distance.

Staff seek Council approval of a \$300,000 Community Benefit Bonus – Affordable Housing Reserve grant to be provided to the non-profit housing partner to help offset development costs associated with a project of this scale that the City has supported under similar circumstances

Further to the grant request, an additional \$450,000 in funding from the Community Benefit Bonus – Affordable Housing Reserve is requested for site preparation and off-site servicing that will be provided by the City. This project is not included in the 2023 – 2027 Financial Plan. It is recommended that Council authorize the reallocation of \$450,000 from the Capital Plan for the Non-Market Housing Program – sites 1-6 to accommodate this project.

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

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4.0 CONCLUSION

The City is seeking CMHC RHI funding to develop modular non-market housing on City land. The proposed development will provide much needed housing for Burnaby residents in severe housing need. To facilitate the project viability and long-term affordability of the development, staff are seeking authorization to use the Community Benefit Bonus Affordable Housing Reserve in the amount of \$750,000 to support the development of the proposed non-market housing development at 8304 11th Avenue as outlined in this report.


E.W. Kozak, General Manager
PLANNING AND DEVELOPMENT

DJ:sa/sla