



DEVELOPMENT SERVICES COUNCIL REPORT

To: Mayor and Council

Date: October 10, 2023

From: Paul Gipps, CAO

File No: P 23-05

Subject: **P 23-05; Housing Accelerator Fund (HAF) Update**

Report Prepared By: Carla Eaton, Senior Planner

RECOMMENDATION:

THAT Council support the City's Housing Accelerator Fund (HAF) Action Plan that includes the proposed initiatives, generally outlined as follows along with all additional required documentation to the Canada Mortgage and Housing Corporation as the City's application under the Housing Accelerator Fund Program:

Proposed Housing Accelerator Fund Initiatives:

1. Accessory Dwelling Unit Strategy – Gentle Density Infill
2. Missing Middle – Plex-readiness
3. Rental Use Zoning Policy
4. Structured Density Bonus Program
5. Non-market Affordable Housing and Priority Housing Incentives
6. Parking Regulation Revision
7. Development Approvals Procedures Streamlining; and

THAT Council authorize the Chief Administrative Officer to enter into any contribution agreements or amending agreements that may be required should the City be approved for funding under the program.

STRATEGIC AREA(S) OF FOCUS

Strengthen Our Community – We will provide opportunities for the residents of West Kelowna to build connections, celebrate successes, embrace the community's strengths and diversity, address shared needs, and contribute to shaping the community's future.

Foster Safety and Well-Being – We will pursue through direct action, advocacy, and collaboration with local and regional service providers, investments in community health, needs-based housing, emergency preparedness, policing, and other services that foster safety and well-being in West Kelowna.

BACKGROUND

Following the presentation of the draft Housing Strategy to Council on July 25, 2023, an application to the CMHC administered Housing Accelerator Fund was submitted on behalf of the City on August 18, 2023 with an application score of 134/140. As outlined in the Pre-application Reference Guide (*Attachment 1*), this program offers up to \$4 billion in funding intended to drive transformational change at the local government level to:

- Accelerate supply of housing (grow supply/speed up approvals);
- Remove barriers to housing supply (affordable/inclusive/equitable/diverse); and
- Support community development (complete/walkable/active/accessable).

Should the City be successful with the application, the potential eligibility under the program is intended to support the identified initiatives. Funding decisions are anticipated by October 2023, with some announcements regarding larger communities having already been announced.

The purpose of this report is to obtain Council's formal support for the seven identified initiatives within the HAF Action Plan, as well as authorize the Chief Administrative Officer to enter into any agreements necessary to finalize the requirements of the funding process should the City be successful with the application. Pre-authorizing the agreement will expedite implementation of the some of the key elements of the Plan and allow for potential synergies with other long-range planning projects in a more timely manner given the anticipated October decision time-frame.

Housing Accelerator Fund Action Plan – 7 Initiatives

As noted with the Housing Strategy presentation, any application to this program must outline an action plan to increase housing supply with a minimum of seven initiatives that address housing need with targets connected to the City's Housing Needs and Assessment. The action plan must also commit to a housing growth target that increases the average rate of growth by at least 10%. Further details regarding each initiative is outlined in the Application Summary (*Attachment 2*) and were presented within the framework of a Community Context Statement (*Attachment 3*).

The proposed Housing Accelerator Fund Action Plan includes the following Initiatives:

1. Accessory Dwelling Unit Strategy - Gentle Density Infill
2. Missing Middle – Plex-readiness
3. Rental Use Zoning Policy
4. Structured Density Bonusing Program
5. Non-market Affordable Housing and Priority Housing Incentives
6. Parking Regulation Revision
7. Development Approvals Procedures Streamlining

FINANCIAL IMPLICATIONS

Should be City be successful in all or part of its pending grant application to the Housing Accelerator Fund, the grant application will result in no additional budget costs to the City. However, a 2023 to 2027 Financial Plan amendment will be required to reflect the

CMHC's grant funds in the amount being contributed towards implementing the seven initiatives outlined in the Housing Accelerator Fund Action Plan, and an update will be provided to Council following any official announcement.

REVIEWED BY

Brent Magnan, Director of Development Approvals

Corinne Boback, Legislative Services Manager / Corporate Officer

Trevor Seibel, Deputy CAO

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes ☒ No ☐

Attachments:

1. HAF Pre-application Reference Guide
2. HAF Application Summary
3. HAF Application Community Context