

NOTICE OF COUNCIL MEMBERS' MOTION

2. Making Turnkey Housing Units From Community Amenity Contributions More Affordable

Submitted by: Councillor Swanson

WHEREAS

1. The City has hundreds of units of housing provided through Community Amenity Contributions;
2. Many more units are planned for the future;
3. The current practice sees Community Amenity Contributions (CAC) turnkey units leased to non-profit operators who then charge rents of about 30% at Housing Income Limits (HILs) and 70% at low end of market (LEM) unless staff can secure funds for more affordability;
4. This means that people with incomes below \$30K can't afford any CAC units and people with incomes in the \$30-\$80K range can only afford 30% of the units, with 70% of the units going to people with higher incomes; and
5. The City is behind its targets for building lower income rental housing.

THEREFORE BE IT RESOLVED THAT Council ask staff to report back by Q4 2020 with the following information:

- a. An inventory of Community Amenity Contributions (CAC) turnkey social housing units built, in progress, approved, and under review;
- b. An inventory of what the rents in the built units are, and are expected to be in units that are in the pipeline;
- c. An explanation of what the City's policy on charging lease payments to non-profits who operate these turnkey social housing units is;
- d. What would be the impact of charging nominal lease payments on rents;
- e. What would be the impact of charging nominal lease payments on City revenue; and
- f. What the practice of charging nominal lease payments is in other jurisdictions;

FURTHER THAT staff include recommendations for reducing lease payments in CAC turnkey social housing units in order to increase affordability for lower income renters.

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