

# City Staff Report

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Original signed by: Deputy City Manager Bolton

**Report Date:** February 11, 2021

**Meeting Date:** February 16, 2021

**To:** City Manager

**From:** Director of Development Services

**Subject:** Application to Northern Housing Incentive

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## Purpose

Obtain Council authorization to apply to NDIT's Northern Housing Incentive program.

## Summary

- NDIT's Northern Housing Incentive provides \$10,000 per door up to \$200,000 per community.
- The City has received one application for a 24 unit apartment on Campus Way but it would be considered incomplete.
- The proposed property is zoned for this use and is therefore shovel ready from perspective of NDIT.
- Although this application is incomplete staff are recommending to proceed to apply for the funding as it has been indicated that funds in this initiative may not allow for a May intake.

## Recommendation

THAT Council approves submission of an application for \$200,000.00 to the Northern Development Initiative Trust's Northern Housing Incentive program.

## Statutory Requirements

N/A

## Council Policy

Official Community Plan

Multi-Unit Housing Incentive Program

## Strategic Objective

Identify housing opportunities: work with developers, the non-profit sector and funding agencies (BC Housing).

## Financial Implications

None – fully funded by Northern Development Initiative Trust

## Background

The Northern Housing Incentive program provides grant funding to local governments to create a 'Dollars to the Door' program by incentivizing private sector housing developments. The Northern Housing Incentive program is intended to encourage the creation of new market-based housing units in communities which will, in turn, retain seniors and attract workforce and thereby increase business and employment opportunities.

Local governments are eligible to receive a grant of up to \$10,000 per dwelling created in a multi-unit market housing project to a maximum contribution of \$200,000.



## PROJECT DETAILS

An application has been submitted for a 24 unit apartment on a vacant parcel on Campus Way adjacent to the College of New Caledonia/UNBC campus. The parcel is a 1.89 ac parcel that will be able to facilitate additional development. The proponent has stated a desire to build a second 24 unit apartment with the addition of some local commercial uses in the future.

Many of the requirements for submission to the city are still outstanding including:

1. Completed business plan;
2. Description of development team; and
3. Site plans and conceptual building plans.

There is a definite risk this project may not proceed once final costing comes in or that the building plans will not meet accessibility or environmental standards desired.

However, staff have been advised that waiting for the May intake is not recommended as it is anticipated that funds may not be available at that time. Staff have been working closely with the proponent whom has indicated they are committed to this project.

## Project Eligibility

In order to qualify for funding the project shall meet the following criteria;

- Addresses a specific need identified with the community's housing needs assessment;
- Project(s) consist of the construction of a minimum of four new self-contained residential dwelling units;
  - Self-contained dwelling units may be created in new construction.
  - Projects are shovel ready upon confirmation of funding, meaning all necessary bylaw amendments have been completed.
  - Applications where the community's housing incentive program policy require a developer commitment to the applicable performance requirements of the BC Energy Step Code will receive priority over those that do not.
  - Construction must be completed, and the occupancy permit awarded, within two years of the approval date.
  - Construction starting prior to formal notification of approval from Northern Development is ineligible

In addition to application and project eligibility criteria, Northern Development considers the following strategic factors when reviewing funding requests.

- Has the community taken any prior steps to attract suitable housing developments?
- Level of alignment between the proposed development and the recommendations included in the community's housing needs assessment
- Has the applicant provided evidence of broad-based support from multiple stakeholders?
- Has the applicant provided a copy of their most recent housing needs assessment report?
- Is the project 'shovel ready' upon approval of Northern Development funding?
- Will the project utilize vendor(s) from within the Northern Development region?
- Will the project include accessibility units for people who experience disabilities?
- Will the project contribute to environmental sustainability?

## **Attachments**

1. Campus Way Location Map
2. Application to dollars per door.



## Options

1. Approve applying for the \$200,000.00 incentive.
2. Deny the application.