

# Update- Port Coquitlam Senior Citizens' Housing Society Special Needs Housing Reserve Fund Application

## RECOMMENDATION:

*That Committee of Council*

1. *Rescind the following resolution:*  
*"That prior to the disbursement of funds, the Society amend the registered Housing Agreement and covenant pursuant to Section 219 of the Land Title Act to confirm:*
  - a. *The project is in receipt of the Special Needs Housing Reserve funds from the City; and*
  - b. *All funds received shall be repaid to the City with applicable accrued interest if the project fails to advance to completion within a five-year period."*
2. *Direct staff to draft and execute an agreement between the City and the Port Coquitlam Senior Citizens' Housing Society to confirm:*
  - a) *The project is in receipt of the Special Needs Housing Reserve funds from the City;*
  - b) *All funds received shall be repaid to the City with applicable accrued interest if the project fails to advance to completion within a five-year period from the date of building permit issuance.*

## **PREVIOUS COUNCIL/COMMITTEE ACTION**

- a) That Committee of Council approve the funding request of Port Coquitlam Senior Citizens' Housing Society for \$41,000 from the Special Needs Housing Reserve fund to support redevelopment of their Dogwood Mews site at 3155 Seymour Street;
- b) That Committee of Council recommend to Council that the 2019 Financial Plan be amended accordingly; and
- c) That prior to the disbursement of funds, the Society amend the registered Housing Agreement and covenant pursuant to Section 219 of the *Land Title Act* to confirm:
  - c. The project is in receipt of the Special Needs Housing Reserve funds from the City; and
  - d. All funds received shall be repaid to the City with applicable accrued interest if the project fails to advance to completion within a five-year period.

## **REPORT SUMMARY**

Committee of Council approved \$41,000 from the Special Needs Housing Reserve fund for the Port Coquitlam Senior Citizens' Housing Society to assist with the addition of 41 new housing units at 3155 Seymour Street. As part of the direction from Committee, an amendment to the Housing Agreement was required to address repayment should the project fail to complete within a five-year period. Staff was advised by the City's Solicitor to enter into an agreement with the Society rather

## Update- Port Coquitlam Senior Citizens' Housing Society Special Needs Housing Reserve Fund Application

than amending the Housing Agreement. Changing a Housing Agreement requires a bylaw amendment and public hearing.

### **BACKGROUND**

At the Committee Meeting June 11, 2019 Committee of Council approved a funding request from the Port Coquitlam Senior Citizens Housing Society for \$41,000 from the Special Needs Housing Reserve to support the redevelopment of their Dogwood Mews site a 3155 Seymour Street. The report to Committee further recommended the society amend their housing agreement to confirm receipt of the funds and require repayment if the project were not to complete within a five-year period. A building permit was issued in March 2019 and the project is currently under construction.

### **DISCUSSION**

The recommendation from the June 11, 2019 Committee of Council Meeting required an amendment to the housing agreement currently registered on title. This would require a bylaw amendment and public hearing.

On the advice from the City's Solicitor, an amendment to the housing agreement is not required if the City enters into a separate agreement with the Port Coquitlam Senior Citizens' Housing Society. They advised an agreement would provide similar legal recourse if a special needs housing provider fails to adhere to the terms of the special needs housing grant as provided in a housing agreement. An agreement is the preferred approach as it would reduce time and costs for both the City and the applicant.


It is the opinion of staff that an agreement with the Port Coquitlam Senior Citizens' Housing Society meets the intent of the June 11, 2019 resolution of Committee and provides a more streamlined approach to address the matter of acknowledging receipts of funds from the City in the amount of \$41,000 and that funds would be repaid if the project was not completed. Finally, the agreement offers the same protection and recourse as a housing agreement.

### **FINANCIAL IMPLICATIONS**

The 2019-2023 Financial Plan was amended to include this contribution from the Special Needs Housing Reserve. If Committee were to require an amendment to the housing agreement the City would incur additional legal costs.

## Update- Port Coquitlam Senior Citizens' Housing Society Special Needs Housing Reserve Fund Application

### **OPTIONS** (✓ = Staff Recommendation)

	#	Description
	1	Rescind the prior motion requiring an amendment to the housing agreement and direct staff to enter into an agreement for the funding to align with the Grant Policy.
	2	Require an amendment to the housing agreement.

### **ATTACHMENTS**

N/A

**Lead author(s):** Lisa Grant, Director of Development Services and Bryan Sherrell, Planner II