

**From:** Kevin Pearson  
**Sent:** January-22-21 12:55 PM  
**To:** Mayor and Council ; Erin Jackson  
**Subject:** Habitat for Humanity - Answers

Re: Habitat for Humanity (Bill Miller's) responses in red.

**Kevin Pearson, RPP, MCIP**  
**Director of Development Services | Approving Officer**  
P 250.803.4015 | E [kpearson@salmonarm.ca](mailto:kpearson@salmonarm.ca) | W  
[www.salmonarm.ca](http://www.salmonarm.ca)



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Hi Bill,

Council seems somewhat positive about a \$20,000 DCC subsidy. They deferred a decision to next Monday's Council meeting. Some would like to know some background.

1. Affordability - how are these units going to be affordable and to what segment of the population. What is included in the rent?  
These unit are designated for low & moderate income seniors. Rental rates are established by BC Housing & CMHC – some units are at fair market, some at 80% of market and some are special needs well below market;
2. Is there any sort of income criteria or screening for the occupants.  
Yes, there is income levels for screening – these are also set by BC Housing and CMHC. Which rates apply is based on what amount of contributions and financing HK gets from which funder.
3. Realizing H for H is non for profit, can you explain how these units would be similar to the new BC Housing / Canadian Mental Health units under construction.  
These units are similar to BC Housing as BCH sets the occupancy designation and rents are based on that designation. For this project: 10 units are set aside for Rent Geared to Income (RGI); 4 units for “Deep Subsidy” and 6 units at market rent (keeping in mind the income limits are based on established rates for the Salmon Arm area).

Also to be considered, in our effort to accommodate the City and the neighbors, we've lowered the building profile by one floor – which requires a broader foundation/base – which requires additional costs to bank stabilization. These additional costs are estimated at over \$600,000. This is pushing the envelope of affordability and adding \$30,000 to each unit. Alternatively, we may have to look at going back to the original building design – which was the 4 storeys and adjusting the unit mix.

Trust this helps. If I can provide any further information, let me know. Thanks,

Bill



January 13, 2021

Mayor & Council  
City of Salmon Arm  
Box 40 / 500 2<sup>nd</sup> Avenue NE  
Salmon Arm, BC V1E 4N2

Re: Habitat for Humanity Kamloops – Seniors Housing Project

Ladies & Gentlemen

Habitat Kamloops' Seniors Housing Project is in the final stages of design & engineering and is scheduled for construction start in May/June of this year. We are currently in discussions with BC Housing Management Commission and Canada Mortgage & Housing Corporation towards finalizing the capitalization of the project.

The project will feature 20 residential units is estimated to cost between \$5 million and \$6 million when completed. This will generate between \$20 million to \$24 million of socio-economic benefit to the City and area businesses and residents.

It is requested that the City consider a reduction, or waiver, of all or a portion of its development cost charges in support of the project.

Respectfully,

A handwritten signature in blue ink, appearing to read "Bill Miller".

W.N. (Bill) Miller  
Executive Director

**From:** William Miller <[bill@habitatkamloops.com](mailto:bill@habitatkamloops.com)>  
**Sent:** January 13, 2021 6:54 PM  
**To:** Kevin Pearson <[kpearson@salmonarm.ca](mailto:kpearson@salmonarm.ca)>  
**Subject:** RE: AHR

Kevin – attached is HK's letter to City Council. Thanks for your assistance.

Bill

**From:** Kevin Pearson <[kpearson@salmonarm.ca](mailto:kpearson@salmonarm.ca)>  
**Sent:** January 13, 2021 8:47 AM  
**To:** William Miller <[bill@habitatkamloops.com](mailto:bill@habitatkamloops.com)>  
**Subject:** AHR

Hi Bill, the balance in the City's Affordable Housing Reserve is approx. \$40,000.

City Council subsidized about 1/6<sup>th</sup> of the new BC Housing project's DCCs. If they considered supporting H for H, 1/6 would be approx. \$20,000.

This formula would probably come up in the discussion on Monday.

**Kevin Pearson, RPP, MCIP**  
**Director of Development Services | Approving Officer**  
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CITY OF  
**SALMON ARM**

8. CORRESPONDENCE

1. Letter from Habitat for Humanity dated January 13, 2021 – Seniors Housing Project

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends that Council authorize payment in the amount of 1/6<sup>th</sup> or a maximum of \$20,000.00 towards Development Cost Charges for the Habitat for Humanity Seniors Housing Project, to be funded from the Affordable Housing Reserve.

CARRIED UNANIMOUSLY