



CITY OF VANCOUVER

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ADMINISTRATIVE REPORT

Report Date: November 15, 2005
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TO: Vancouver City Council
FROM: Director, Housing Centre
SUBJECT: Sponsor Selection for Social Housing at 55 East Hastings

RECOMMENDATION

THAT Triage Emergency Services and Care Society be named as the sponsor of social housing for the City-owned site at 55 East Hastings, subject to review by Council if the project has not started construction by the end of 2007.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

It is City practice to purchase private lands and lease them to non-profit housing societies and co-operative associations for 60 years.

BACKGROUND

The site was purchased by the City in 1998 for a social housing project for low-income urban singles. The site was rezoned CD-1 and the project received a development permit, but was cancelled when the Homes BC Program was cancelled. In December 2005, funding for the project was announced by the Government of B.C. and the Government of Canada, as part of

the Premier's Task Force on Homelessness, Mental Illness and Addictions, of which the Mayor of Vancouver is a member.

The intention is to lease the retail space to United We Can, so it can relocate its recycling centre and possibly some of its other community economic development projects. The upper floors will provide supportive housing to Downtown Eastside residents who are homeless or at risk of homelessness.

This project is consistent with the City's Homeless Action Plan and will provide accommodation which provides both housing for homeless people and the needed supports and assistance for people to live with more stability.

This is a partnership among BC Housing, Vancouver Coastal Health and the City with a non-profit society which will manage the housing and provide tenant services. To select the society, an Expression of Interest to Non-Profit Societies was issued by the funders in July, 2005.

DISCUSSION

Four societies responded to the Expression of Interest and were reviewed by an Evaluation Committee with representatives from BC Housing, Vancouver Coastal Health and the City's Housing Centre.

Expressions were judged using criteria identified in the EOI and included:

Housing:

- Experience and capacity in similar housing development
- Experience and capacity in similar housing operations
- Experience and capacity in financial management
- Tenant relations
- Community Relations

Services:

- Experience and capacity providing similar services for a similar population
- Alignment with Best Practices and Housing First philosophy
- Cost effective proposal for service delivery
- Tenant relations
- Evaluation/outcome planning
- Record of sound financial management in service delivery

Building design:

- Overall respect for existing design constraints
- Unit
- Amenity space
- Service delivery space

Partnership:

- Administrative/management experience in partnerships
- Identification of mechanisms to support partnership

Subsequent to evaluation of the written proposals, the two top ranking proponents were interviewed by the Evaluation Committee. As a result of the interview process Triage Emergency Services and Care Society was selected by the Evaluation Committee and it is recommended that this society be named as sponsor.

As it is often the case in naming sponsors, it is also recommended that this be reviewed by Council if the project has not started construction by the end of 2007.

NEXT STEPS

Once the non-profit society has been named by City Council and the two other partners, the society will proceed to final design of building plans and development approvals through the City's normal permitting process. The society will use the existing plans for the basis of the project, noting that there will be some changes required to accommodate United We Can on the ground floor and the residential uses above. Community consultation will occur as part of the development approvals process.

Lease arrangements with both the non-profit society and United We Can will be reported to Council in 2006, as project planning proceeds.

FINANCIAL IMPLICATIONS

There are no financial implications to the sponsor selection.

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