



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: November 16, 2006
Author: Annitta Lee
Phone No.: 604.871.6025
RTS No.: 06374
VanRIMS No.: 06-3200-10
Meeting Date: November 28, 2006

TO: Vancouver City Council
FROM: Director of the Housing Centre
SUBJECT: Discharge of Housing Agreement - 596 E. Hastings

RECOMMENDATION

THAT, upon satisfaction of both of the following conditions, By-Law 8527 (A By - Law to enact a Housing Agreement for 596 East Hastings Street) be repealed and the Director of Legal Services be instructed to discharge from the Lands the legal notation respecting the same:

- i. The Lands have been transferred from the current owner, Grace Christian Chapel, to or on behalf of the Governing Council of the Salvation Army; and
- ii. The Salvation Army has entered into an Operating Agreement satisfactory to the Director of Housing Centre and the Director of Legal Services with the British Columbia Housing Management Commission.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

Council's priorities are to maintain and expand housing opportunities in Vancouver for low and modest income households with priority being given to families with children; seniors on fixed incomes or in need of support; SRO residents; and the mental ill, physically disabled, and others at risk of homelessness.

The Downtown-Eastside/Oppenheimer (DEOD) Official Development Plan which was adopted by Bylaw #5532 on April 20, 1982 requires that any floor area for residential, above a floor space ratio of 1.0, created after April 20, 1982, shall only be permitted if at least 20 percent of the floor area permitted above a floor space ratio of 1.0, or at least 20 percent of the additional residential units, is developed for social housing.

PURPOSE

This report seeks Council approval to discharge the Housing Agreement with Grace Christian Chapel on 596 East Hastings Street so that the development can be used for social housing for low-income persons.

BACKGROUND

In November 2001, a Development Application (DE406180) was approved with prior-to conditions to develop the site (596 East Hastings St.) with a four-storey building containing 89 units with commercial on the main floor. The project is within the Downtown Eastside Oppenheimer District (DEOD).

On July 23, 2002, in order to meet the 20% social housing requirement in DEOD, Council approved a Housing Agreement with Grace Christian Chapel to provide housing for seniors. Among other terms and conditions, the major feature of the Housing Agreement stipulated one half of the units may only be occupied by people who are receiving \$200 per month (singles) or \$259 per month (couples) from SAFER. This means that the incomes of residents will be about \$11,000 a year. The other one half of the units may only be occupied by people who are otherwise eligible for SAFER except they do not meet the residency requirements.

DISCUSSION

Grace Christian Chapel owned and operated the building as a senior home since 2002. However, the occupancy rate has been low (40% - 50%) and the Society reports losses of close to \$900,000 in the last three years. The Society decided to terminate their operations and sell the building to Salvation Army.

In early 2006, the Salvation Army and the Grace Christian Chapel reached a tentative sales agreement. The Salvation Army has acquired funding under the Provincial Homelessness Initiative, and rent subsidies will be provided by BC Housing under a 35-year operating agreement. (A copy of which is on file with the City Clerk.) The replacement program will provide social housing targeted to low income people who are homeless, at risk of homelessness and in need of second stage housing.

The Housing Centre's primary concern is the security and well being of the current seniors. Grace Christian Chapel has developed a relocation plan which was reviewed and approved by staff of the Housing Centre. A copy of it is attached as Appendix A.

The Grace Christian Chapel or its affiliate owns and operates two other senior homes in Vancouver and one in Richmond. The Society has promised to work with each tenant and/or tenant's families to prepare an individual relocation plan that is satisfactory to the tenant.

Priority will be given to those who are interested in moving into one of the three senior homes owned and operated by the Society. The Society will report to the Housing Centre on the relocation activities periodically until all residents are properly relocated.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Grace Christian Chapel is going to terminate the operation of the senior home. The existing seniors will be relocated properly according to an agreed upon relocation program. With Salvation Army purchase the building, the 89 dwelling units will continue to provide social housing which otherwise could be lost. BC Housing's operating agreement will secure the development for social housing for 35 years. It is therefore recommended that Council approve the discharge of the Housing Agreement with Grace Christian Chapel.

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COMMUNITY SERVICES GROUP
Housing Centre

October 31, 2006

File: G734

Rev. Stephen Lee
President
Grace Mansion
596 E. Hastings Street
Vancouver, B. C.
V6A 4K9

Dear Rev. Lee:

RE: Tenant Relocation Plan - Grace Mansion, 596 East Hastings, Vancouver, B.C.

It was a pleasure meeting with you yesterday to review your relocation program. We are pleased you recognize that the tenants must be in agreement and satisfied with the relocation procedures. The following outlines our understanding of your tenant relocation plan to ensure tenant agreement and satisfaction. This will apply to all 46 remaining tenants residing at the Grace Mansion, 596 East Hastings, some of whom will choose to move to your other facilities and some who will choose other homes:

1. Tenants will be provided in person a written notice to vacate in both English and Chinese.
2. The Landlord will work with each tenant and/or tenant's families to assist them in preparing an individual relocation plan that is satisfactory to the tenants.
3. A staff person will be assigned to answer questions and provide assistance respecting any aspect of their relocation requirements.
4. Tenants will be provided with information on the following three senior homes owned and operated by the Landlord as well as information on other senior homes and government programs for seniors in Greater Vancouver.
 - a. Vancouver Chinese Mennonite Church Senior Home
485 Dunlevy Avenue, Vancouver
 - b. Vancouver Grace Seniors Home
333 East Pender Street, Vancouver
 - c. Richmond Grace Seniors Home
8733 Westminster Highway, Richmond
5. Priority will be given to those who are interested in moving into one of the three senior homes owned and operated by the Landlord.
6. These three senior homes will stop taking new residents until all the tenants of the Grace Mansion are properly relocated.
7. Each tenant will be offered transportation assistance to view potential homes as necessary.

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8. As necessary, coordinate, organize with a moving company, and implement tenant relocation.
 - a. Each tenant will be made aware that the Landlord will cover any moving costs associated with their relocation.
 - b. Assist tenants with telephone and cable hook-ups as required.
9. The Landlord will provide to the City a release form signed by each tenant indicating they are satisfied with the relocation plan and process.

In addition, you have agreed to provide to the Housing Centre:

1. A copy of the official notice by November 1, 2006 with a list of all the residents at the time.
2. A report on relocation activities by December 1, 2006. The report should include name and new address of each tenants and when relocated. Copies of the release form should also be enclosed.
3. A final report on relocation activities by December 31, 2006.

I trust this captures all the terms and conditions of the relocation program as you have proposed. Please sign and return one copy of this letter with an original signature to me.

Yours truly,

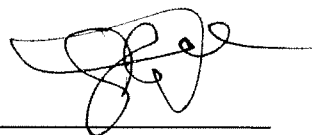


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I acknowledge and agree that this letter fairly represent our intentions for tenant relocation at the Grace Mansion, 596 East Hastings, Vancouver, B.C.



Stephen Lee (Rev.)
President of Grace Mansion

1 Nov 2006

Date