

B.5

MOTION ON NOTICE

5. Prevent Additional Utilities Billing to Social Housing Tenants at Olympic Village

MOVER: Councillor Adriane Carr

SECONDER:

WHEREAS

1. The City of Vancouver promised, as part of its bid to host the 2010 Winter Olympics, that 20 percent of the housing at the Olympic Village site—approximately 250 units—would be non-market housing (owned or operated by non-profit housing societies);
2. The Southeast False Creek Official Development Plan (2006), which by section 561 (3) of the Vancouver Charter, is binding on the City unless amended by bylaw following a public hearing, further stipulates at least 20% of the housing in the Olympic Village site must be affordable housing and defines affordable housing as housing, including utilities, that costs 30% or less of gross household income;
3. CMHC stipulates that “Affordable housing costs less than 30% of before-tax household income. For renters, shelter costs include rent and any payments for electricity, fuel, water and other municipal services.” (CMHC Corporate Plan for 2011-2015);
4. On April 22, 2010 Vancouver City Council passed a motion confirming that 252 units of affordable housing in the Olympic Village are to be operated as “mixed income housing managed by a non-profit operator with approximately 50% of the units being occupied by core need and deep core need households”; and
5. Residents comprising core-need and deep-core-need households at 80 Walter Hardwick Avenue and 122 Walter Hardwick Avenue in the Olympic Village have been billed a District Energy Utility bill that results in their rent and utilities amounting to a sum in excess of 30% of their gross household income.

THEREFORE BE IT RESOLVED

- A. THAT the City of Vancouver ensure that the rent and cost of utilities, including the District Energy Utility, do not exceed 30% of the gross household income for all core-need and deep-core-need households at 80 Walter Hardwick Avenue and 122 Walter Hardwick Avenue in the Olympic Village, even should this entail the City continuing to cover the costs of the District Energy Utility bills for the core-need and deep-core-need households;

FURTHER THAT this matter be resolved prior to June 2012, beyond which date the City has not committed to covering the District Energy Utility bills for social housing tenants in the Olympic Village;

- B. THAT the City of Vancouver bring its agreement with COHO Property Management Company, which manages 80 Walter Hardwick Avenue and 122 Walter Hardwick Avenue properties in the Olympic Village, in alignment with the standard operating agreements of BC Housing requiring non-profit housing providers to fix the rent contribution for tenants receiving income assistance at shelter allowance rates (\$375) less a fixed allowance for all utilities.

* * * * *