

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 26, 2015 11:43 AM
To: Public Hearing
Subject: FW: BCNPHA support for proposed amendments to the DODP

From: Jill Atkey s.22(1) Personal and Confidential
Sent: Thursday, March 26, 2015 9:03 AM
To: Correspondence Group, City Clerk's Office
Subject: BCNPHA support for proposed amendments to the DODP

Dear Mayor and Council,

I attended the Public Hearing on March 24 to express BCNPHA's support for the proposed amendments but did not have the opportunity to speak and unfortunately no one from our office is able to attend this evening. Please accept these written comments in support of the proposed amendments.

BC Non-Profit Housing Association is the umbrella organization for non-profit social housing providers in BC. 127 Society for Housing, who is impacted by these amendments, is one of our members. Our Association supports the proposed amendment as we recognize that the demand for social housing far exceeds the existing supply and the recent stall in development impacts the many residents at Jubilee House.

As you know, the existing supply of social housing is aging and operating agreements are starting to expire, in many cases leaving social housing with an uncertain future. The sector is starting to see an increasing number of redevelopments, and will see even more as subsidies end and non-profits have access to more equity through the Province's recently announced land transfer program.

As we have learned from the Little Mountain experience, and witnessed by Council's lengthy discussion at the Public Hearing on March 24 about the relocation of five tenants, redevelopments are complex and have major implications for the lives of residents. The opportunity to facilitate redevelopment of existing social housing with minimal impact on the lives of 87 tenants is rare indeed, and such an opportunity now exists with the development of the New Jubilee House. It's important that the development at 1099 Richards Street proceed without further delay.

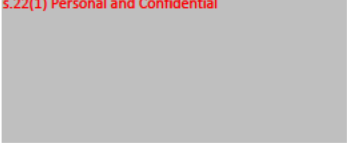
Although not perfect, we are prepared to accept the new definition of social housing proposed by these amendments. It's important to understand that Housing Income Limits are income thresholds to determine whether households qualify for social housing. They are not used to "set" rents within a development, and it does not appear that this was clear to those presenting to Council during the Public Hearing. As you know, the HILs increase as average market rents increase, and rightfully so since affordability is diminished as rents rise.

Non-profit housing providers are purpose driven organizations with mandates to provide housing to those in need. Experience suggests that rents will be kept as low as economically viable, so that within any given development you will see a broad range of rents, from the shelter rate through to the HIL maximum. Ideally, rents would be set at the shelter rate but deep and ongoing subsidies from senior levels of government would be required to make such developments feasible. In the absence of sustained and ongoing support from the Province or the Feds, the proposed definition facilitates the development of social housing when it may not otherwise be possible because it will allow housing providers to offset low rents with market rents.

To allow the New Jubilee House to resume development and to facilitate the development of new social housing, BCNPHA is in support of the proposed amendments.

Sincerely,

s.22(1) Personal and Confidential



Jill Atkey

Director, Research and Education

BC Non-Profit Housing Association

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To The City Council,

I am writing to support the people in this city who are in need of affordable housing who receive a low income, specifically those who receive basic welfare or disability from the province of British Columbia.

Last year, as we know, there were 1,803 documented homeless people in Vancouver alone, we, again as we all know, is a vast undercount. The executive summary of the count states that 61% of documented homeless persons in Vancouver were recipients of social assistance (41% basic welfare and 20% person's with disability status-both of which provide a shelter rate of \$375.00). Yet, The City of Vancouver wants to implement a development plan that will allow for landlords to provide "social housing" to those who can pay \$912.50 per month for rent, as per the limits set by our provincial Housing Income Limits or HILs.

\$912.50 is 149% of someone's total income that receives basic welfare of \$610 per month, (41% of last year's documented homeless people).

How can the City plan to house the 61% of documented homeless people who receive \$375.00 per month for rent by supporting developers who will charge \$912.50 per month for rent, if permitted by this council?

Thank you.

Sarah Sheridan



CHRIST CHURCH CATHEDRAL
Vancouver, BC · *Open Doors, Open Hearts, Open Minds*

March 17, 2015

Mayor Gregor Robertson and Councillors
City Hall
City Clerk's Office, 3rd Floor
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Dear Mayor and Councillors:

Re: Support for amending the Downtown Official Development Plan
Re: Development Permit Application for 1099 Richards – DE418881
Re: Reconsideration of rezoning of 508 Helmcken

In accordance with a resolution passed at the annual Vestry meeting of Christ Church Cathedral on February 22, we are writing to urge you to support the completion of New Jubilee House and other social housing projects planned throughout Vancouver. You can do this by amending the Downtown Official Development Plan, approving a development permit for 1099 Richards (the site of New Jubilee House), and rezoning 508 Helmcken to permit construction of a 36-storey building by Brenhill Developments.

The 87 tenants in the present Jubilee House – mostly elderly or disabled – need safe, clean housing in the downtown south area, where they have made their homes since at least 1986. In other neighbourhoods throughout Vancouver, there is urgent need for good quality, affordable housing for low- and middle-income people that will only be met through social housing in various forms.

We write as a church community that has a long history of supporting social housing in Vancouver's Downtown South neighbourhood, as evidenced by Cathedral parishioners' roles in founding and governing the 127 Society for Housing since 1981. In addition, the Cathedral parish financially supports social housing through a sizeable annual grant that enables the 127 Society's Community Worker programme for its tenants.

We recognize and applaud Vancouver City Council's tradition of speaking and acting on behalf of the most vulnerable among us. On behalf of Cathedral community, we urge you to once again act in compassionate service to help the poor and the poorly housed by supporting social housing in all its forms throughout Vancouver, and particularly New Jubilee House.

Yours truly,

s.22(1) Personal and Confidential

The Very Rev. Dr. Peter Elliott, Dean and Rector

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Jack Forbes, People's Warden

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Amy Francis, Rector's Warden

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Heather Jessup, Trustee

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David McMillan, Trustee

Resolution for consideration by Christ Church Cathedral Vestry Meeting, February 22, 2015

Moved by Joan Seidl; seconded by Cynthia Llewellyn and CARRIED.

BE IT RESOLVED that this Vestry Meeting of February 22, 2015, requests and authorizes the Wardens and Trustees of Christ Church (Parish) to write to the Mayor and Council of the City of Vancouver urging them to re-affirm their commitment to social housing by ensuring that New Jubilee House, and the other social housing projects currently planned and underway throughout Vancouver, are built and that Jubilee House's tenants (and many others in the years to come) are properly housed.

AND FURTHER THAT this Vestry Meeting encourages members of this Cathedral Parish to write to the Mayor and Council of the City of Vancouver requesting urgent support of social housing, particularly the New Jubilee Project.

Background/Explanatory Note

The Cathedral parish has a long history of supporting social housing in Vancouver's downtown core, as evidenced by its members' roles in founding and governing the 127 Society for Housing since 1981. In addition the Cathedral has demonstrated support for social housing through the sizeable annual grant that it makes to support the work of the 127 Society for Housing.

And in expensive Vancouver, the need to house the poor is increasing. Members of the Cathedral see this for themselves almost daily when we feed the hungry through the Sandwich and Maundy projects.

The Cathedral community was buoyed therefore by the news that the 87 low-income tenants at the 127 Society's badly deteriorating Jubilee House would be able to move into a new, purpose-built 13-storey, mid-rise building across the street from their present lodgings, thanks to a creative collaboration between the City of Vancouver and developer Brenhill. Many parishioners participated in the public consultations for this project and wrote letters in support of the project.

The Cathedral community is dismayed therefore to learn that the project has been halted by a recent court order. The court judgment is currently under appeal. However the project is at risk of termination altogether if the situation is not quickly resolved within the City.