



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: October 3, 2008
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VanRIMS No.: 08-2000-20
Meeting Date: October 28, 2008

TO: Vancouver City Council

FROM: General Manager of Social Development

SUBJECT: Transfer of Community Service and Cultural Capital Grant from the Aboriginal Mother Centre Society to Lu'ma Native BCH Housing Society

RECOMMENDATION

THAT Council approve the transfer of a previously approved \$70,000 Capital Grant from the Aboriginal Mother Centre Society to Lu'ma Native BCH Housing Society for the renovation of the 25 space child care centre at 2019 Dundas Street.

COUNCIL POLICY

In 1990, Council approved the Civic Child Care Strategy, which set out to:

- support the viability, accessibility and quality of existing child care services
- assist child care initiatives in high need areas; and
- encourage and support efficient, coordinated administrative services required for a child care system in Vancouver to lever other sources of child care funding, whenever possible.

In April, 2002, Council approved the child development strategic plan "Moving Forward" Childcare: A Cornerstone of Child Development Services as the basis for future design of child care/child development services.

In 2004, City Council approved the creation of the City Childcare Protocol in March, 2004. The protocol called for expanding child care services by 5% over the following two years. On October 5, 2006, Council directed staff to renew the goal of increasing childcare spaces by a further 5% in the next two years.

In 2006 City Council approved the policy related a Capital Grants policy that states:

In situations where Capital Grants have been approved, but where conditions have not been met and therefore City funds not advanced within three years from the original application deadline, that the allocated amount be returned to the Social and Cultural Capital Grant unallocated account.

This report involves a grant request and therefore requires 8 affirmative votes.

PURPOSE

Staff recommend that Council reallocate the Social and Capital Grant from the Aboriginal Mother Centre Society (AMCS) to Lu'ma Native BCH Housing Society (Lu'ma) to complete the renovations for the Lavina White Child Care Centre at 2019 Dundas St. The partnership between BC Housing, the Ministry for Children and Family Development, Lu'ma, the AMCS, a private foundation and the City will create 12 units of transitional housing for pre - and post - partum mothers and 25 spaces of childcare at the Lavina White Children's Centre. The AMCS supports this grant reallocation (letter on file).

BACKGROUND

In 2000, Council approved a \$20,000 Capital Grant to the Indian Homemaker's Association of BC, with a number of conditions. In 2004, Council approved the reallocation of the \$20,000 grant to the Aboriginal Mother Centre Society (previously the Indian Homemaker's Association of BC) and a \$50,000 Capital Grant to renovate a 25-space licensed child care centre for three-to-five year olds on condition that:

1. Remaining funding to be secured,
2. Necessary development and building permits to be secured,
3. Confirmation of a signed lease, and
4. Final design and budget to the satisfaction of the Director of Community Services.

As the Lu'ma Housing is the provincially funded agency and property manager for the redevelopment at the Dundas site, and given that grant conditions have been difficult for the AMCS to meet, staff recommend transferring the grant to Lu'ma Native BCH Housing Society. The partnership between BC Housing, the Ministry for Children and Family Development, Lu'ma, the AMCS, a private foundation and the City will create 12 units of transitional housing for pre- and post-partum mothers and 25 spaces of childcare at the Lavina White Children's Centre.

DISCUSSION

Social Planning staff have been working over the last three years to support AMCS in meeting the grant conditions; however, at this time staff are recommending reallocating the grant to Lu'ma to undertake the renovations in the child care centre. The following provides an update on the grant conditions, which Lu'ma has or will be expected to meet.

Condition 1: Remaining funds are secured

On August 8, 2008, BC Housing approved up to \$370,000 to Lu'ma to assist with the renovation and construction of the child care centre. Lu'ma is also expecting \$50,000 from the Real Estate Foundation ensuring that the City's contribution does not exceed more than 1/3 of the project costs. They are continuing to fundraise for an additional \$19,069 to meet the overall

budget of \$509,069. Once staff have confirmation of all funding, the first instalment of the grant will be released.

Condition 2: Necessary development and building permits are secured

The development permit (DE411924) for the child care centre was issued on June 24, 2008. The final instalment of the grant will be contingent upon issuance of the building and occupancy permit, as per all capital grants. Project occupancy is expected in June 2009.

Condition 3: Confirmation of a signed lease

The Provincial Rental Housing Corporation recently purchased the building at 2019 Dundas. Lu'ma Native Housing Society has a long-term Management Agreement with PRHC to be property manager on this building (included in the application). Lu'ma has the intention of purchasing the building in the near future. The AMCS has been a tenant in the building for the last 7 years. Lu'ma is currently negotiating with the AMCS to continue to provide their existing services, plus operating an additional 12 units of transitional housing on the 3rd floor for pre- and post-partum mothers and the Lavina White Children's Centre on the ground floor. It is expected that the negotiations will be successfully completed over the course of the capital upgrades to the building. However, should the AMCS be unable to provide a feasible business model, Lu'ma has committed to finding a compatible child care service provider to operate the child care space. A finalized lease between Lu'ma and the child care operator will need to be submitted before the final 50% of the grant is released.

Condition 4: Final Design and Budget

Social Planning staff have worked over the past few years with AMU architects, AMC staff, and Child Care Licensing Officers to help design the child care centre and outdoor play area. Social Planning cleared the development permit plans on June 20, 2008. Lu'ma is anticipating the renovations will cost \$509,069. They have fundraised \$490,000. They are continuing to fundraise for the additional \$19,069.

FINANCIAL IMPLICATIONS

Funding	
BC Housing	\$370,000
Real Estate Foundation	\$50,000
City of Vancouver	\$70,000
Total Funding	\$490,000
Additional Fundraising	\$19,069
Total Costs	\$509,069

Staff recommend reallocating the Community Service and Cultural Capital Grant of \$70,000 approved in 2004 from the Aboriginal Mother Centre Society to Lu'ma Native BCH Housing Society.

SOCIAL IMPLICATIONS

Mother Centres are the product of an international movement to create gathering places for mothers and their young children. The Centres offer support in business ventures, parenting skills, family counselling and holistic health services. One group in Canada which is particularly marginalized is that of young, single parent Aboriginal mothers. The AMCS offers a place for these women to gather without being stigmatized as social service clients. It is a platform to bring together the resources and talents of mothers who are caring for young

children. The partnership between BC Housing, the Ministry for Children and Family Development, Lu'ma, the AMC, a private foundation and the City will create 12 units of transitional housing for pre- and post- partum mothers and 25 spaces of childcare at the Lavina White Children's Centre. These programs will offer a much needed service to Aboriginal women throughout Metro Vancouver.

CONCLUSION

Staff recommend reallocating the Community Service and Cultural Capital Grant of \$70,000 approved in 2004 from the Aboriginal Mother Centre Society to Lu'ma Native BCH Housing Society. Staff recommend releasing 50% of the grant upon Council approval of this report and confirmation of all other funding. The remaining 50% will be released when invoices, a signed lease, and building and occupancy permits are submitted. Staff recommend that Lu'ma be given until December 2009 to fulfill the conditions for release of the final 50% of the grant. If they are unable to fulfill the conditions, the remaining 50% portion of the grant will be returned to the Community Service and Cultural Grants unallocated account.

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