

From: ["Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>](mailto:Sadhu.Johnston@vancouver.ca)
To: ["Direct to Mayor and Council - DL"](#)
CC: ["City Manager's Correspondence Group - DL"](#)
["Singh, Sandra" <Sandra.Singh@vancouver.ca>](mailto:Sandra.Singh@vancouver.ca)
Date: 11/16/2020 1:22:37 PM
Subject: 1st and Clark - letter to tenants
Attachments: 1st and Clark - Letter to Tenants.pdf

Dear Mayor and Council,

Staff are moving to a more active phase of the Tenant Relocation Plan at 1636 Clark Drive & 1321-1395 East 1st Avenue. Please find attached a letter that was delivered by email on November 13, 2020.

The letter provides some of the background and history on this project. You will recall that this is a BC Housing/VCH/COV partnership redevelopment and in February 2019, Council made it a requirement of the project that all displaced 1st and Clark tenants are guaranteed suitable replacement accommodation during construction at their current rent or less. City staff will work with tenants to ensure that they have been offered secure suitable replacement accommodation at or below their current rent for the duration of the construction period. If tenants want to avail themselves of this additional guarantee on affordability, they will need to work with staff directly.

A registered letter will also be delivered and our staff will be doing door-to-door late next week to meet with tenants directly.

Staff who are visiting door-to-door have been trained in COVID-19 protocols and will exercise caution.

If you have any questions, please feel free to contact Sandra at Sandra.singh@vancouver.ca

Best,
Sadhu

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Pronouns: he, him, his



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples.

To: All Current residents of 1321-1323 East 1st Avenue, 1353 East 1st Avenue and 1387 East 1st Avenue

From: Allison Dunnet, Senior Planner, Affordable Housing Programs

Date: November 13, 2020

Re: *Project Update & Important Tenant Information*

I hope this email finds you well. I wanted to share with you a few significant project updates that affect all current residents of **1321-1323 East 1st Avenue, 1353 East 1st Avenue and 1387 East 1st Avenue**. Please be assured, this letter is not a formal notice on your current tenancy.

Project Update

On May 1st, 2018, a proposal to rezone 1636 Clark Drive & 1321-1395 East 1st Avenue was submitted by BC Housing, in partnership with the City of Vancouver and Vancouver Coastal Health. The next milestones are construction related permits before construction starts. Construction start is expected to begin in Spring 2021. With the design stage of this project well underway, the next phase will be construction.

Once the construction-related permits have been approved, we will be sending you a notice to end tenancy. **Based on the estimated construction schedule, we anticipate your unit may need to be vacated in Spring, 2021.**

Commitment to Suitable Accommodation

BC Housing and the City of Vancouver are committed to supporting the residents with regards to your relocation. In February 2019, Council made it a requirement of the project that all displaced 1st and Clark tenants are guaranteed suitable replacement accommodation during construction at your current rent or less. City staff will work with tenants to ensure that you have been offered secure suitable replacement accommodation at or below your current rent for the duration of the construction period. If you want to avail yourself of this additional guarantee on affordability, you will need to work with staff directly.

A housing relocation coordinator will connect with you directly during the week of November 9. After this initial assessment, additional assistance from a housing

relocation coordinator will be available to support your housing search. You can also email chris.puzio@vancouver.ca at your earliest convenience if you have any questions about this letter.

Note this offer of replacement accommodation at your current rental rate is only for the period of construction. At the end of construction, once the opportunity to return to the new social housing building has been offered to qualified tenants, this support will not continue.

Right of First Refusal

When the new project is complete; BC Housing through their non-profit operator will offer all tenants the right of first refusal in the new units. This will give tenants who are eligible a chance to live in newly constructed affordable housing.

BC Housing is offering a range of rents in the new project, ranging from \$1,287 for a studio or one bedroom and up to \$2,611 for a two bedroom. The exact amount you would pay will be determined by your income level and affordable rental rates that are set by the Provincial and Federal governments each year. The table below shows the maximum annual household incomes that tenants can have in order to qualify for a new unit and the rents they can expect to pay. Income testing for tenants who want the right of first refusal will take place prior to occupancy. We expect the new housing to be available for move in approximately three years after the start of construction.

Annual Household Gross Income Thresholds for BC Housing Income Limit and CMHC Average Rental Rate Units

Unit Type	BC Housing Income Limits Rates (2019)	CMHC Average Rent in Grandview Woodlands (2019)
Studio	Up to \$51,500 per household per year Monthly Rent: \$1,287	Up to \$65,650 per household per year Monthly Rent: \$1,641 per household per year
1 Bedroom	Up to \$51,500 per household per year Monthly Rent: \$1,287	Up to \$77,680 per household per year Monthly Rent: \$1,942
2 Bedroom	Up to \$63,000 per household per year Monthly Rent: \$1,575	Up to \$105,000 per household per year Monthly Rent: \$2,611
3 bedroom	Up to \$73,500 per household per year Monthly Rent: \$1,837	Up to \$119,080 per household per year Monthly Rent: \$2,977

Please note that the replacement project will be operated by non-profit housing provider who will also administer the right of first refusal component of the tenant relocation plan. Six months before the replacement project is complete, the City

will forward your information to the non-profit housing provider who will ensure all tenants covered by the tenant relocation plan are offered the right of first refusal.

Once again, **this letter is not a notice of eviction** and we do not anticipate that any tenants will need to move out until Spring 2021. We want to speak to you as soon as possible to ensure that we can help find you replacement housing options that meet your needs. The earlier you engage with City staff in this process the more options and choice you will have. Please email Chris Puzio at your earliest convenience.