

From: "Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>

To: "Direct to Mayor and Council - DL" <CCDTMACDL@vancouver.ca>

Date: 9/22/2016 9:28:25 AM

Subject: Update: Roddan Lodge Tenant Relocation

Attachments: [Memo to M&C re Roddan Lodge Sep 21 2016.pdf](#)

Dear Mayor and Council,

Attached please find memo from Kathleen Llewellyn-Thomas, General Manager, Community Services, providing an update on the plans for the Roddan Lodge Tenant Relocation.

A short summary of the memo is as follows:

- The building needs to be redeveloped to a state of good repair and is planned for rezoning and redevelopment in 2017;
- The redevelopment necessitates the relocation of the tenants;
- As such, an "All Tenants" meeting is scheduled for this Friday, September 23, 2016 at 4pm to discuss and answer questions about the relocation plan;
- Mandarin and Cantonese speaking City Staff are attending the meeting to facilitate discussion and answer questions;
- Key messages are prepared to ensure the Tenants have a clear picture of what's happening with the building and their relocation;
- Community Advocates from ATIRA are invited to attend as they've been working closely with the tenants and their needs.

Please do not hesitate to contact Kathleen Llewellyn-Thomas or Jim De Hoop if you have any questions or concerns at all.

Best
Sadhu

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September 21, 2016

MEMORANDUM

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Janice MacKenzie, City Clerk
Lynda Graves, Manager, Administration Services, City Manager's Office
Rena Kendall-Craden, Director, Communications
Mike Magee, Special Advisor, Mayor's Office
Kevin Quinlan, Chief of Staff, Mayor's Office
Katie Robb, Director, Communications, Mayor's Office
Emma Lee, Director, Community Relations, Mayor's Office
Jim De Hoop, Managing Director Housing Delivery and Operations
Abi Bond, Director of Housing Policy and Projects

FROM: Kathleen Llewellyn-Thomas
General Manager

SUBJECT: Update: Roddan Lodge Tenant Relocation

The Roddan Lodge facility is a senior's housing complex containing 156 Single room Occupant (SRO) units (18 are double rooms), which primarily houses low income Chinese seniors.

This six storey concrete facility, located at 124 Dunlevy Avenue was constructed in 1976/1977 and is owned by the City of Vancouver Public Housing Corporation. The building needs to be redeveloped to a state of good repair and is planned for rezoning and redevelopment in 2017. As such, all tenants need to be temporarily relocated.

On Friday September 23, 2016, at 4pm City Staff are hosting an "All Tenants" meeting to discuss plans for the building and to consult about tenant relocation. All correspondence to date with the tenants has been provided in English, Mandarin and Cantonese. For the meeting, Mandarin and Cantonese speaking City staff will attend to help facilitate discussions and answer questions and the script below will be used as a guide. Community Advocates from ATIRA have been invited to attend as they have been closely involved with the tenants needs.

Key Messages:

- Roddan Lodge needs to be replaced as it is was of sub-standard quality construction in 1977 - with a subsequent history of ongoing plumbing repairs, roof leaks and building

envelope issues. Maintenance and operational costs are increasing with building deterioration, including ongoing measures to address air quality, and energy costs associated with the poor envelope. Housing units are not up to today's standards and policy is to replace SRO units with self-contained units as opportunity arises.

- We are committed to working with all of the tenants to find housing and providing them with the necessary relocation supports.
- Tenants will be individually evaluated and provided with affordable relocation options with Rents Geared to Income with tenant paying no more than 30 per cent of their income.
- Tenant have the first right of refusal to move back into the new building at rents that will be affordable to them.
- We are actively engaging with senior government to secure more social and supportive housing and to improve and replace existing stock.
- The City is committed to ending street homelessness in Vancouver and has dedicated \$85 million from the Capital Plan to enable the creation of 2,550 new supportive and social housing units.

Please do not hesitate to contact myself or Jim De Hoop, Managing Director Housing Delivery and Operations (604-873-7479) if you have any questions or concerns at all.

Thank you.



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General Manager

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KL/th