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To: "Direct to Mayor and Council - DL"
CC: "City Manager's Correspondence Group - DL"
Date: 6/14/2019 3:10:56 PM
Subject: False Creek South Messaging

Greetings Mayor and Council

I understand that Replan is taking their case for lease renewals to the media. If you are asked about this situation, please feel free to use the messaging below.

Best
Sadhu

General

- ☐ We get that this is a significant issue and concern for people living in homes on land leased from the City of Vancouver
- ☐ Staff have spent thousands of hours working on this situation over the last couple years, including hundreds of hours with Replan
- ☐ The City is currently working towards resolution of issues relating to existing strata and co-op and social housing leases in the False Creek South neighborhood.
- ☐ This may seem like a simple thing to do, but Vancouver is in an affordable housing crisis, and using public land for the protection of existing secure affordable housing, as well as the creation of new secure affordable housing, are vital parts of the solution. False Creek South plays a crucial role in this as part of the limited stock of public land available for providing affordable housing exists in this area.
- ☐ In False Creek South, one of our most important goals is to ensure that residents who now live in False Creek South have an option stay there. With this in mind, in March 2018, City Council approved the False Creek South Provisional Resident Protection and Retention Plan (RPRP).
 - ☐ The intent of the RPRP is to create a safety net that can support resident and community retention in the event of resident displacement triggered by development, redevelopment or end of lease terms.
 - ☐ This plan will develop affordable housing options for all residents on City-owned leased land to remain in the neighbourhood.
 - ☐ We heard clearly from neighbourhood residents during our first phase of planning that the leases were a primary concern. As a result, we have put the community planning process on hold.
- ☐ When the planning effort is re-initiated, False Creek South residents, businesses and the broader public will be included in the planning and consultation process.
- ☐ This has been, and will continue to be, an extraordinary opportunity to work with local residents to explore the future of False Creek South and focus on affordable housing; social, economic and environmental sustainability; and public amenities for the benefit of everyone in Vancouver – not just residents who live there today.
- ☐ When first created, False Creek South was envisioned as an experimental community in the heart of the City. The City is excited to continue with that experiment, as we work with the broader public and residents to determine how best to use the Public Lands in future.

Relating to Co-ops (there are 5 co-ops)

- ☐ The City will be consistent in dealing with co-op leases as per affordable housing approaches outlined in the

- ☐ We will be launching a discussion paper in the summer on our approach to co-ops on leased city land across the city. (there are 57 of which 5 are in FCS)
- ☐ Approach is to ensure that everyone in a co-op has an affordable option to stay. Those who may be able to pay a little bit more in a co-op might need to – currently housing charges for non-income tested members is about 50% of the market value. Where these don't cause hardship these may need to rise over time. To not do so would require significant and ongoing public subsidy to those without demonstrated need – this is difficult to justify when 4300+ people are on the BC housing waiting list
- ☐ Don't want to get into specific cases, but the both co-ops in FCS have or have had options to extend their leases well beyond their current expiry dates. Marina was offered a 40 year lease extension. They didn't like some of the conditions that we were proposing to ensure that subsidies go to those that really need it, so they turned it down. Creekview, with a lease that ends in four years, has an extension provision which they can exercise one year before the expiry at their discretion, at market rates.
- ☐ Even if co-op leases ended – which is not what we are working towards – the buildings, the affordable housing and the residents would be protected from displacement.

Relating to Strata (there are 669 residential leasehold strata)

- ☐ Leasehold strata is a market housing type. It has a lower “sticker price” but this lower price comes from the fact the land is publically owned, not owned by the lessee. Even if the lease is renewed, to use the land market rent will need to be paid.
- ☐ Last year the City offered a lease renewal to one strata as a pilot program. For that program, we offered to accept rent payments 21 years in advance of when rent is due. The program offers affordability and certainty for Lessees, if they act now, but prepayment is entirely voluntary – we are not forcing anyone to sign.
- ☐ We are monitoring this program before deciding whether to expand it to some or all of the other leasehold strata in the community.

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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.