

File No.: 04-1000-20-2021-369

January 5, 2022

s.22(1)

Dear s.22(1)

Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")

I am responding to your request dated November 2, 2021 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

Record of the "Resident Relocation Plan" referenced in the referral report CD-1 Rezoning: 1885 East Pender Street. Report dated March 30, 2021, went to Public Hearing May 18, 2021.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-369); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signed by Cobi Falconer]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy
cobi.falconer@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible.

Or you can call the Acting FOI Case Manager at 604-873-7407

Encl.

:kt

MEMORANDUM

Date: July 14, 2020

From: Community Land Trust

To: Mr. Chee Chan, RPP, MCIP, BSc | Rezoning Planner
Planning, Urban Design & Sustainability | City of Vancouver

CC: Yardley McNeill | Senior Planner- Rezoning Centre
Planning, Urban Design and Sustainability | City of Vancouver

Re: 1885 E Pender - Aaron Webster Co-op Member Relocation

Background

To support the redevelopment and growth of co-operative housing organizations across BC, the Community Land Trust Foundation Group of Societies (CLT), is partnering with co-ops to support them through the development process. This includes member relocation services, development coordination, construction management, working with existing co-op members to steward them through the process, and new member identification and screening at occupancy.

The project referenced herein is located at 1885 East Pender Street, corner of Victoria Drive in the Grandview-Woodlands neighbourhood of Vancouver (Figure 1). The development is planned as a 6-storey, wood-framed building sitting on a 1-storey concrete at-grade parking structure.

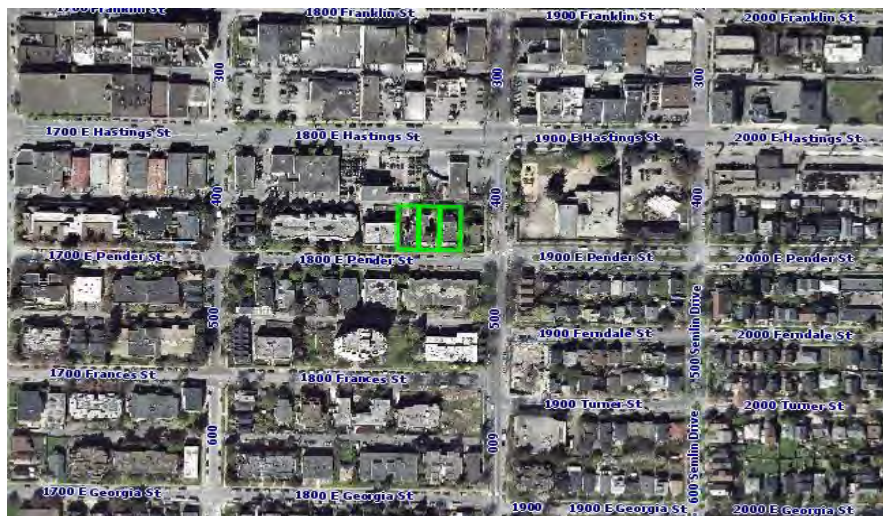


Figure 1 - 1885 E. Pender Site Context (VanMap, 2018)



The site previously housed Aaron Webster (AW), a non-profit housing co-operative. The existing structure at 1885 E Pender was poorly constructed, experiencing premature envelope failure. The Co-op was unable to keep up with the maintenance a repair required when dealing with this issue. The building was in severe disrepair when CLT, through the Co-operative Housing Federation, was brought in to help find solutions for the existing population. A key sticking point for Co-op Members is that they wanted to be able to relocate as a community, and not scattered across the City.

In early 2018, the CLT was the successful proponent for a City of Vancouver RFP seeking an operator for a building at 95 East 1st Avenue. The CLT's proposal for 95 East 1st included using the site to facilitate the decanting of the Aaron Webster Co-op at 1885 E Pender so that the entirety of the existing co-op membership could move together. The building at 1885 E Pender is now vacant, with all existing members successfully moved into their new homes at 95 East 1st as of August of 2018. The 1885 E Pender property was transferred to CLT who now hold freehold title, which closed July 2, 2019.

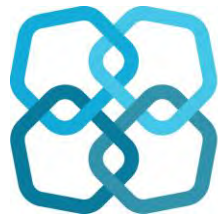
The CLT's decanting program works to unlock land assets held by the Community Housing Sector, providing opportunity for the provision of net new homes through redevelopment. Thirty-one (31) of the proposed units will replace the existing 31 units of the derelict Aaron Webster Co-op building. Another 33 co-op homes are planned for this site in addition to the 31 replacement homes, for a total of 64.

Member Relocation Strategy

Though City of Vancouver's Tenant Relocation and Protection Policy applicable at the time of relocation did not reference the distinct governance and decision-making processes applicable to non-profit co-operative housing, the most recent policy update from June 2019 does. It can be noted that the approach taken with Aaron Webster Housing Co-operative Members in August of 2019 meet or exceeded the June 2019 guidelines.

The acquisition of 95 E 1st was key to ensuring that the relocation plan minimized the impact of relocation on existing members. In spring of 2018, CLT worked with the Aaron Webster Housing Co-op Board to review requirements of the existing population. This included:

- Review of household composition to accommodate under and over housing situations.
- Review of accessibility requirements
- Review of pets
- Review of smoking requirements
- Review of intergenerational living within the same building to have homes located in close proximity (e.g. some families wanted to be located on the same floor)
- Review of community dynamics to accommodate homes within close proximity
- Review of parking and storage requirements



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The Co-op had been in receipt of subsidy to help offset housing charges (rents) for some members. CLT, through COHO (the co-op's management company) was able to confirm that the subsidy through the Homes BC program could be ported over to 95 East 1st. COHO was successful in receiving this confirmation. Additionally, if members who were not on subsidy were paying more than 30% of their gross household income on their housing charges (rent), CLT was able to make adjustments so that no household would be in core housing need.

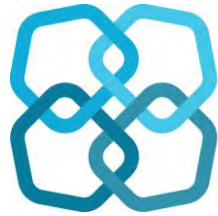
At 95 East 1st all AW members are in the HILS homes and will be income tested each year to ensure no member pays more than 30% of gross household income. CLT reviewed home allocation and rent/housing charges to ensure financial obligations and affordability obligations were maintained to both the City and funders. CLT selected a number of homes at 95 East 1st that met, to the best of our ability (i.e. we don't have smoking homes at 95 E 1st and 1885 E Pender did), the needs of Aaron Webster Co-op Members and toured members through to select their new homes.

Once homes were selected and move-in date was determined, movers and packers were arranged so that the Co-op could move all 31 households into 95 E 1st over two days. CLT was then able to secure and decommission 1885 E Pender. CLT covered all moving costs and expenses related to the move. CLT also covered all legal costs for the new lease between Aaron Webster and CLT for the 31 homes at 95 East 1st.

When AW transferred title interest to the lands at 1885 East Pender to CLT, the transfer agreement included a condition that the Aaron Webster Co-op will enter into a lease with CLT once the new building at 1885 East Pender is complete and ready for occupancy. Since AW is a legal housing corporation owned by its members, they have automatic right to reside at the property once the building is complete. There is no right of first refusal process as it is their current right as members of AW.

Members of AW that may not want to move back to 1885 East Pender for any reason, have the automatic right under their current Occupancy Agreement to terminate their membership. If this happens, they have the right of first refusal to stay in their current home at 95 East 1st Ave, but through a member application to Railyard Housing Co-op. Housing is therefore secured in a co-op tenure for AW members either by moving back to 1885 East Pender with their co-op or remaining in place at 95 East 1st by applying for membership at Railyard Housing Co-op.

CLT and project design partners are working to ensure that the unit types provided in the new build will reflect the needs of the existing population. CLT is further working with potential project funders and financiers to ensure that the resulting development allows for the same flexibility in the rent/housing charge structure as available to us at 95 E 1st, so that current members can return to 1885 E Pender at housing charges they can afford (no more than 30% of gross household income). In working with the Provincial Government through the BC Housing Community Housing Fund, it is anticipated that we will be able to exceed affordability expectations for this site. Aaron Webster members are also provided the option to stay at 95 E 1st if they so choose.



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CLT through CHF BC provided and is still providing an educational program to the Co-op to help strengthen governance and engagement on what it means to be a CLT Co-op. CLT will additionally have an engagement process with Aaron Webster Co-op Members on the rebuild of 1885 E Pender, primarily about interior design options and what the Co-op foresees using their indoor and outdoor common spaces for. This visioning work helps the project team select furniture and other fit-out items for the new spaces that meets the needs and desires of the existing Co-op community. This work is anticipated to commence once initial comments are received from the City's rezoning process.

Upon completion of the new building, CLT will additionally support the Co-op in the new member identification and lease up process for the homes not being occupied by current members (approximately 33 homes depending on whether existing members choose to stay at 95 E 1st).

Sincerely,

Lilly Wilson, Development Manager

Community Land Trust Group of Societies



Tenant Relocation Application Form for Non-market Development Applications

Building Address:

This form must be submitted with your rezoning or development permit application.

Step 1:	Understand your rights and responsibilities as a landlord or non-profit co-op Please review the documents in the Background section as it pertains to relocating residents and the City's rental replacement policies
Step 2:	Complete Sections 1 and 2: Existing Rental Housing & Residents On Site and Declaration of Resident Impact
Step 3:	Complete application requirements
Step 4:	Save and return the completed form with project application to City Staff for feedback. In addition, please email a copy to housing@vancouver.ca .

BACKGROUND: Rights and Responsibilities of Landlord, Residents and Property Owners During Renovations and Redevelopment

The rights and responsibilities of landlords and tenants are regulated by the Province and set out in the **Residential Tenancy Act**: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/00_02078_01

The rights and responsibilities of non-profit co-ops and co-op members are regulated by the **Cooperative Association Act**: http://www.bclaws.ca/civix/document/id/complete/statreg/99028_01

Non-profit social housing and non-profit co-op applicants seeking a rezoning or development permit will provide a Relocation Plan when residents in existing residential rental, social, or non-profit co-op housing units will be displaced. This work typically results in the entire building, or part of the building, being demolished or emptied.

For more information about the City's rental housing protection policies, please refer to the following documents:

TRP Policy: <https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-june-11-2019.pdf>

TRP Process & Requirements: <https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-process-and-requirements.pdf>

Owners of **SRA-designated properties** should refer to the SRA Bylaw for development and tenant protection requirements relevant to the SRA stock. Learn more at <http://vancouver.ca/srabylaw>

SECTION 1: Existing Rental or Co-op Housing Residents On Site

Please indicate the number of units and residents in all existing rental, social, and/or co-op housing units and residents on the site.

Existing Rental or Co-op Housing & Residents On Site		
Purpose-built rental buildings <i>(e.g. apartment rental buildings, rental above commercial, multiple conversion dwellings over 5 units)</i>	# of units	N/A
	# of residents	
Secondary rental <i>(e.g. basement suites, laneway houses, strata condo rented suites, singles family homes rented out, etc.)</i>	# of units	N/A
	# of residents	
Non-profit social housing	# of units	N/A
	# of residents	
Non-profit co-op housing	# of units	N/A
	# of residents	
The previous building on site was already demolished Total	# of units	N/A
	# of residents	

SECTION 2: Declaration of Resident Impact

Indicate how the work you are proposing will affect residents, and then fill out the Application Form sections as indicated under the Application Requirements.

Resident Impact*			Application Requirements
Work will require the permanent relocation of resident(s)	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	If Yes, complete Sections 3 and 4. If Yes, and the project includes existing <i>secondary rental only</i> , complete Section 3 only. Your housing planner will provide further instructions. If Yes, and the project includes existing <i>non-profit co-op units</i> , complete Section 3 and Section 5.
Work can be completed without requiring resident relocation or displacement	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	If Yes, complete Section 3 and submit a notarized Statement of Non-Impact confirming that no residents will be displaced as a result of the proposed work.
Work will require the temporary relocation of resident(s)	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	If Yes, complete Sections 3 and 6.

*For more information on the Residential Tenancy Act's requirements for ending a tenancy for landlord's use of property, including for major renovations or repairs, see <https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/residential-tenancies/policy-guidelines/g102.pdf>.

SECTION 3: Rental Statistics

A. Proposed Project Statistics

Date of Application: 2020-12-14	Applicant: Community Land Trust	Owner: Community Land Trust
Phone: 6048795111	Email: lwilson@cltrust.ca	
Building #: 220	Street: 1651 Commercial Drive	
Legal description of site (PID): 006376894		
Proposed permit # or type:		
Current zoning: RM-4	Proposed zoning: CD-1	
Proposed project: <i>e.g. market rental, non-profit social, non-profit co-op project</i>	The proposal is to develop a 6 storey wood frame building with one level of underground parking for the Aaron Webster Housing Co-op to replace their previous building that was located on the property. The project will create a total of 64 non-profit co-operative homes.	
How long have you owned the property? <i>For primary rental buildings only</i> July 2, 2019		

B. Proposed New or Renovated Units

Does the proposed project have new or replacement market rental units, non-profit social, or non-profit co-op units?	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	If Yes, fill out the proposed new unit mix and affordability table below.
Is this a proposed renovation of existing market rental, non-profit social, or non-profit co-op units?	<input type="checkbox"/> Y	N <input checked="" type="checkbox"/> N	

Proposed Unit Mix	Number of units
Studio	24
1-bedrooms	12
2-bedrooms	18
3-bedrooms	10
Other (describe below)	

Proposed Project Affordability (if known)	Number of units
Shelter Rate of Income Assistance	13
Rent-g geared-to-income below BC Housing HILs	32
Low-end of market units	
Market Units	19
Other (describe below)	

Other units or affordability levels (describe):	20% shelter, 50% HILs, and 30% affordable market dependent on continued support from BC Housing.
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**C. Existing purpose-built rental units, non-profit social housing units or non-profit co-op units
(skip this section if you have secondary units only)**

	Purpose-built rental units		Non-profit social housing units		Non-profit co-op units	
Unit Type	Number of Units	Number Currently Occupied	Number of Units	Number Currently Occupied	Number of Units	Number Currently Occupied
Studio						
1 Bed						
2 Bed						
3 Bed						
Other						
Total						

Other units (describe):	The previous building on site was demolished due to building being uninhabitable and prior to this policy being applied to co-operative housing.
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D. Existing Secondary Rental Units (skip this section if you have no secondary rental units)

Address for each parcel in the project	Has ownership of the parcel been transferred to the applicant / developer? <i>If yes, please list the date of ownership transfer (yyyy / mm / dd)</i>	How many units were being rented on the date of rezoning / DP application?*
		<i>Please indicated the type of unit (e.g. basement suite, rented house, laneway house, rented condo suite)</i>

*Note: If this is a rezoning in pre-enquiry stage, please indicate the units currently being rented. Your housing planner will confirm existing tenancies when a formal application is submitted.

E. Vacant Units

If more than 5% of units in the building are currently vacant, please indicate why.

N/A. All Aaron Webster Co-op Members were rehoused in 2018 due to the severely dilapidated and therefore unlivable conditions posed by their existing structure at 1885 E Pender. In 2019, CoV building Inspections department recommended proceeding with an expedited demolition permit due to the state of the building and the neighbourhood security threat it posed. The previous Aaron Webster Co-op building was demolished in 2020, long after all co-op members had been successfully relocated.

F. Existing Residents

To complete this section, download the excel file named **Non-market Tenant Relocation Application Form Appendix A** at <https://vancouver.ca/files/cov/tenant-relocation-application-form-non-market-appendix-a.xlsx>

Please provide a rent roll using **Appendix A** of all existing residents on site and supplementary information on any residents with special circumstances (e.g. disabilities, seniors, etc.).

You will be required to have the following information on all existing residents:

- name of resident;
- phone number of resident;
- email of resident;
- unit number;
- initial move-in date (if the unit is vacant, indicate the date of vacancy);
- bedroom type;
- size of unit (sq. ft.);
- existing rent (\$);
- whether unit is subsidized and what subsidy (Shelter Rate, RGI / HILs, SAFER, etc.);
- whether the resident has been income tested;
- whether the residents has a pet**;
- whether the resident is a former owner**; and
- any special circumstances.

*Residents with pets should be accommodated both when requesting assistance finding new accommodation and when exercising the Right of First Refusal option.

**This question is relevant when the project involves the consolidation of market properties with secondary rental tenants (i.e. a single family house that is being rented out). If the tenant is the former homeowner they are not eligible under the policy.

SECTION 4: Draft Tenant Relocation Plan

Please complete the “Draft TRP Details” column in the following chart. The notes in the shaded column correspond to the expectations under the City’s policies and indicate minimum requirements. Staff will assess the proposed Tenant Relocation Plan and provide comments during the application phase. The purpose of this section is to understand your plan for assisting residents with the relocation process and in securing them a permanent and affordable housing option.

If your project has secondary rental only, do not fill out this section until your housing planner has informed you whether you have eligible residents. If your project has non-profit co-op units only, skip this section and proceed to Section 5.

Relocation Plan Components	A. Draft TRP Details <i>(to be completed by applicant with Rezoning or DP application submission)</i>	B. City Staff Comments <i>(to be completed by staff during Application Review)</i>	C. Applicant Comments <i>(to be completed by applicant during Application Review)</i>
	Date:	Date:	Date:
<p>Ensure permanent rehousing options that limit disruption to tenants.</p> <p>Provide and assist in securing a relocation option of a unit type in accordance with CMHC National Occupancy Standards that best meets the tenant's identified priorities and needs as detailed in a tenant needs survey and/or additional one-on-one conversations.</p> <p>Relocation should minimize disruption for existing residents by providing an alternative accommodation option that involves minimal moves, prioritizes options in the current neighbourhood, and takes into account additional resident considerations (e.g. access to schools, transit, pet friendly, smoke-free, etc.).</p> <p>A relocation specialist may also be required to assist with identifying housing preferences and suitable relocation options.</p>	<p><i>Describe how your organization will provide a rehousing option for existing tenants while minimizing disruption (e.g. phased development process where tenants can be relocated in stages to other properties, identifying units off-site for interim housing before tenants return to the new building, identifying permanent units off site). Please also describe any other strategies you will be using to assist in securing a relocation option that best meets residents identified priorities and needs (e.g. conducting a tenant needs survey and/or conversations with tenants; working with a tenant relocation consultant).</i></p>		

Relocation Plan Components	A. Draft TRP Details <i>(to be completed by applicant with Rezoning or DP application submission)</i>	B. City Staff Comments <i>(to be completed by staff during Application Review)</i>	C. Applicant Comments <i>(to be completed by applicant during Application Review)</i>
<p>Maintain affordability for existing residents</p> <p>The relocation option provided must be affordable for all residents:</p> <ul style="list-style-type: none"> For existing tenants paying rent-geared-to-income / shelter rate the option must be priced at rents that are no higher than what they are eligible for based on existing subsidy requirements; and For all other existing tenants, the option must be priced at rents no more than the higher of either 30% of household gross income (based on incomes at the time of development application) or the tenant's current rent. 	<p><i>Please describe how your organization will secure affordability in any interim and final housing options for existing tenants (e.g. government funding for affordability in the new development; interim or permanent units off-site in another building that meets affordability requirements; signing up tenants for SAFER/RAP). If tenants are not currently being income tested, please describe how your organization will income test existing residents to determine affordability needs.</i></p>		

Relocation Plan Components	A. Draft TRP Details <i>(to be completed by applicant with Rezoning or DP application submission)</i>	B. City Staff Comments <i>(to be completed by staff during Application Review)</i>	C. Applicant Comments <i>(to be completed by applicant during Application Review)</i>
<p>Moving expenses</p> <p>Moving expenses must be provided for relocation to permanent housing as well as relocation to and from any temporary accommodations</p> <ul style="list-style-type: none"> • An insured moving company may be hired by the applicant, with all arrangements and costs covered; or • A flat rate of \$750 for bachelor and 1-bed; and \$1,000 for 2 or more bed units 	<p><i>Please describe the approach your organization will take to providing moving expenses (you may choose to offer one or both options to eligible tenants).</i></p>		
<p>Compensation</p> <p>The equivalent of one month free rent compensation is required in line with the Residential Tenancy Act if tenancies are being ended in accordance with S.49.6 of the RTA.</p> <p>Compensation may take the form of free rent, a lump sum payment, or a combination of both, and should be issued to the tenant(s) listed in the tenancy agreement.</p> <p><i>The applicant may offer additional compensation as part of a relocation allowance.</i></p>	<p><i>Please confirm that compensation will be provided if applicable, and describe any additional compensation that you may plan to offer as part of a relocation allowance.</i></p>		

Relocation Plan Components	A. Draft TRP Details <i>(to be completed by applicant with Rezoning or DP application submission)</i>	B. City Staff Comments <i>(to be completed by staff during Application Review)</i>	C. Applicant Comments <i>(to be completed by applicant during Application Review)</i>
<p>Right of First Refusal</p> <p>All reasonable efforts must be taken to provide all residents with the Right of First Refusal to return to the new development at rents described on page 6.</p> <p><i>If the applicant demonstrates that this requirement is not feasible for all residents, then the applicant may be required to develop priority criteria for Right of First Refusal (e.g. priority for longer-term tenants or tenants who qualify based on income).</i></p>	<p><i>Please describe how many tenants and at what affordability will be provided for Right of First Refusal.</i></p>		
<p>Communication and engagement</p> <p>All residents will be provided with advance notice and ongoing communication, including:</p> <ul style="list-style-type: none"> • An upfront mandatory meeting with tenants and applicant for projects with 10 or more occupied rental units on site. • Ongoing communication regarding the progress of the development and tenant relocation process, e.g. via regular correspondence, tenant meetings or office hours on site. 	<p><i>Please confirm that you will provide advance notice and ongoing communication with tenants as per policy and RTA requirements. Proper notice to end tenancies must be provided in accordance with existing Provincial policy.</i></p>		

Relocation Plan Components	A. Draft TRP Details <i>(to be completed by applicant with Rezoning or DP application submission)</i>	B. City Staff Comments <i>(to be completed by staff during Application Review)</i>	C. Applicant Comments <i>(to be completed by applicant during Application Review)</i>
<p>Support for Additional Tenant Needs</p> <p>The applicant is encouraged to utilize a tenant needs survey and one-on-one meetings to identify any special circumstances that may need to be addressed as part of the relocation process. In special circumstances, additional support such as partnering with health organizations and other non-profit services may be requested for residents with special circumstances.</p> <p><i>Additional supports may also include paying for costs related to relocation (e.g. unit modifications, packing, translation services, etc.).</i></p>	<p><i>Describe how you will identify additional tenant needs during the relocation process (e.g. a needs assessment survey, meetings with tenants, etc.). Please confirm that additional supports will be provided for additional needs if requested for residents with special circumstances.</i></p>		

SECTION 5: Co-op Member Relocation Plan

Non-profit co-ops undertaking redevelopment are required to submit a resident relocation plan to the City that describes the approach that the co-op will take to address resident needs during redevelopment. The City's policy provides general guidelines to inform relocation plans for non-profit co-ops. Meeting these resident relocation guidelines is not mandatory for non-profit co-ops; however, co-ops proposing a different approach are required to provide a rationale.

Please complete the "Relocation Plan Details" column in the following chart. The notes in the shaded column correspond to City guidelines under the City's resident protection policies. In cases where the proposed relocation plan deviates from the guidelines, please provide a rationale.

Relocation Plan Components	A. Draft TRP Details <i>(to be completed by applicant with Rezoning or DP application submission)</i>	B. City Staff Comments <i>(to be completed by staff during Application Review)</i>	C. Applicant Comments <i>(to be completed by applicant during Application Review)</i>
	Date: January 24, 2021	Date: February 11, 2021	Date:
<p>Identify options for interim and final relocation that prioritize maintaining the co-op community</p> <p>The relocation plan should minimize the impact of relocation on existing members and the co-op community by identifying interim relocation approaches that allow co-op members to move as a block.</p> <p>Co-op members should have right to return to the new co-op, unless otherwise agreed to.</p>	<p>Aaron Webster Housing Co-op's partnership with CLT enabled them to relocate as a complete community to a building within the CLT portfolio (95 East 1st) in August 2018 for the duration of the redevelopment process. The previous building was uninhabitable and experiencing premature envelope and structural failure. At 95 East 1st, all members selected their unit type and maintain the housing charges that they paid at their previous building. Beyond this tangible financial benefit, Aaron Webster gets to realize their priority of collectively operating as a non-profit co-op throughout the redevelopment as opposed to being scattered as individual households across the lower mainland.</p> <p>Upon completion of the planned development, Aaron Webster will act as the operator and members will continue to collectively govern their building.</p> <p>All co-op members have the right to return to the new building. They also have the right to remain at 95 E 1st upon occupancy of the new Aaron Webster Building if they so choose. If this latter option is selected, the household(s) would then become members of Railyard Housing Co-operative.</p>	<p>This meets City TRP requirements.</p> <p>Staff have confirmed that the Co-op members moved in August 2018.</p>	

<p>Maintaining affordability for existing members in the interim and in the new co-op</p> <p>The relocation option provided must be affordable for all residents:</p> <ul style="list-style-type: none"> • For existing members paying subsidized housing charges geared to income, priced at levels that are no higher than what they are currently paying; and • For all other existing members, housing charges priced at no more than 30% of their incomes, unless otherwise agreed to. 	<p>All members continued to pay the same housing charges at 95 E 1st at move in as they did at their former building at 1885 E Pender.</p> <p>The redevelopment of Aaron Webster has historically been supported by BC Housing's Community Housing Fund (CHF) through a "B" letter under the 2018 proposal call. The project was since advanced through the design and municipal processes and was asked to reapply to the 2021 CHF proposal call.</p> <p>CHF prescribes a set mixture of shelter, HILs, and market rate units. Aaron Webster members will be given priority access to shelter rate and HILs units. As per the program's requirements and typical CLT policy, housing charges will not exceed 30% of a household's income.</p>	<p>This meets City TRP requirements.</p>	
<p>Supporting with relocation and consideration of special circumstances</p> <p>Moving expenses should be provided both for the initial relocation as well as the return to the new co-op.</p> <p>The co-op is encouraged to utilize a member survey and/or meetings to identify any special circumstances that may need to be addressed as part of the relocation process (e.g. seniors, persons with disabilities, mental health issues, hoarding, etc.).</p>	<p>CLT's legal agreement with Aaron Webster encompassed subsidizing moving expenses to 95 E 1st. The relocation has already been completed. Upon completion of the new building, members will again receive partial compensation to relocate back to the site.</p> <p>CLT has a Community Engagement Manager, who in partnership with the development team, works to identify members with specific concerns and priorities regarding relocation as well as the design of the new development.</p>	<p>This meets City TRP requirements.</p>	

<p>Communication and engagement with members</p> <p>All members will be provided with advance notice and ongoing communication of the need to relocate, the relocation process, and any additional moves.</p> <p>Communications to co-op members should be provided at the following stages:</p> <ul style="list-style-type: none"> • Notification of the intent to vote on redevelopment • Following vote on the intent to redevelop • Prior to submission of a formal application to redevelop • Prior to issuance of development permits 	<p>As highlighted above, Aaron Webster will be relocated as a complete entity into the planned development. This process will enable low income members to continue being housed at housing charges they can afford and with the security of tenure offered by the community housing sector.</p> <p>Aaron Webster's board (the Board) determined to enter into a redevelopment process with the consent of all members. The Board ensured that members were aware of the relocation to 95 E 1st well in advance. CLT staff actively communicate with the Board at all stages of the redevelopment process as Aaron Webster is an active partner in the project.</p> <p>The Board receives at minimum monthly communications from CLT regarding the status of the new development. They are also in direct communication with CLT's Community Engagement Manager and Development Manager assigned to this file.</p> <p>It should be emphasized that Aaron Webster is an active partner in the redevelopment process. As such, the new building is being designed with the input of existing members. This input has included ensuring the new building reflects the specific accessibility needs of the existing population. CLT believes that by facilitating a member driven design process, the planned development goes beyond providing support for special circumstances. Members with accessibility requirements are able to help inform the physical design of their future home, ensuring the equity lens applied to the development extends beyond affordability and models a best practice in keeping with Vancouver's objectives towards an Accessible City.</p> <p>Approximately 6 months from occupancy of the new structure, CLT and the Board will turn their discussions towards lease up and relocation of the Co-op back to 1885 E Pender.</p>	<p>This meets City TRP requirements.</p>	
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SECTION 6: Temporary Relocation Option

Complete this section if your project requires the temporary relocation of residents.

Temporary Relocation Plan Components	A. Draft TRP Details <i>(to be completed by applicant with Rezoning or DP application submission)</i>	B. City Staff Comments <i>(to be completed by staff during Application Review)</i>	C. Applicant Comments <i>(to be completed by applicant during Application Review)</i>
<p>For renovations where residents are required to leave their unit for more than one day, but where tenancies do not need to end, the applicant must provide a temporary relocation offer to residents, including:</p> <ul style="list-style-type: none"> • Communication to residents specifying the scope of work required and length of time the resident needs to be out of the unit • Reduced rent or payment in proportion to the temporary relocation costs incurred by relocating to other suitable accommodation, or provision of temporary accommodation (e.g. in another unit in the building, hotel, etc.) <p><i>If the scope of work changes, the applicant will be required to communicate the changes to the resident. In addition, Staff may require the temporary relocation strategy to be revisited (e.g. provide full Tenant Relocation Plan as per above) depending on the new scope of work.</i></p>			

SECTION 7: Final Tenant Relocation Plan Summary

Applicant: Please review the final Tenant Relocation Plan below and initial on page 17 to confirm agreement.

TO BE COMPLETED BY STAFF AND CONFIRMED BY APPLICANT

Address:

Identify options for interim and final relocation that prioritize maintaining the co-op community

Aaron Webster Housing Co-op's partnership with CLT enabled them to relocate as a complete community to a building within the CLT portfolio (95 East 1st) in August 2018 for the duration of the redevelopment process. The previous building was uninhabitable and experiencing premature envelope and structural failure. At 95 East 1st, all members selected their unit type and maintain the housing charges that they paid at their previous building. Beyond this tangible financial benefit, Aaron Webster gets to realize their priority of collectively operating as a non-profit co-op throughout the redevelopment as opposed to being scattered as individual households across the lower mainland.

Upon completion of the planned development, Aaron Webster will act as the operator and members will continue to collectively govern their building.

All co-op members have the right to return to the new building. They also have the right to remain at 95 E 1st upon occupancy of the new Aaron Webster Building if they so choose. If this latter option is selected, the household(s) would then become members of Railyard Housing Co-operative.

Maintaining affordability for existing members in the interim and in the new co-op

All members continued to pay the same housing charges at 95 E 1st at move in as they did at their former building at 1885 E Pender.

The redevelopment of Aaron Webster has historically been supported by BC Housing's Community Housing Fund (CHF) through a "B" letter under the 2018 proposal call. The project was since advanced through the design and municipal processes and was asked to reapply to the 2021 CHF proposal call.

CHF prescribes a set mixture of shelter, HILs, and market rate units. Aaron Webster members will be given priority access to shelter rate and HILs units. As per the program's requirements and typical CLT policy, housing charges will not exceed 30% of a household's income.

<p>Supporting with relocation and consideration of special circumstances</p>	<p>CLT's legal agreement with Aaron Webster encompassed subsidizing moving expenses to 95 E 1st. The relocation has already been completed. Upon completion of the new building, members will again receive partial compensation to relocate back to the site.</p> <p>CLT has a Community Engagement Manager, who in partnership with the development team, works to identify members with specific concerns and priorities regarding relocation as well as the design of the new development.</p>
<p>Communication and engagement with members</p>	<p>As highlighted above, Aaron Webster will be relocated as a complete entity into the planned development. This process will enable low income members to continue being housed at housing charges they can afford and with the security of tenure offered by the community housing sector.</p> <p>Aaron Webster's board (the Board) determined to enter into a redevelopment process with the consent of all members. The Board ensured that members were aware of the relocation to 95 E 1st well in advance. CLT staff actively communicate with the Board at all stages of the redevelopment process as Aaron Webster is an active partner in the project.</p> <p>The Board receives at minimum monthly communications from CLT regarding the status of the new development. They are also in direct communication with CLT's Community Engagement Manager and Development Manager assigned to this file.</p> <p>It should be emphasized that Aaron Webster is an active partner in the redevelopment process. As such, the new building is being designed with the input of existing members. This input has included ensuring the new building reflects the specific accessibility needs of the existing population. CLT believes that by facilitating a member driven design process, the planned development goes beyond providing support for special circumstances. Members with accessibility requirements are able to help inform the physical design of their future home, ensuring the equity lens applied to the development extends beyond affordability and models a best practice in keeping with Vancouver's objectives towards an Accessible City.</p> <p>Approximately 6 months from occupancy of the new structure, CLT and the Board will turn their discussions towards lease up and relocation of the Co-op back to</p>

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Applicant: Please initial to confirm that you have read, and agree to, the final Tenant Relocation Plan. KA

FOR STAFF USE ONLY	
Staff Comments:	
Final Tenant Relocation Plan Approval Date:	May 18, 2021
Approved By:	<i>Annie Mauboules</i>

TRP Non-market Application Form

Appendix A: Existing Tenants

Date of Application:

7-Oct-20

Building Address:

1885 E Pender

Please provide a rent roll of all existing tenants on site at time of application and supplementary information on any tenants with special circumstances (e.g. disabilities, seniors, etc.).

You will need to update this appendix throughout the process; do not remove tenants from the list when updates are provided. If your project includes more than one address, use a new appendix sheet for each address.

*For further description of the sections, please see the bottom of the sheet.

Name of Resident	Phone	Email	Unit #	Initial Move-in Date or Date Unit Vacated if Vacant*	Resident Move-out Date*	Bedroom Type*	Existing Rent / Housing Charge (\$)	Pet(s) (Y/N)	Former Owner* (Y/N)	Completed Survey* (Y/N)	RGI / Subsidized Unit (Y/N, if yes specify program type)	Income Tested* (Y/N)	Right of First Refusal* (Y/N)	Describe Any Special Circumstances*	Summary of Final TRP Offer* (i.e. renter provided right of first refusal, relocated off-site or through phased construction)	For staff completion: Eligible for TRP
Aaron Webster Member s.22(1)						s.22(1)	\$267			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	
Aaron Webster Member s.22(1)						s.22(1)	\$296			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	
Aaron Webster Member s.22(1)						s.22(1)	\$296			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	

New Build Info	
BCH CHF Affordability Category	BCH CHF Max Rent
Shelter (RGI)	\$ 375.00
Shelter (RGI)	\$ 375.00
Shelter (RGI)	\$ 375.00

TRP Non-market Application Form

Appendix A: Existing Tenants

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7-Oct-20

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*For further description of the sections, please see the bottom of the sheet.

Name of Resident	Phone	Email	Unit #	Initial Move-in Date or Date Unit Vacated if Vacant*	Resident Move-out Date*	Bedroom Type*	Existing Rent / Housing Charge (\$)	Pet(s) (Y/N)	Former Owner* (Y/N)	Completed Survey* (Y/N)	RGI / Subsidized Unit (Y/N, if yes specify program type)	Income Tested* (Y/N)	Right of First Refusal* (Y/N)	Describe Any Special Circumstances*	Summary of Final TRP Offer* (i.e. renter provided right of first refusal, relocated off-site or through phased construction)	For staff completion: Eligible for TRP
Aaron Webster Member s.22(1)						s.22(1)	\$296			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	
Aaron Webster Member s.22(1)						s.22(1)	\$301			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	
Aaron Webster Member s.22(1)						s.22(1)	\$550			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	
Aaron Webster Member s.22(1)						s.22(1)	\$461			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	
Aaron Webster Member s.22(1)						s.22(1)	\$479			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	

New Build Info	
BCH CHF Affordability Category	BCH CHF Max Rent
Shelter (RGI)	\$ 375.00
Shelter (RGI)	\$ 375.00
Shelter (RGI)	\$ 660.00
HILs RGI	\$ 1,388.00
HILs RGI	\$ 1,388.00

TRP Non-market Application Form

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Name of Resident	Phone	Email	Unit #	Initial Move-in Date or Date Unit Vacated if Vacant*	Resident Move-out Date*	Bedroom Type*	Existing Rent / Housing Charge (\$)	Pet(s) (Y/N)	Former Owner* (Y/N)	Completed Survey* (Y/N)	RGI / Subsidized Unit (Y/N, if yes specify program type)	Income Tested* (Y/N)	Right of First Refusal* (Y/N)	Describe Any Special Circumstances*	Summary of Final TRP Offer* (i.e. renter provided right of first refusal, relocated off-site or through phased construction)	For staff completion: Eligible for TRP
Aaron Webster Member s.22(1)						s.22(1)	\$604			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	
Aaron Webster Member s.22(1)						s.22(1)	\$604			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	
Aaron Webster Member s.22(1)						s.22(1)	\$604			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	
Aaron Webster Member s.22(1)						s.22(1)	\$604			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	
Aaron Webster Member s.22(1)						s.22(1)	\$785			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	
Aaron Webster Member s.22(1)						s.22(1)	\$870			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	
Aaron Webster Member s.22(1)						s.22(1)	\$922			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	
Aaron Webster Member s.22(1)						s.22(1)	\$922			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	

New Build Info	
BCH CHF Affordability Category	BCH CHF Max Rent
HILs RGI	\$ 1,688.00
HILs RGI	\$ 1,688.00
HILs RGI	\$ 1,688.00
HILs RGI	\$ 1,950.00
HILs RGI	\$ 1,950.00
HILs RGI	\$ 1,388.00
HILs RGI	\$ 1,388.00

TRP Non-market Application Form

Appendix A: Existing Tenants

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7-Oct-20

Building Address:

1885 E Pender

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*For further description of the sections, please see the bottom of the sheet.

Name of Resident	Phone	Email	Unit #	Initial Move-in Date or Date Unit Vacated if Vacant*	Resident Move-out Date*	Bedroom Type*	Existing Rent / Housing Charge (\$)	Pet(s) (Y/N)	Former Owner* (Y/N)	Completed Survey* (Y/N)	RGI / Subsidized Unit (Y/N, if yes specify program type)	Income Tested* (Y/N)	Right of First Refusal* (Y/N)	Describe Any Special Circumstances*	Summary of Final TRP Offer* (i.e. renter provided right of first refusal, relocated off-site or through phased construction)	For staff completion: Eligible for TRP
Aaron Webster Member s.22(1)						s.22(1)	\$922			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	
Aaron Webster Member s.22(1)						s.22(1)	\$1,132			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	
Aaron Webster Member s.22(1)						s.22(1)	\$1,132			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	

New Build Info	
BCH CHF Affordability Category	BCH CHF Max Rent
HILs RGI	\$ 1,388.00
HILs RGI	\$ 1,688.00
HILs RGI	\$ 1,688.00

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Aaron Webster Member s.22(1)						s.22(1)	\$1,132			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	
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Name of Resident	Phone	Email	Unit #	Initial Move-in Date or Date Unit Vacated if Vacant*	Resident Move-out Date*	Bedroom Type*	Existing Rent / Housing Charge (\$)	Pet(s) (Y/N)	Former Owner* (Y/N)	Completed Survey* (Y/N)	RGI / Subsidized Unit (Y/N, if yes specify program type)	Income Tested* (Y/N)	Right of First Refusal* (Y/N)	Describe Any Special Circumstances*	Summary of Final TRP Offer* (i.e. renter provided right of first refusal, relocated off-site or through phased construction)	For staff completion: Eligible for TRP
Aaron Webster Member s.22(1)						s.22(1)	\$1,132			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	
Aaron Webster Member s.22(1)						s.22(1)	\$1,132			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	
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New Build Info	
BCH CHF Affordability Category	BCH CHF Max Rent
HILs RGI	\$ 1,688.00
HILs RGI	\$ 1,688.00
HILs RGI	\$ 1,688.00

TRP Non-market Application Form

Appendix A: Existing Tenants

Date of Application:

7-Oct-20

Building Address:

1885 E Pender

Please provide a rent roll of all existing tenants on site at time of application and supplementary information on any tenants with special circumstances (e.g. disabilities, seniors, etc.).

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Aaron Webster Member s.22(1)						s.22(1)	\$1,132			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	
Aaron Webster Member s.22(1)						s.22(1)	\$1,132			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	
Aaron Webster Member s.22(1)						s.22(1)	\$1,132			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	

New Build Info	
BCH CHF Affordability Category	BCH CHF Max Rent
HILs RGI	\$ 1,688.00
HILs RGI	\$ 1,688.00
HILs RGI	\$ 1,688.00

TRP Non-market Application Form

Appendix A: Existing Tenants

Date of Application:

7-Oct-20

Building Address:

1885 E Pender

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Aaron Webster Member s.22(1)						s.22(1)	\$1,275			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	
Aaron Webster Member s.22(1)						s.22(1)	\$1,275			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	
Aaron Webster Member s.22(1)						s.22(1)	\$1,275			Y	Y - unique provincial subsidy	Y	Y		All members rehoused together at 95 E 1st. CLT paid all moving, legal, and telecommunications expenses in some cases. All members paid the same housing charges at 95 E 1st upon move in as they paid at 1885 E Pender. All members will be provided either a shelter or an RGI/HILs unit under the new CHF structure with the provincial Government. Co-op and all members provided first right of refusal to return to 1885 E Pender upon occupancy. Individuals can remain at 95 E 1st if they so chose but would become members of Railyard Housing Co-op.	

New Build Info	
BCH CHF Affordability Category	BCH CHF Max Rent
HILs RGI	\$ 1,950.00
HILs RGI	\$ 1,950.00
HILs RGI	\$ 1,950.00

***Definitions**

Initial Move-in Date or Date Unit Vacated if Vacant - The date the existing tenant moved in. If the unit is vacant, please list the date the unit became vacant.

Resident move-out date - The date the existing resident moved out of the building.

Bedroom Type - Studio, 1-bed, 2-bed, 3-bed, Other (i.e. housekeeping unit)

Former Owner - This question is relevant when the project involves the consolidation of market properties with secondary rental tenants (i.e. a single family house that is being rented out). If the tenant is the former homeowner they are not eligible under the policy.

Completed Survey - Has the resident completed a needs and relocation survey to describe their needs and preferences for relocation. Note: This is not a requirement but is recommended.

TRP Non-market Application Form

Appendix A: Existing Tenants

Date of Application:

7-Oct-20

Building Address:

1885 E Pender

Please provide a rent roll of all existing tenants on site at time of application and supplementary information on any tenants with special circumstances (e.g. disabilities, seniors, etc.).

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New Build Info	
BCH CHF Affordability Category	BCH CHF Max Rent

Name of Resident	Phone	Email	Unit #	Initial Move-in Date or Date Unit Vacated if Vacant*	Resident Move-out Date*	Bedroom Type*	Existing Rent / Housing Charge (\$)	Pet(s) (Y/N)	Former Owner* (Y/N)	Completed Survey* (Y/N)	RGI / Subsidized Unit (Y/N, if yes specify program type)	Income Tested* (Y/N)	Right of First Refusal* (Y/N)	Describe Any Special Circumstances*	Summary of Final TRP Offer* (i.e. renter provided right of first refusal, relocated off-site or through phased construction)	For staff completion: Eligible for TRP
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Income Tested - Has the resident been income testing to determine the appropriate affordability of their relocation option. Note: income testing is required under the TRP Policy.

Right of First Refusal - Has the resident indicated that they are interested in returning to the new development.

Describe Any Special Circumstances - Please describe any special circumstances the resident may be facing that will need to be considered in their relocation (e.g. physical disability, mental health).

Summary of Final TRP Offer - Please provide a general summary of the offer that will be provided to each tenant, indicating whether they will be offered Right of First Refusal, found an affordable unit within the applicant's portfolio, etc.

<p>NOTES:</p> <ul style="list-style-type: none"> Please note that no tenants/co-op members were on site at time of application. The former building was severely dilapidated and was at risk of being condemned at the time of relocation.
<ul style="list-style-type: none"> All members that had pets at the original 1885 E Pender building were allowed to bring their pets to their new homes at 95 E 1st and will be allowed to bring them back upon occupancy of the new building at 1885 E Pender. CLT buildings are pet friendly. All members were allowed to choose their unit at 95 E 1st but we do not have the details of what unit each household lived in at 1885 E Pender prior to relocation. The original building plans have average unit sizes of 600 sq. ft. (1 bedrooms) 750-800 sq. ft (2 bedrooms) & 980 sq.ft (3 Bedrooms)
<ul style="list-style-type: none"> Unit #s, size of units, and existing rent indicated in the adjacent table are based on residents' current situation at 95 E 1st
<ul style="list-style-type: none"> Communication channels are between the CLT and the Co-op Board, not individual households. If communication directly from the City to the Co-op Board is required, CLT can request and work to arrange if the Board is amenable

DEFINITIONS (per the BC Housing Community Housing Fund Program):	
Shelter (RGI)	Households eligible for Shelter homes are income tested annually, with rents (housing charges) geared to income based on gross household income (RGI) per the BC Housing Rent Scale. These homes are typically for those receiving Income Assistance, basic Old Age Security and Guaranteed Income Supplement and are selected from BC Housing's Registry. The existing population takes precedence in this scenario.
HILs (RGI)	Homes that fall under the Housing Income Limit (HILs) category are income tested annually and rent (housing charge) is geared to gross household income (RGI) per the BC Housing Rent Scale. Households are typically selected from the BC Housing Registry but the existing population will take precedence.
AM	Affordable Market (AM) units are home with initial rents approved by BC Housing which must be maintained at no less than CMHC Average Market Rent by community. Eligible households are income tested at move-in, and are eligible if their income does not exceed the current low- and moderate-income limits as determined by BC Housing. 2020 Limits are \$74,150 per household per year for studio and 1 bedroom homes and \$113,040 per household per year for 2 bedroom+ homes