

From: "Singh, Sandra" <Sandra.Singh@vancouver.ca>
 To: "[Direct to Mayor and Council - DL](#)"
 Date: 11/12/2024 8:49:03 AM
 Subject: Update on New Sun Ah Hotel (located at 100 E Pender)

Hello Mayor and Council,

In response to recent media and Councillor interest, this e-mail provides background and an update on the New Sun Ah Hotel(located at 100 E Pender).

Background

- The New Sun Ah Hotel (located at 100 E Pender) is an SRA-designated property owned by the Lung Kong Tien Yee Association (Lung Kong) containing 40 SRO rooms and a ground floor retail space.
- The retail space consists of a restaurant (formerly the Historic Foo's Ho Ho) that is leased by the Society to Carol Lee for a 12-year term. The restaurant is currently closed as renovations are being undertaken.
- The building has experienced multiple fires and floods in the last 15 months, which is putting pressure on both the building condition and operations, as well as the ability to complete renovations on the ground floor restaurant.

History of City Engagement

- The City has offered various supports to the Society.
- In July 2024, Council approved a grant of \$560,000 from the Chinatown Housing Partnership Grant program to the Society to support critical upgrades to the building.
- In previous years, Council also approved a Heritage Façade Grant of \$50,000 and \$197,000 in DTES Matching Grants.
- The Chinatown Housing Partnership Grant and -\$85,000 from the DTES Matching Grants has not yet been disbursed as the Society has not yet met the conditions of the grants.

Current Situation

- As a result of the recent fires and floods, the Society has also not been able to renew their building insurance and is currently operating without insurance, putting the Society at significant risk.
- The current building manager for the SROs will no longer be operating the building as of January 31st, 2025.
- On October 31st, 2024 the Society issued a 3-month notice to end tenancies to all tenants, listing "no insurance" as the cause. They were notified by the RTB Enforcement Branch that the eviction notices were illegal and the Society subsequently withdrew the notices.
- ACCS staff met with the Society's Board Executive, current building manager and contractor on November 7th to understand their concerns and discuss potential solutions that would not lead to tenant displacement.
 - Lung Long (LK) indicates that the floods and fires are being caused primarily by tenants due to drug use in rooms and overflowing sinks.
 - Many tenants require a high level of supports that cannot be met by existing management.
 - The manager is not re-tenanting rooms at turnover and there are currently 8 vacancies.
 - Obtaining building insurance is a pressing need which will require evidence that measures have been taken to mitigate some of the issues with flooding/ fires.

Next Steps

ACCS Homelessness and Housing Services staff have offered the following:

- Connect LK with insurance provider and help with mitigations needed to obtain insurance.
- Connect with SRO-C about providing safety education/ BOLTS program in the building.
- Meet with Carol Lee to explain LK collaboration with CoV, understand concerns and future plan for restaurant.
- Support with referrals through Outreach to shift tenant base towards a more suitable mix of tenants.
- Once insurance is settled, staff will support LK on a longer-term plan for the building.
 - This may include identifying opportunities for additional capital grants for renovations, connection to BC Housing, and helping to identify a new building manager/ operator.

Should Council have any further questions please contact Margaret Wittgens GM of ACCS directly at margaret.wittgens@vancouver.ca and she will ensure questions are addressed through the weekly Q&A.

Thank you,

Sandra

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The City of Vancouver acknowledges the unceded homelands of the x m k y m (Musqueam), S wxwü7mesh (Squamish), and Selilwitulh (Tsleil-Waututh) Nations.