



**Burnaby Association
for Community Inclusion**

2702 Norland Avenue
Burnaby, British Columbia
Canada V5B 3A6

February 16, 2017

**Ms. Colleen Jordan
Burnaby City Councillor and Chair
Planning and Development Committee
4949 Canada Way
Burnaby, BC, Canada
V5G 1M2**

Dear Ms. Jordan,

Thank you so much for considering the attached proposal, and for taking the time to meet with us last May. Our discussion in May, as well as consultations with citizens held across the Lower Mainland, shaped BACI's considerations of future affordable housing projects, guiding us to pursue the re-development of 3755 Banff Avenue.

3755 Banff Avenue is a property that BACI has leased from the City of Burnaby for decades. Through the generous lease agreement held between BACI and the City, the social use of the property has evolved over the years. From a multi-bed respite facility to a shared use administrative/program centre, to a unique family respite suite, to a group home for women with significant health care needs, to the location of BACI's first fully inclusive child care centres (offering 36 spaces of affordable child care for infants, toddlers and preschool aged children and their families), 3755 Banff Avenue has always been a varied and valuable asset in our community.

In 1992, BACI and the City of Burnaby again decided to leverage their relationship with respect to 3755 Banff Avenue and secured funding from BC Housing to further develop the property to include nine units of affordable housing – Filby Court. Soon Filby Court gave rise to community kitchens held in the amenities room, community gardens built in the yard and a vibrant mix of tenants, several of whom are families accessing the child care just steps away. BC Housing has continued its support of Filby Court over the years. An investment of \$400,000 upgraded the building envelope and ensures the soundness of the building for decades to come.

BACI's recent consultations on affordable housing revealed that the Filby Court model is in fact the number one preferred option for those seeking affordable housing in Burnaby. With this knowledge, and the City's support in principle, BACI successfully secured a two million dollar grant from BC Housing to build 9 units of affordable housing on the property and, with another investment of 1.3 million from BACI, our plan is to build 3 additional units and refurbish the child care centres and common spaces. BC Housing requires an affirmative answer from the City before the end of March for final project approval.

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BACI is a United Way Member Agency.
Supported by:
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Just so you're aware, there will be no additional funding available from BC Housing and if our request for a lease extension is not approved by the City, the 2 million in funding made available by BC Housing will disappear.

The attached proposal describes the project more fully and seeks to secure the City's approval of the project, including the approval of a 25-year extension to BACI's lease of the property at 3755 Banff Avenue.

I look forward to hearing from you.

Yours truly,

A handwritten signature in dark ink, appearing to read 'Richard Faucher', with a stylized, flowing script.

Richard Faucher
Executive Director

Community Based Non-Market Rental Project Proposal: **Community Sponsored Projects.**

INTRODUCTION

The Burnaby Association for Community Inclusion (BACI) is a nonprofit organization that has been part of the Burnaby community for sixty years; providing an array of supports and services to thousands of Burnaby citizens, providing meaningful work to thousands of employees, providing countless volunteer hours contributing to Burnaby's inclusive economic and social community.

Right from the beginning BACI's founding families focused their mission to include an enduring emphasis on creating affordable, accessible places for people to live. They knew that living in community is an essential pre-cursor to being a part of community, in fact a fundamental value of the community living movement. This value and call to action is a central feature of our organization's constitution "... provide suitable buildings and other property for the accommodation and use of persons who are people with developmental disabilities and all children, *to further the objectives of the Association...*"

BACI hopes to move forward on this housing project with the following partners:

- ***The City of Burnaby:*** The site upon which the housing project will be built is owned by the City of Burnaby. BACI has leased the property from the city since 1970. The City has agreed in principle with BACI's application to BC Housing for the redevelopment of 3755 Banff Avenue and we now look to The City for full approval of this project, including the 25 year extension of the property lease with a 30% fee increase.
- ***Atcorr Development Consulting:*** BACI has engaged Atcorr Development Consulting through reference from BC Housing to provide expertise and guidance throughout this housing project.
- ***Boni/ Maddison Architects:*** BACI has thirty years of history with Bon/Maddison Architects. Every property development (housing/office) has been completed in partnership with this firm.
- ***BC Housing:*** BACI has enjoyed a long standing partnership with BC Housing and has, pending the City of Burnaby's approval of this application, awarded BACI a 2 million dollar grant to support the redevelopment of 3755 Banff Avenue.
- ***Community Living British Columbia:*** BACI receives funding from CLBC to provide Outreach Services to some of the people with disabilities who will reside in the new housing units.
- ***Ministry for Children and Family Development:*** The housing project includes the redevelopment of BACI's Variety Child Care Centre. MCFD provides on-going funding through the 'Child Care Operating Fund'.

The following three commitment statements from BACI's 2016-2020 Strategic Plan demonstrate and reinforce that housing is a central strategy to achieve the impact we seek – a society that includes all people.

1. A good life includes living in a safe home in desirable area. Ensuring the people we serve have access to affordable housing, and the support they need to transform a house into their home will be an ongoing focus.

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2. Providing good service to people at home has a lot to do with the home itself. Factors like affordability, location, room-mates, all influence the likelihood of support being successful. BACI will endeavour to ensure that where people live and who they live with provides a solid foundation for the delivery of other supports.
3. BACI believes that a community is stronger, richer, and more dynamic when it *is* inclusive, not just when we talk about it. We will build this community by supporting the people we serve to:
 - Create homes that are sanctuary.
 - Excel and feel valued and fulfilled at work
 - Contribute through volunteering
 - Grow through experience and education

DEMONSTRATION OF COMPLIANCE WITH REQUIRED CRITERIA

Additional benefit to be derived from City support of this project

The project, once complete will increase affordable house spaces at Filby Court from nine to twenty-one. The project also includes a complete upgrade to our two child care centres on the property which will allow BACI to continue to offer 36 childcare spaces to children of all abilities and their families.

Waitlists for our residential services are ever present. With respect to our subsidized housing units, our property manager offers this...*"We have 44 applications for apartments on hand. They are kept for one year only. About 10 % are for handicapped units. But this does not tell the whole story. At least once or twice a week I receive calls for these units and the most requests are for one bedrooms. I have received calls from GF Strong and other rehabilitation centers. I have not had anyone move out of a one bedroom in three years and this discourages people from sending in an applications. If I had an empty 50 unit handicap apartment block , I could fill it in a week."*

Most people served by BACI rely on government benefits as their sole source of income. Increasingly the people we serve are working, but part time entry level jobs, while important, do little to change their financial reality. Unemployed or under employed people with disabilities cannot live in an apartment of their own in the city of Burnaby unless it is fully subsidized.

BACI knows that 'where you live matters'. We have witnessed the transformation that occurs when people with disabilities live in and pay for their own places. The stigma of disability is minimized and over attachment to the service delivery system is avoided. People begin to define themselves as citizens not service recipients. People build reciprocal relationships, expand their informal networks and contribute to their communities. People's life trajectories start to look like their non disabled peers, and we think that's a very good thing.

The non-profit status of the organization submitting the application for support

BACI is a non-profit organization. Registered Charity Number – 106819154 - RR0001

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Geographic location of proposed development and its role in facilitating a balanced distribution of affordable housing throughout Burnaby

3755 Banff Avenue: This is a City leased site that currently serves several important purposes:

- Filby Court is a 9 bedroom apartment building built in 1992 and funded by BC Housing.
- Variety child Care centre is licensed fully inclusive Child Care Centre with 36 spaces for children under the age of five.
- A Respite Suite that over the years has been used on a short and long term basis by people with developmental disabilities and their families.
- A Community Garden that attracts Filby Court residents, Child Care families, and neighbours to gather and grow good food and good relationships.
- A Community Kitchen occurs twice weekly in the common room at Filby Court and welcomes residents and neighbours.

The proposed housing project sustains and evolves the existing community that has developed at 3755 Banff Avenue. BACI and our partners envision a new structure on the site that contains a new child care centre and common room on the ground level and eight suites, half of which are fully accessible on the second level.

BACI's research shows that this site and the 'one and two bedroom' apartment option is most appealing to those requiring affordable housing. Close to transit, health services, child care, public schools, post secondary education, shopping, recreation as well as an existing sense of community combine to make the proposed housing project attractive as well as essential.

The 2016 City of Burnaby Housing Plan includes a map showing the locations of non-market housing developments across The City. While the map shows a fairly balanced span of development, it appears as though the area around 3755 Banff Avenue, given the profile of the neighbourhood, and lack of saturation of non-market housing would find benefit from BACI's proposed project.

Sound financial or business plan for the project

The City of Burnaby has reviewed (and supported in principle) the grant application BACI successfully made to BC Housing. This application contained a comprehensive business and financial plan and with the exception of the property lease costs and BACI's 1.3 million dollar contribution to allow three additional suites and the child care centre to be built, the financial plan the City has on file remains the same. Please find attached a copy of BACI's proposed 25 year lease extension with a 30% increase effective July 1 2017 and a 1% increase every five years thereafter.

Capabilities and Experience

Background

Over the years, BACI has not only developed a substantial portfolio of owned property dedicated to advancing our mission we, and those we support have also enjoyed a partnership with the City of Burnaby that has

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allowed for the development of affordable housing, child care centres, day programs, vocational/cultural services and administrative spaces on property owned by The City and leased to BACI and affordable rates.

We are proud of our history, and thankful for the partnerships we have built and BACI intends to be a relevant resource for decades to come and so we always look to the future. This means that we not only need to meet the needs of the people we currently serve, but we need to listen to the stories and mark the trends of the families with young children with disabilities. In 2012 BACI co hosted a workshop on Housing with PLAN and the Richmond Society for Community Living. The workshop focused on presenting attendees with examples of current housing and resource options. The work shop sold out quickly and was well received. The only complaint was that it didn't furnish enough *immediate housing opportunities to meet the pressing needs of the attendees.*

From 2011 to 2013 BACI partnered with the Ministry of Social Development and Housing to dive deep into the experiences of families. This initiative was called 'The Journey of Families' and revealed that *the single most important issue for them was housing.* These families insisted that the type of home, the design of the home, the roommates (or not), the location, the affordability of the home all have influence on the quality of life of their family member, and themselves. These families also recognized that they, the government and organizations like BACI hold existing assets that could be leveraged to achieve their goals.

In 2014 BACI hosted a 'Conversation on Housing' at which people with disabilities gathered to explore housing. The over 30 participants (some current BACI service recipients, some not) were invited to reflect on where they live now and where they've lived before. What they liked and didn't like. Participants also shared what type of housing they would most like in the near future. Participants were then asked to 'rate' BACI's current array of housing options from a 'personally appealing' perspective and finally participants were asked their opinion on other housing options that exist out there, but are not part of BACI's current portfolio.

Of the existing BACI options the subsidized one or two bedroom apartments (as long as the roommates are compatible) were found to be by far the most appealing. In particular *Filby Court at 3755 Banff Avenue with its central location, outreach services, affordability and intentional efforts at community development was very appealing to many.*

Summary of Capacity

BACI operates 17 staffed homes, which provide support to two to five individuals per home or apartment. BACI's homes are funded through Community Living British Columbia and homes where 2 or more people live with 24 hour staff support are licensed under the Community Care and Assisted Living Act and Adult Care Regulations. 56 individuals receive support in our residential homes.

BACI operates 5 accessible and integrated housing complexes that offer a range of rental subsidy.

- Filby court: occupancy 12

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- Stride Place: occupancy 123
- Orchard Heights: occupancy 10
- Buchanan Towers: occupancy 4
- Madison: occupancy 8

The Co-executive team of Richard Faucher and Tanya Sather will lead both the development of the proposed housing project and be responsible to ensure the on-going operation of the units. Neville House, Stride Place, Madison and Buchanan Towers housing projects were all developed by the Co-executive team and they are responsible for operation of all BACI's residential and subsidized housing services.

The Co-executive team is supported in their operational oversight by a Senior Management Team. Within that team Peter Kerr, Chief Financial Officer and Karey Degenova – Senior Manager of Housing and Community Development share operational responsibility for BACI's housing portfolio.

On a day to day basis BACI's properties are managed by a dedicated Property Manager position, supported by a Property Maintenance position. It is anticipated, that once operational the additional units will be managed and maintained within this existing structure.

Nature of the project and the specific community need addressed.

The proposed housing project sustains and evolves the existing community that has developed at 3755 Banff Avenue. BACI and our partners envision a new structure on the site that contains a new child care centre and common room on the ground level, 12 suites (nine funded through a 2 million dollar grant from BC Housing and 3 funded through a 1.3 million contribution from BACI). Five of the units will be rented at shelter cost and the rest will be rented 20% below market and therefore considered affordable housing.

BACI's research shows that this site and the 'one and two bedroom' apartment option is most appealing to those requiring affordable housing. Close to transit, health services, child care, public schools, post secondary education, shopping, recreation as well as an existing sense of community combine to make the housing project attractive as well as essential.

Commitments and opportunities for other funding support for the project

Early this year BACI was thrilled to receive a letter from the City of Burnaby supporting our application to BC Housing to redevelop the property BACI leases from the City of Burnaby at 3755 Banff Avenue. Our application to BC Housing was positively received and BACI has been offered a 2 million dollar grant to support the project. This project will also be fortified by the on-going financial contributions of the Burnaby Association for Community Inclusion, Community Living British Columbia, The Ministry of Family and Children and revenues from child care users.

REQUEST FOR FINANCIAL CONTRIBUTION FROM COMMUNITY BENEFIT FUND

- Municipal fees: Total - \$91,499

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- Building Permit - \$31,709
- Regional Development Cost - \$46,502
- OCP Rezoning Application - \$3,994
- Municipality Connection - \$1,082
- Development Permit - \$8,212

Also, BACI would like to request an extension of the lease at 3755 Banff for 25 years effective July 1, 2017 based on the financial spreadsheet attached to this application.

CONCLUSION

Thank-you for the opportunity to make application to the Community Planning Committee. Should The Committee have any questions about our application please do not hesitate to contact Richard Faucher – BACI Executive Director. Richard.faucher@gobaci.com or 778 888 1553.

February 16, 2017.

3755 Banff Avenue - Annual Lease

BACI Proposal -effective July 1, 2017:

- 1) 25 year extension to remaining 17 year lease term
- 2) Revised term of 42 years to 2059
- 3) Lease rate based on 30% increase, 1% each 5 yr renewal
- 4) Start of proposal would be July 1, 2017

Yr#	July 1st	Annual Base	\$ incr	Annual * Proposed	% Incr
1	2017	22,273	6,682	28,955	30%
6	2022	28,955	290	29,245	1%
11	2027	29,245	292	29,537	1%
16	2032	29,537	295	29,832	1%
21	2037	29,832	298	30,130	1%
26	2042	30,130	301	30,431	1%
31	2047	30,431	304	30,735	1%
36	2052	30,735	307	31,042	1%
41	2057	31,042	310	31,352	1%
43	2059	31,352		31,352	

* before GST		TOTAL	<hr/> 1,293,591
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