

Red Door Housing Society

Mi Casa Redevelopment Rationale

The Society:

The Red Door Housing Society, is a non-profit housing society that has provided affordable rental housing in the Lower Mainland since 1985. RDHS currently own and manage 12 projects containing 527 units of one, two and three bedroom townhouses and apartments for low and moderate income families, singles and persons with accessibility needs.

Current Red Door Housing Society projects:

- | | | |
|----------------------------------|----------------------------------|----------------------------|
| 1) Catherine Anne Court, Burnaby | 5) Cottonwood Park, Maple Ridge | 9) Cougar Creek, Surrey |
| 2) Place Des Amis, Coquitlam | 6) Fenstanton Place, Maple Ridge | 10) Mi Casa, Vancouver |
| 3) Sunrise Terrace, Coquitlam | 7) Reynard Park, Port Coquitlam | 11) Fraserlands, Vancouver |
| 4) Ladner Willows, Delta | 8) Glyn Haven, Surrey | 12) Quayside, Vancouver |

Mi Casa Redevelopment Rationale:

Mi Casa, located at 870 E, 8th. Avenue Vancouver, was built in 1985 as a non-profit affordable housing project for low and moderate-income residents. The three-story wood frame building contains 22 stacked townhouse units and underground parking. There are 6 two-bedroom and 16 three-bedroom units plus general amenity area. The gross building floor area is 21,000 square feet plus underground parking of 5000 square feet, totaling 26,000 square feet.

In April 2014, due to serious and ongoing building envelope issues and resulting water damage and mold development the Society completed a Project Feasibility Report that reported on the options to most effectively use the project and site. The report examined the following options:

- 1) Upgrade and maintain the existing building,**
A Building Condition Assessment report was undertaken that concluded that work in excess of \$2.3 million was required to maintain the building for an additional 10 years. The expense would need to be financed and would result in higher operating costs and rents no long term benefits beyond that period.
- 2) Redevelop within current zoning using the existing foundations and parking,**
This option would allow for a net increase of 7 units but without subsidies the rents needed to support the capital costs would not allow for affordable rents.
- 3) Redevelop the project at a higher density requiring rezoning of the property,**
This option was chosen but would only be viable as a mixed income affordable rental project if 50 or more units could be developed.
- 4) Sell the property and use the proceeds for development of an alternate site.**
This option would require the acquisition of less expensive property and the development of a new project outside of Vancouver in order to be financially viable. This option was considered but rejected as the need was greatest in the existing area and the loss of affordable rental in the area was not considered acceptable.

The Board reviewed the report and approved option #3, redevelopment at a higher density. The approval was conditional to the project being an affordable mixed income project providing a minimum of 13 rent geared to income units for seniors and or families and that the existing tenants would be assisted in their relocation and given the option to return to the new building upon completion.

The Proposed New Development:

Goals:

- **Quality Construction to LEED Gold standards,**
- **Financial stability and sustainability,**
- **Affordability for mixed income households including seniors, singles and families.**
- **Suitable amenities for all residents including families with children.**

This proposal provides for 51 units of which 19 are within the criteria of the SAFER and RAP programs allowing eligible residents to access additional rental assistance based on their household incomes. The balance of the units rent at 60 to 90 percent of market rents for similar accommodations.

Rent comparisons:

Existing Building:

Unit type:	Number	Rents
1 bedroom	NA	NA
2 bedroom	1	627.
2 bedroom	1	919.
2 bedroom	1	970.
2 bedroom	2	1,020.
3 bedroom	1	620.
3 bedroom	1	660.
3 bedroom	1	745.
3 bedroom	1	780.
3 bedroom	1	990.
3 bedroom	1	1,055.
3 bedroom	2	1,118.
3 bedroom	1	1,131.
3 bedroom	1	1,133.
3 bedroom	1	1,147.
3 bedroom	2	1,176.
3 bedroom	1	1,194.
3 bedroom	3	1,200.
	22	

Note: Current rents are based on residents' household incomes.

Proposed Building:

Unit type:	Number	Rents
1 bedroom *	4	765. SAFER
1 bedroom *	6	825. SAFER
1 bedroom **	2	1,066. RAP
1 bedroom	8	1,405. 83.8 % market
2 bedroom **	2	1,055. RAP
2 bedroom **	2	1,190. RAP
2 bedroom	4	1,577. 75.6% market
2 bedroom	6	1,775. 85.1% market
3 bedroom **	3	1,160. RAP
3 bedroom	3	1,697. 56.1% market
3 bedroom	5	2,263. 74.9% market
3 bedroom	6	2,546. 84.2% market
	51	

Note: Units allocated as either *SAFER or ** RAP will be available to lower income seniors or families who may then qualify for additional subsidies based on their household incomes similar to those now offered in the existing project.

Shelter Aid for Elderly Renters

The SAFER program provides monthly assistance to eligible BC residents who are 60 or over and who pay rents in excess of 30% of their household incomes for their homes in the private market. SAFER subsidies are based on maximum rents in Metro Vancouver of; \$765. for singles, \$825 for couples and \$1,066. for shared occupancy.

Rental Assistance Program

The RAP program provides eligible, low-income families with assistance to help with their monthly rent payments in the private market. The program assistance is based on a combination of household size, incomes and amount of rent they are paying. In Metro Vancouver the maximum rents are; family of 3 or less paying \$1,055 or more and for families of 4 or more paying \$1,190. or more.