



# Redeveloping, Re-homing & Non Profits

BCHNPA Conference

November 21, 2016

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## Always check with the Municipality

Make sure you are working with the most up to date information.

For example, the City of Vancouver recently made changes to fees for rezoning, a benefit to non profits:

*As of **September 1, 2016**, the fee to review drawings and provide comments on your proposed rezoning is \$3,250 (\$325 for incorporated non-profit societies). As part of your rezoning enquiry, you will also need to complete an application for rezoning advice.*

And, some things rarely change

In all instances, a Notice to End Tenancy as per Residential Tenancy law can only be issued once all permits are issued.

The goal is to re-house individuals and avoid issuing the NET.

Next slides illustrate the difference in recent changes made by the City of Vancouver.

For new requirements go to the CoV website at:

[www.vancouver.ca/people-programs/tenant-rights-and-relocation-assistance-due-to-redevelopment](http://www.vancouver.ca/people-programs/tenant-rights-and-relocation-assistance-due-to-redevelopment)

## Differences

Development or rezoning applications submitted **before** February 15, 2016, as per Rate of Change Guidelines:

- 2 months' free rent or compensation.
- Assistance with moving costs: either \$750 or arrangement of insured movers.
- If needed, assistance with identifying 3 or more places to move that are:
  - Within 10% of current rent.
  - Located in Vancouver, with one option in the current area.
- In some cases, the right to return to a unit in the redeveloped building.

## Versus

Development or rezoning applications submitted **on or after** February 15, 2016, as per Tenant Relocation & Protection Policy:

- Free rent based on length of tenancy, ranging from 2 months' rent (1-5 years) up to 6 months' rent (20 years and over).
- Assistance with moving costs: \$750 Studio/One bedroom; \$1,000 two bedroom (or arrangement of insured movers).
- If needed, assistance with identifying 3 or more places to move that are:
  - Leased at no more than the average rents for the area (based on CMHC data). If very low income, paying low rent, may be offered one option that's within 10% of current rent.
  - Located in Vancouver, with one option in the current area.
- In some cases, the right to return to a unit in the redeveloped building at a minimum discount of 20% off the unit's new rent.
- If considered a vulnerable tenant, or having special circumstances, possibly eligible for additional support and compensation.

# MVHC & Heather Place

The rezoning application for Heather Place was submitted well before February 15, 2016, so Rate of Changes rules applied. MVHC offered more than required:

- 2 months' free rent (based on rent at the time of the move).
- Moving expenses: \$750 market tenants, \$1,000 – \$2,050 for income tested tenants (dependent on household size, based on BC Housing Little Mountain model) plus \$300 utility hook-up fee, income tested tenants only.
- Relocation to a suitable unit (with the lions share moving across the alley due to phased development), some to other MVHC housing sites and less than a handful to units elsewhere in the market.
- Transfer of existing security deposit to new unit if in MVHC portfolio.
- Confirmation new rents are not more than 10% of existing rent.
- Right of first refusal at the New Heather Place at no more than 30% rent geared to income.

# MVHC & Heather Place

## Other Considerations

Prior to redevelopment application MVHC declared all units on West 14<sup>th</sup> at Heather Place smoke free.

Phased redevelopment:

Phase 1 West 14<sup>th</sup> (32 units)

Phase 2 West 13<sup>th</sup> (54 units)

Tenants relocating from West 14<sup>th</sup> to West 13<sup>th</sup> expected smoke free accommodation.

This created a need to relocate West 13<sup>th</sup> tenants who smoke to another MVHC housing site where smoking was not a community issue.

# Sector Support

## Are there opportunities for Non Profits to help each other?

- BCHNPA can be a link not for profit housing providers to work with each other.
- Create a format (not necessarily a registry) where non profits can both offer and call for housing.
- Provide a forum to share ideas – what works, what have others tried.
- Ideas from the floor?



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