



City of Richmond

May 3rd, 2011

File: 02-0775-50-3958/Vol 01

Business and Financial Services Department

Finance Division

Telephone: 604-276-4218

Fax: 604-276-4162

Attention: To All Respondents

Dear Madame/Sir:

Re: Request for Expression of Interest 3958 EOI – Provision of an Affordable Housing Development at 8111 Granville Avenue and 8080 Anderson Road - Addendum Four (4)

This Addendum includes items of clarification; forms part of the Request for Expressions of Interest and shall be read, interpreted and coordinated with all other parts. Please review and consider the following information in the preparation of your Submissions:

I. Setback required for the 8111 Granville Avenue/8080 Anderson Road Site:

1. Granville Avenue- 2.00 dedication with a three (3) m setback.
2. No dedication on Anderson with a three (3) m setback.
3. 1.5 dedication in lane with no setback.
4. Two (2) corner cuts required by Transpiration-Engineering at Granville and Lane (3 X 3 in dimension).

II. The Location of Sewer Connection

1. Included with this Addendum is a GIS inquiry that locates the sewer main and connection points.
2. Should Respondents require a digital drawing of the site in regards to sewer and water, please send a request in writing to jthome@richmond.ca. A fee may be applied if copies of the drawings are requested, however, Respondents are advised to confirm that the request is with regard to the affordable housing development so that the City may consider waiving the cost for copies of drawings.
3. Should Respondents have questions about the location of the sewer connection and the drawings, please send these to purchasing@richmond.ca.

III. Richmond Expression of Interest, Partnering and Housing Needs Workshop - Summary of Breakout Session Discussions

1. Included with this Addendum is a summary of the break out discussions held as part of the Request for Expression of Interest, Partnering and Housing Needs Workshop held at Richmond City Hall on April 12th, 2011. This document has been prepared by the BC Non-Profit Housing Association

Yours truly,

A handwritten signature in black ink, appearing to be 'Kerry Lynne Gillis', written in a cursive style.

Kerry Lynne Gillis
Buyer 2, Contracting Specialist

KG:kg

pc: Dena Kae Beno, Affordable Housing Coordinator
Community Services Department

Richmond Expression of Interest, Partnering and Housing Needs Workshop

Summary of Breakout Session Discussions



April 12, 2011
City Hall, Richmond

Prepared for the City of Richmond
by BC Non-Profit Housing Association
May 2, 2011



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Introduction

The City of Richmond sponsored a workshop entitled *Expression of Interest, Partnering and Housing Needs Workshop* on April 12, 2011 facilitated by BC Non-Profit Housing Association. Its aim was to connect with non-profit housing providers and to provide resources to support affordable housing development in Richmond in light of a current affordable housing development opportunity and with a view to initiating an ongoing dialogue on affordable housing issues in the community. The City of Richmond, in partnership with BC Housing, has issued a request for Expressions of Interest (EOI) and is seeking responses from non-profit societies to provide and manage affordable housing at 8111 Granville Avenue / 8080 Anderson Road. The context for the engagement is the EOI but the workshop also offered an opportunity for participants to engage on key topics pertinent to affordable housing in Richmond and opportunities for networking among the 40 stakeholders that attended, including non-profit housing societies, community service organizations, private developers, and others. (The list of attendees is also posted on this website).

This workshop provided participants with background on the City of Richmond Affordable Housing Strategy, the EOI and site, and BC Housing, CMHC and BCNPHA resources available to assist with affordable housing development such as housing need templates, housing need data, affordable housing project profiles, financing resources and others. The second half of the workshop involved placing participants in breakout groups to obtain their views on two questions.

Question 1: “What are the needs for affordable housing in Richmond?”

Question 2: “What are some opportunities for partnership?”

The following is a summary of the breakout session discussions held as part of the Expression of Interest, Partnering and Housing Needs Workshop. Key themes for each question are highlighted first, followed by responses from each discussion group. The City of Richmond will consider the feedback from these breakout groups as part of the EOI process and it will inform on-going work related to the City’s Affordable Housing Strategy.

Key Themes Emerging From the Sessions

A number of key themes emerged from the afternoon's two breakout sessions.

a) Affordable Housing Need in Richmond

- There is a need for affordable housing along the housing continuum, including a women's shelter and transition house for persons fleeing violence but also affordable home ownership opportunities
- Immigrants, particularly families, have housing needs that may change over time as new family members arrive
- Persons with mental health issues and addictions are two groups with particular need for both housing and supports
- Building adaptive forms of housing will ensure diversity in housing supply to meet the differing needs along the housing continuum from shelters to affordable home ownership
- Seniors may face issues linked to the cost of living, like food security, which could be addressed through community gardens

b) Opportunities for Partnership

- A wide range of partners are envisioned from service clubs like Rotary and Kinsman, to philanthropists, private developers, financial institutions, community garden organizations, utilities like Hydro and Fortis, as well as the City, BC Housing, and CMHC.
- As there is a need for supportive housing for people with mental illness or addictions, partnership opportunities must exist with support service providers and funders, particularly Vancouver Coastal Health
- Partners may open up opportunities for funding or equity contributions, but partnerships wherein each partner brings different skills are also important
- The partners have to be complementary and to share a common concern for the community
- Community gardening offers opportunities for partnerships both in a general sense and with respect to this particular EOI
- The mixed use of the building has been seen as an opportunity to provide both services and additional source of funds for the project.

Break-out Session Notes

Question 1: “What are the needs for affordable housing in Richmond?”

Discussion Group One

The first discussion group identified affordable housing need across a variety of groups, including:

- Women, and women with children in particular
- Families and single people who are homeless or at-risk of homelessness
- People with mental illnesses or addictions
- Families and in particular immigrant families
- Seniors may face food security issues as the cost of living increases. Their specific need could be to have space for community gardens.
- Single men, who are likely to couch surf
- Youth and young adults
- People who are physically disabled
- To meet the needs of many of these groups, the focus should be put on supportive housing.

Discussion Group Two

- The need for affordable housing is hidden for some groups, particularly for families
- The definition of “affordable” is sometimes used in a misleading sense – affordable for some groups does not mean affordable for all groups, for example those with very low incomes may be unable to afford some units that rent for low-end of market.
- While both renters and owners may be in need of affordable housing, the extent of that need differs
- People with mental health or addictions issues have different needs
- Seniors, while a group that is in need of affordable housing, have access to resources that others might not (e.g. Shelter Aid for Elderly Renters)
- Families may begin to experience housing need as they get larger, and may have difficulty finding an appropriately sized housing unit that is affordable
- Richmond desperately needs a women’s shelter and is still lacking beds in the existing men’s shelter
- Youth in Richmond are experiencing unmet housing need as well

Discussion Group Three

- The housing needs of immigrants and recent settlers may change as new family members arrive.
- Meeting the needs of people with mental illness (including addictions) requires both housing and support services
- The mix of tenants and owner in the site of the Expression Of Interest should correspond to the demographics.
- The Jewish community has needs for family and seniors housing and community meeting space.
- Short-term crisis housing should be available for anyone who is fleeing family violence, not only for women.
- There is a distinct need for more affordable homeownership.
- If affordable ownership is not an option for the EOI site, then the ideal mix of market and non-market units should be found.

Question 2: “What are some opportunities for partnership?”

Discussion Group One:

- Partnering may create new opportunities for financial contributions
- Creative sponsorships can be sought out
- Metro Vancouver Housing Corporation and Affordable Housing Society may be possible societies to partner with for this Expression of Interest, due to the fact that these two societies already operate widely in the City of Richmond.
- While large societies are likely to take the lead on this project, partnerships could be created with service organizations, such as Rotary or Army and Navy Veterans, the Salvation Army, and the health authority, as well as financial institutions (such as Coast Capital Savings Credit Union and VanCity Savings Credit Union).
- Senior levels of government
- Housing developers
- While the emphasis has been put on the financial benefits of partnership, non-profits who want to enter into partnership should be like-minded and complementary
- As the building is likely to have a mixed use, this aspect could even be expanded. One option to consider is a District Energy Hub. The City of Richmond has expressed interest in developing one, and perhaps it could share space in this project.
- Utility companies such as BC Hydro and FortisBC could partner by providing grants or incentives.

Discussion Group Two:

- Commercial space can offer partnership opportunities wherein the needs of the tenants are addressed directly, such as a community kitchen or other services.

- Partnering with developers within a public-private partnership structure is a possible choice.
- In all cases, the partners have to be community or socially minded.
- Endowments or philanthropic contributions from individuals or organizations (like the Murakami family on Saltspring) could offer partnership possibilities.
- Service organizations like Kinsmen or women’s service organizations could be involved in this project, as could credit unions.
- Health Authorities could provide services and/or funds for health services.
- In a later stage of the partnering process, the Community gardening movement, represented by Terra Nova or London Farm in Richmond, should be involved with the design of the project to ensure that adequate space is available to develop a community garden.
- Other partners who are certain to be involved are the City, CMHC, BC Housing, and the non-profit sector.
- Some partners are meant to be funders whereas others will provide resources, skills and knowledge.
- Sustainability consultants and housing consultants are key partners as well.

Discussion Group Three:

- Commercial space can offer partnership opportunities wherein the needs of the tenants may be addressed directly, such as a community kitchen or other services.
- Partnering with developers within a public-private partnership structure is a possible choice.
- Service groups such as Rotary, the Lion’s and Kiwanis, as well as private developers and financial institution such as credit unions are potential partners.
- Groups located outside of Richmond that may have broader reach (for example, the Chinese Benevolent Society) may also be interested in affordable housing here and offer partnership potential
- In order to offer support services as part of the housing for target groups with mental illness or seniors, specific funders have to be investigated.
- The group suggested engaging service providers like Vancouver Coastal Health in the EOI process to prepare for future partnering opportunities.
- Multiple partners may provide multiple sources of equity.
- Partnerships also offer “In kind” contributions for example, information, skills, services and materials. Government connections are part of this in-kind partnership.

Summary

The workshop was a positive step in the affordable housing planning process in Richmond. It brought together representatives of community groups, housing providers, the private sector and senior levels of government to focus on affordable housing needs and opportunities in the City. City staff, BC Housing,

CMHC and BCNPHA offered insights into financial and other resources available to those interested in developing new affordable housing, as well as examples of successful affordable housing developments and sustainability considerations. The breakout sessions showed that participants' understanding of local affordable housing needs spanned the affordable housing continuum. The central role of partnerships was evident from their comments in the breakout sessions as were some of the challenges that accompany them. In sum, participants demonstrated considerable enthusiasm for affordable housing development opportunities in Richmond, both in relation to the current EOI and future opportunities, despite the complexities involved in achieving affordability.