



Ladner Willows Interim Housing Package

August 22, 2019

**Head Office:**

#33 2688 Blanche Street
Vancouver BC V5S 4R4

Telephone: 604.431.9225
Email: susan@reddoorhousing.ca

Dear Resident of Ladner Willows,

Further to our letter sent on February 6, 2019 we want to ensure you are aware that Ladner Willows has been approved to proceed with rezoning with demolition targeted for Spring 2020. In preparation for redevelopment, all buildings on the site will need to be vacated by January 31, 2020.

Our current tenants will be provided first right of refusal for units at the redeveloped site and can return to the site at their existing rent, provided they continue to meet the existing rent subsidy criteria, including proof of income and other documentation.

We are also committed to supporting tenants to relocate to interim housing while the site undergoes construction. This package describes housing relocation options and the process a tenant needs to follow if they choose to pursue one or more of these options.

To support our current tenants to find interim housing, Red Door Housing Society will work closely with each tenant to develop a Relocation Plan based on one or more of the following options:

1. Tenants can request to move to another building in the Red Door Housing Society portfolio (see below for a list of buildings) and Red Door Housing Society will provide 3 months free rent, cover moving costs and connect utilities: cable, internet, hydro, land line.
2. Tenants can find their own accommodation in another non-profit building and Red Door Housing Society will provide 2 months free rent, cover moving costs and connect utilities: cable, internet, hydro, land line.

Note: Tenants would receive two months free rent either by staying for two months rent-free at Ladner Willows or receive the equivalent of two months of their current rent in cash.

3. Tenants can find their own accommodation in market housing, complete an income review and apply to receive a portable subsidy from BC Housing. Red Door would cover moving costs and connect utilities: cable, internet, hydro, land line. **Note:** the portable subsidy from BC Housing is not permanent and would only be valid until the building is redeveloped and ready for occupancy. If any tenant receiving a portable rent subsidy declines to move back to the redeveloped building, the portable rent subsidy would be cancelled and the tenant would then owe their landlord the market rent.

You may choose to pursue more than one of these options at the same time.

Please be advised that the process to find interim housing may take several months due to availability of units therefore we recommend you advise us of your preference(s) in writing as soon as possible. Please complete the Interim Housing Request Form provided in this package and send to Susan Snell at



Red Door Housing by email: susan@reddoorhousing.ca or mail: Red Door Housing Society, #33 – 2688 Blanche St, Vancouver, BC V5S 4R4.

We encourage our tenants to work with us and find a suitable interim housing option. If a tenant decides not to pursue one or more of the above options, they will:

Receive four months' notice to vacate and one month compensation as stipulated by the Residential Tenancy Act

Please review this package carefully to ensure you are fully aware of the options available to you and contact me if you have any questions or would like to proceed with an interim housing option.

Sincerely,

Susan Snell, Executive Director
Red Door Housing Society

Table of Contents

1. Interim Housing Options	5
a. Option 1	5
b. Red Door Housing Buildings	6
c. Option 2	16
d. Option 3	17
2. Housing Income Limits	18
3. Getting Ready	19
4. What happens after redevelopment	19
5. Interim Housing Request Form	20

Interim Housing Options

Option 1

Tenants can request to move to another building in the Red Door Housing Society portfolio when a unit becomes available (see below for a list of buildings) and Red Door Housing Society will provide 3 months free rent, cover moving costs and connect utilities: cable, internet, hydro, land line.

How to proceed with this option:

1. Ensure you are registered on the BC Housing Registry.
2. Complete the Interim Housing Request Form in this package and send to Red Door Housing, attention: Susan Snell:
By email: susan@reddoorhousing.ca
By mail: Red Door Housing Society, #33 – 2688 Blanche St, Vancouver, BC V5S 4R4.

Please note the sooner Red Door is aware you are interested in a building the sooner we can begin working to find a vacancy

3. Work with Red Door to develop a Relocation Plan and timeline.

Red Door Housing Options

Fenstanton Place

Address:

11741 207th St, Maple Ridge

Property Type:

Townhouse

Rental Type:

Subsidized Housing

Location:

Maple Ridge

No of Bedrooms:

2 Bedrooms & 3 Bedrooms & 4 Bedrooms

Property Description

Fenstanton is located in Maple Ridge and has 41 townhouse fully subsidized family units. The units are from one to four bedrooms in size



Reynard Park

Address:

3165 Fox St, Port Coquitlam

Property Type:

Townhouse

Rental Type:

Market Housing, Subsidized Housing

Location:

Port Coquitlam

No of Bedrooms:

2 Bedrooms & 3 Bedrooms & 4 Bedrooms

Property Description

Reynard park is located in Port Coquitlam and is close to the West coast Express and the new Evergreen line. It is located across the street from a large park with a children's play area. It was built in 1998 and is comprised of 32 townhouse style units with a mix of one, two, three and four bedroom units. This complex is a mixed complex with subsidized units and market units.



Cougar Creek

Address:

6880 121st St, Surrey

Property Type:

Townhouse

Rental Type:

Subsidized Housing

Location:

Surrey

No of Bedrooms:

2 Bedrooms & 3 Bedrooms & 4 Bedrooms

Property Description

Cougar creek is located in the city of Surrey and is next to a large park. It is a fully subsidized family complex with two, three and four townhouse units.



Catherine Anne Court

Address:

7273 17th Ave, Burnaby

Property Type:

Townhouse

Rental Type:

Market Housing, Subsidized Housing

Location:

Burnaby

No of Bedrooms:

2 Bedrooms & 3 Bedrooms & 4 Bedrooms & 5 Bedrooms

Property Description

Catherine Anne Court is located in Burnaby B.C. and is a mixed complex of subsidized and market housing. There are 2,3 and 4 bedroom units with 1 one bedroom and 1 five bedroom. The complex was built in August of 1998.



Sunrise Terrace

Address:

2910 Norman Ave, Coquitlam

Property Type:

Townhouse

Rental Type:

Subsidized Housing

Location:

Coquitlam

No of Bedrooms:

2 Bedrooms & 3 Bedrooms & 4 Bedrooms

Property Description

Sunrise Terrace is located in Coquitlam and is close to the Coquitlam Center, the New Evergreen Line and the Westcoast Express. Sunrise Terrace is a fully subsidized property of 36 townhouses with 2, 3 and 4 bedroom units. this complex is for families with children only.



Cottonwood Park

Address:

11600 Cottonwood Dr, Maple Ridge

Property Type:

Townhouse

Rental Type:

Market Housing, Subsidized Housing

Location:

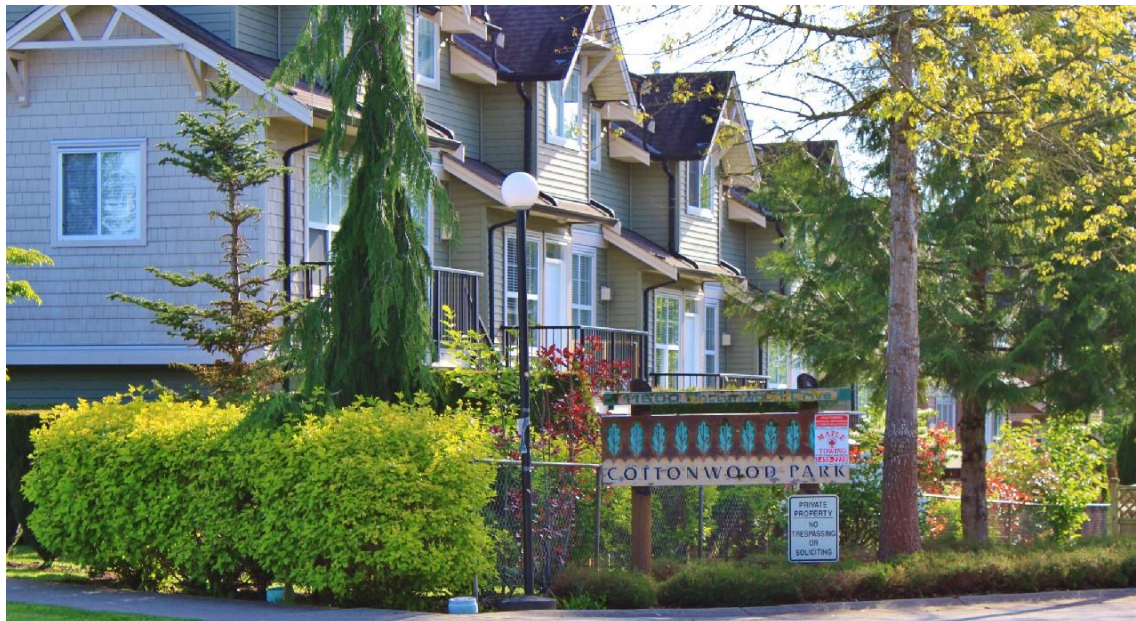
Maple Ridge

No of Bedrooms:

2 Bedrooms & 3 Bedrooms & 4 Bedrooms & 5 Bedrooms

Property Description

Cottonwood Park is located in Maple Ridge B.C. and is a complex of 41 townhouse consisting of primarily 2 and 3 bedroom units with 2 units of 1,4 and 5 bedrooms. This is a mixed income complex with market and subsidized units.



Fraser Lands

Address:

2688 Blanche St, Vancouver

Property Type:

Townhouse

Rental Type:

Subsidized Housing

Location:

Vancouver

No of Bedrooms:

2 Bedrooms & 3 Bedrooms

Property Description

Fraserlands is located across from the riverfront park in the growing and changing Fraserview area. This complex is made up of two, three and four bedroom townhouse units. The site is fully subsidized and is a family complex. Transportation can be an issue if an applicant doesn't own a car.



Glyn Haven

Address:

13262 72nd Ave, Surrey

Property Type:

Townhouse

Rental Type:

Subsidized Housing

Location:

Surrey

No of Bedrooms:

2 Bedrooms & 3 Bedrooms & 4 Bedrooms

Property Description

Glyn Haven is located in the city of Surrey and is composed of 46 townhouse units of fully subsidized family housing. The units all have a garage, washer and dryer hook ups and many have vinyl plank flooring.



Quayside

Address:

1010 Pacific Blvd, Vancouver

Property Type:

Apartment

Rental Type:

Market Housing, Subsidized Housing

Location:

Vancouver

No of Bedrooms:

1 Bedroom & 2 Bedrooms & 3 Bedrooms & 4 Bedrooms & 5 Bedrooms

Property Description

Quayside is located in Yaletown was built in 1999 and is 93 units of subsidized and market suites. We have 9 one bedroom units for seniors and disabled persons, 49 – 2 bedroom, 25-3 bedroom, 9-4 bedrooms and 1-5 bedroom. There is a laundry room on the main floor but all units have washer and dryer hook-ups. There is a separately run daycare on site and amenity rooms available for tenants to rent for small parties or meetings.



Option 2

Tenants can find their own accommodation in another non-profit building and Red Door Housing Society will provide 2 months free rent, cover moving costs and connect utilities: cable, internet, hydro, land line.

Note: Tenants would receive two months free rent either by staying for two months rent-free at Ladner Willows or receive the equivalent of two months of their current rent in cash.

How to proceed with this option:

1. Ensure you are registered on the BC Housing Registry.
2. Complete the Interim Housing Request Form in this package and send to Red Door Housing, attention: Susan Snell:
By email: susan@reddoorhousing.ca
By mail: Red Door Housing Society, #33 – 2688 Blanche St, Vancouver, BC V5S 4R4.
3. Work with Red Door to develop a Relocation Plan and timeline

Where to find non-profit housing:

- www.affordablehousingsocieties.ca
- www.metrovancouver.org/services/housing

Option 3

Tenants can find their own accommodation in market housing, complete an income review and apply to receive a portable subsidy from BC Housing. Red Door would cover moving costs and connect utilities: cable, internet, hydro, land line.

Note: the portable rent subsidy from BC Housing is not permanent and would only be valid until the building is redeveloped and ready for occupancy. If any tenant receiving a portable rent subsidy declines to move back to the redeveloped building, the portable rent subsidy would be cancelled and the tenant would then owe their landlord the market rent.

How to proceed with this option:

1. Complete the Interim Housing Request Form and indicate you are interested in seeking market housing.
2. Ask Red Door to provide you with the form to apply for BC Housing portable subsidy.
3. Work with Red Door to develop a Relocation Plan and timeline.

Housing Income Limits

Housing Income Limits (HILs) for major centres in British Columbia
(Excerpt from the Housing Income Limits)

Region	Bachelor	1 bedroom	2 bedroom	3 bedroom	4 bedroom
Abbotsford	\$26,500	\$30,500	\$37,500	\$48,500	\$53,000
Vancouver	\$38,500	\$42,500	\$52,000	\$64,500	\$68,500
Kelowna	\$27,000	\$33,500	\$42,000	\$50,500	\$58,000
Kamloops	\$30,000	\$33,000	\$40,000	\$50,500	\$58,000
Vernon	\$23,000	\$29,500	\$37,000	\$44,000	\$50,500
Victoria	\$30,500	\$35,500	\$46,000	\$64,000	\$71,500
Prince George	\$25,000	\$29,500	\$35,500	\$38,500	\$44,000

Getting Ready

In order to be considered for any of the interim housing options, as well as the first right of refusal for units on the redeveloped site, all current tenants must be on the BC Housing Registry.

In addition to the BC Housing Registry, no matter what option you select, you will need to provide proof of income.

1. Apply for BC Housing Registry:

Please find the online housing application on the BC Housing website

<https://housingapplication.bchousing.org>

2. Proof of Income

The following documents may be used for proof of income:

- | | |
|------------------------------|-----------------------------|
| - Pay stubs (last 3 months) | - T4 & Revenue Canada |
| - Employment Insurance stubs | Statements |
| - Pension receipts | - Bank interest statements |
| - Alimony statements | - Any other income receipts |
| - Child support statements | |

What will happen after redevelopment

Upon completion of the redevelopment, our current residents will receive first right of refusal and may move back into the complex at the rental rate at which they are currently paying, providing that applicants continue to meet the specifications for subsidized housing (including proof of income and other documentation).

Contacts

To discuss Interim Housing Options and Relocation Plans: Susan Snell

susan@reddoorhousing.ca



Interim Housing Request Form

1. Please complete this form to ensure Red Door Housing is aware of the option(s) you wish to pursue for interim housing while the Ladner Willows site is being redeveloped.

Name: _____

Unit #: _____

Total number of family members including yourself: _____

Number of children: _____

Total family income: _____

2. Please Indicate your preferred interim housing options (check all that apply):

<input type="checkbox"/>	I would like to move to another building in the Red Door Housing Society Portfolio when a unit becomes available.
	First choice (building name):
	Second choice (building name):
	Third choice (building name):
<input type="checkbox"/>	I would like to find my own accommodation in another non-profit building
<input type="checkbox"/>	I would like to find my own accommodation in market housing and apply to receive a portable subsidy from BC Housing

Additional comments:

Please send this completed form to Susan Snell at Red Door Housing

By email: susan@reddoorhousing.ca

By mail: Red Door Housing Society, #33 – 2688 Blanche St, Vancouver, BC V5S 4R4

Susan will contact you within 48 hours of receiving this form to discuss options and develop a Relocation Plan.