



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** August 23, 2007
From: Robert Kates **File:** 06-2270-14/2007-Vol 01
Manager, Real Estate Services
Re: **Greater Vancouver Regional Steering Committee on Homelessness
Call For Proposals For 2007/2009 Homelessness Partnership Initiative**

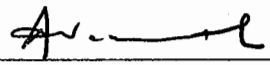
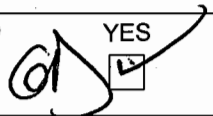
Staff Recommendation

1. That staff be authorized to:
 - a. purchase a property with an existing building suitable for the proposed use and to be registered in the City's name that can be renovated for use by and leased to the Family Services of Greater Vancouver (FSGV) and CHIMO Crisis Services as an emergency shelter for homeless women and youth/children at up to a total cost of \$950,000 plus applicable taxes and expenses with \$475,000 coming from the City's available approved Affordable Housing capital funding on the condition that a similar amount of \$475,000 is received through the Greater Vancouver Regional Steering Committee on Homelessness Call For Proposals For 2007/2009 Homelessness Partnership Initiative;
 - b. enter into a lease of no less than 20 years with the FSGV for the proposed emergency shelter at a rental rate of \$1 per year with the operator responsible for the complete operation, maintenance and repair of the facility and all related costs thereto including property taxes and other terms and conditions as acceptable to the Manager, Real Estate Services; and
 - c. take all necessary steps to complete such matters including authorizing the Manager, Real Estate Services, to negotiate, settle and execute all agreements and documentation to effect the transactions contemplated or required pursuant to items no. 1 (a) and (b) above.
2. That written confirmation of Council's support for the Richmond Youth Services Association submission under the 2007/2009 Homelessness Partnership Initiative with the

aim of developing a sustainable youth homeless housing model for the future be conveyed to the Greater Vancouver Regional Steering Committee on Homelessness.



Robert Kates
Manager, Real Estate Services
(4212)
Att: 4

FOR ORIGINATING DEPARTMENT USE ONLY					
ROUTED TO:		CONCURRENCE	CONCURRENCE OF GENERAL MANAGER		
Budgets	Y	<input checked="" type="checkbox"/> N <input type="checkbox"/>			
Law	Y	<input checked="" type="checkbox"/> N <input type="checkbox"/>			
Facilities	Y	<input checked="" type="checkbox"/> N <input type="checkbox"/>			
Parks, Recreations & Cultural Services	Y	<input checked="" type="checkbox"/> N <input type="checkbox"/>			
Planning	Y	<input checked="" type="checkbox"/> N <input type="checkbox"/>			
REVIEWED BY TAG	YES	NO	REVIEWED BY CAO	YES	NO
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Staff Report

Origin

On July 18, 2007 the Greater Vancouver Regional Steering Committee on Homelessness (RSCH) issued a Call For Proposals (CFP) for the 2007/2009 Homelessness Partnership Initiative (HPI) under the Homelessness Partnering Strategy (HPS).

Included with the CFP was the following information (which is available upon request):

- Application Guide;
- HPS Application for HPI Funding;
- HPS-HPI Funding Guide for 2007-2009 Capital Projects; and
- Application Form B – New Capital Project.

The deadline for submissions is August 29, 2007 (except for cold wet weather projects which must apply by August 22, 2007).

The purpose of this report is to:

1. Obtain a Council resolution to allocate up to \$475,000 from approved capital funding for Affordable Housing to purchase and renovate a property with an existing building suitable for the intended purpose that can be leased on a long term basis to Family Services of Greater Vancouver (FSGV) (with CHIMO Crisis Services (CHIMO) being a permitted occupier and operator of the property – FSGV will be the lead HPI applicant and holder of the lease with the City) as an emergency shelter for homeless women and youth/children on the condition that a similar amount of funds is received through the RSCH CFP for 2007/2009 HPI; and
2. Convey to the Greater Vancouver Regional Steering Committee on Homelessness written confirmation of Council's support for the Richmond Youth Services Association submission under the 2007/2009 Homelessness Partnership Initiative with the aim of developing a sustainable youth homeless housing model for the future.

Findings Of Fact

The HPS is a program funded by the Government of Canada, having \$269,900,000 of funding being provided nationally over two years (2007-2009) with the aim of preventing and reducing homelessness.

A total of \$12,000,000 is available for the entire GVRD, of which \$7,000,000 is for capital projects and \$5,000,000 is for service projects.

To be considered for funding under HPS, CFP submissions must meet all of the following criteria:

- The submission must meet one of the objectives of the HPS and one of the target areas of the HPI;
- Funding activity must be complete on or before March 31, 2009;

- The proposal must address one of the six priorities that the RSCH identified in the CFP; and
- The type of project or activity being proposed must be consistent with the Regional Homelessness Plan (*3 Ways Home*, updated November 2003).

See **Attachment 1** for more details.

Human Resources and Social Development Canada (HRSDC) will conduct a due diligence review of the submissions and ultimately be responsible for the allocation of HPS funds.

Capital projects

Capital projects will involve the purchase of land or a building, or contribute to a capital project currently in the development phase (pre-construction), or add new components to a project that is either completed or under construction.

The eligibility criteria for a capital project are:

- The proponent must provide written confirmation of municipal development and licensing approvals, if applicable, under application;
- The proponent must demonstrate that with the requested HPI contribution, the project has 100% capital financing in place; and
- Ongoing operational funding must be in place at the time of the application and written confirmation from funders must be provided.

Service projects

Service projects may be an enhancement of existing programs and services currently available to Richmond, a new project developed in response to the CFP or a continuation or enhancement of a project currently receiving HPI funding.

The eligibility criteria for a service project are:

- The proponent must demonstrate that with the requested HPI contribution, the project has 100% operational funding in place;
- The proponent must provide written confirmation from funding partners; and
- The proponent must provide a sustainability plan or exit strategy.

Project costs in whole or in part that are eligible for funding under HPI include:

- Planning and assessment activities;
- Administration costs; and
- General costs, such as capital costs, supplies and equipment required to carry out an approved project, and costs of support activities and services.

HPI funding will not cover 100% of project costs. All new and existing projects must have long-term partnerships in place. Other eligible contributing partners could include provincial and local governments, local health authorities, and private foundations or corporations.

Joint submissions, partnerships and coalitions are encouraged. In this case, one applicant must be prepared to take legal responsibility for the relationship with HRSDC as set out in the contribution agreement.

Analysis

Prospective Applicants

Staff have contacted the following agencies (who have previously approached the City with potential projects for the homeless) regarding the possibility of their submitting a proposal under this CFP:

- Family Services of Greater Vancouver (FSGV)
 - are interested in developing an emergency shelter for homeless women and youth/children (e.g. a capital project involving 10 beds which the City and HRSDC would fund to purchase and upgrade)
 - FSGV will partner with CHIMO to manage this facility, which is estimated to have an annual operating budget of \$500,000, which costs will be borne by FSGV and CHIMO
- Richmond Youth Services Agency (RYSA)
 - given the timelines and funding requirements, RYSA has decided that they can not apply under the current CFP for capital funding (they do plan to apply should another CFP be issued in the future)
 - are submitting a proposal for service funding for a Housing/Community Development position to develop a sustainable proposal for transitional youth housing and will require a letter of support from the City
- Turning Point
 - are submitting a proposal to assist with their proposed substance abuse and addiction recovery facility on Ash Street which would provide 40 patient beds
 - this proposal requires rezoning and has not been considered or approved by the City
- Richmond Health Services(RHS)
 - are considering submitting a proposal by themselves for an addictions/ mental health group home involving 10 or less beds
 - RHS have indicated that they may have their own funding to purchase a house (this use would have to comply with the City's single-family residential zoning and group home protocol/policy)

- Salvation Army (Richmond) - waiting for headquarters approval before proceeding
- Canadian Mental Health Association (CMHA) Pathways - are not submitting a proposal
- Richmond Women's Resource Centre (RWRC) - considered submitting but currently lack organizational capacity to submit proposal; will play advisory role to FSGV/CHIMO application

FSGV Proposal

Of all these agencies and potential projects, the proposal from FSGV and CHIMO for a homeless shelter for women and youth/children is the only one that has asked for the City's financial participation and is ready to make the necessary operational commitments and respond to the CFP for capital funding (**Attachment 2**). While their letter indicates that, as part of the HPI proposal, they are seeking ongoing City contributions toward maintenance and repair, this report specifically deals with the initial capital outlay only. That is, staff have informed FSGV that there are no representations being made by staff to FSGV as to funding beyond the capital amount noted later in this report. Any additional funding that may be requested by FSGV in the future will be brought forward to Council at such time.

As part of the preparation of the recently adopted *Richmond Affordable Housing Strategy* the following existing gaps were identified by the various stakeholders:

1. Emergency housing for the homeless, with the highest priority being directed to women and youth;
2. Detox beds for adults and youth;
3. Housing for those with a mental illness;
4. Adaptable and accessible housing for seniors and those with disabilities;
5. Housing for low income families; and
6. Live/work space for artists and others.

The proposal from FSGV and CHIMO clearly falls within the needs identified in the *Richmond Homelessness Needs Assessment and Strategy* and the *Richmond Affordable Housing Strategy*.

Rather than construct a new purpose-built facility, the proposal is to purchase a suitable property and renovate an existing building on the site at a cost of up to \$950,000. Of the total, the City would pay 50% of the costs to purchase the property and upgrade the building to a maximum total City contribution of \$475,000, plus minor acquisition costs, for a homeless shelter for women and youth/children. The remaining 50% of the costs up to \$475,000 to purchase and upgrade this building would come from HRSDC under the CFP for HPI funds. Not only would this take advantage of funding currently available, it would also be substantially less costly than building a new purpose-built facility. The only locational criteria for the proposed facility would be that it be near transit and preferably be located near shopping and school services. This use may not require rezoning and is not considered a group home. Staff note that the proposed use

could be located in a single family neighbourhood as single family zoning permits such a facility that has no more than 10 beds.

To meet the application deadline, a letter of support was prepared by staff and was submitted with FSGV's call to HPI (**Attachment 3**), and indicates that such support is subject to Council approval.

RYSA Proposal

RYSA is expected to submit a proposal that requests the City provide a letter of support for their endeavour. Specifically, RYSA is applying for service funding in their endeavour to create a long term plan with the aim of developing a sustainable homeless housing model for the future. The request to the City is for the general support of Council, and for the City to help facilitate future proposals that may come forward from them in the future. No City financial support is requested.

To meet the application deadline, a letter of support was prepared by staff and was submitted with RYSA's call to HPI (**Attachment 4**).

Financial Impact

FSGV Proposal

The total capital expenditure required for the FSGV and CHIMO venture of up to \$950,000 was arrived at as follows:

- Up to \$800,000 to purchase an existing improved property (including transfer fees, appraisals, inspections, etc.); and
- \$150,000 to upgrade the building to make it universally accessible, to contain 5 separate bedrooms, to upgrade existing kitchen and washroom facilities, etc.

It is proposed that \$475,000 from the City's Affordable Housing capital projects be approved to facilitate this proposal. The remaining \$475,000 would come from HRSDC if the submission for HPI funding is approved. At present, there is over \$5.1 M in approved City capital funding for affordable housing with no allocated uses (the purchase offer for Steveston Secondary School is now null and void). The building would be owned by the City but would be leased to and managed and operated by FSGV (similar to the existing arrangement with the Nova House) with CHIMO being granted rights to sublease or license space from FSGV and to assist in the operation of the facility. City staff would be responsible for the initial renovation of the building (\$150,000 proposed budget), including all planning and construction.

Staff recommend that the building purchased by the City be leased back to FSGV for no less than 20 years at a rental of \$1 per annum for the express purpose of operating the proposed emergency shelter. Renewal options of five years each are also proposed, with the complete length of lease term to be determined. An operating agreement would also be included in the leaseback. Given the leaseback at a nominal rent, staff propose that FSGV and CHIMO be responsible for all costs of operation including property taxes and all costs of maintenance and repair. Staff believe that the ongoing maintenance and repair costs of the building itself is likely in the \$3,000 to \$5,000 per annum order but could increase substantially if other non-recurring capital items are considered (periodic roof replacement, etc.). Given that as FSGV is a registered

non-profit society and a registered charitable organization and the that the City will own the property, that FSGV appears eligible for a permissive exemption from property taxes.

The HPI call indicates that if a capital project ceases operation before the end of the fifth year, then 80% of the HPI capital of \$475,000 (or \$380,000) is to be repaid to Service Canada. As the City will hold a 100% interest in the property, there would be two options available for Council decision

1. sell the 100% interest in the property in the open market and repay the \$380,000 to Service Canada and any remainder sales proceeds to the original City capital outlay to the Affordable Housing Reserve (staff believe that there will be enough equity in the property to repay Service Canada and the entire City capital outlay of \$475,000); or
2. allocate an additional amount of \$380,000 from approved capital funding for affordable housing to repay Service Canada and find an alternate user to operate a homeless shelter in the facility.

Should such a situation occur, staff would prepare a report to Council at such time for direction and approvals.

RYSA Proposal

There is no financial impact to the City from the RYSA CFP request.

Conclusion

The RSCH has issued a CFP for 2007/2009 HPI funding. At the date of this report, FSGV and CHIMO are the only organizations ready to make the necessary operational commitments to secure capital funding from the CFP and have therefore asked the City for its financial capital participation. Their proposal to operate an emergency shelter for homeless women and youth/children is a recognized need in the *Richmond Homelessness Needs Assessment and Strategy* and *Richmond Affordable Housing Strategy*.

FSGV and CHIMO have asked the City to participate in the CFP by purchasing a property and upgrading the existing building for this homeless shelter. Of the preceding costs, the City would be responsible for up to \$475,000 and the other \$475,000 of the capital project costs would come from HRSDC under the RSCH CFP for 2007/2009 HPI. It is recommended that the City commit \$475,000 from approved Affordable Housing capital projects for this purpose on the condition that the FSGV and CHIMO submission is approved by the RSCH and HRSDC. In this regard, staff recommend a 20 year leaseback (plus renewal options) and operating agreement to FSGV and CHIMO at a rental rate of \$1 per annum, which would provide that the operators would be responsible for all costs and expenses relating to the operation of the shelter plus all maintenance and repair of the facility.

Staff believe this proposal meets the criteria for a capital project, should be evaluated positively and could have a fair chance of obtaining Federal funding for Richmond.

Staff further recommend that the Council endorse the letter of support as prepared by staff for RYSA in their endeavour to receive "service funding" from the CFP for their long term planning with the aim of developing a sustainable youth homeless housing model for the future.



Robert Kates
Manager, Real Estate Services
(4212)

RK:hb

Attachment "1"

Key Points of the 2007/2009 Homelessness Partnership Initiative (HPI) Call for Proposals

The Homelessness Partnering Strategy has three broad objectives:

- Improved partnerships, particularly with provinces and territories;
- Enhanced sustainability; and
- Tangible results for the homeless population.

The HPI target areas are:

- Prevention measures;
- Emergency facilities and urgent needs services;
- Transitional, supportive & longer-term housing and services; and
- Projects aimed at improving service delivery to achieve better outcomes for homeless people.

The following priorities have been identified by the Greater Vancouver Regional Steering Committee on Homelessness (RSCH) (these priorities are not ranked):

- Supportive housing;
- Outreach services;
- Mental health and addiction services;
- Emergency sheltering facilities;
- Prevention services; and
- Improvements to service delivery.

3 Ways to Home (updated November 2003) identifies three elements to the solution to homelessness, each of which has certain regional priorities:

1. Affordable housing:

- Emergency shelters, transition houses and safe houses;
- Transitional housing;
- Supportive housing; and
- Independent affordable housing.

2. Adequate income:

- Employment assistance services and training; and
- Legislative reform to provide adequate levels of income.

3. Support services:

- Prevention services;
- Outreach services;
- Drop-in centres;
- Health services;
- Mental health services;
- Addiction treatment services; and
- Research, planning and capacity building.

The following special consideration areas have also been identified as being emphasized in the HPI CFP:

- Youth (primarily between the ages 15-29);
- Aboriginal clients; and
- Cold/Wet weather projects.

Notification of the CFP was distributed by the RSCH by e-mail to following individuals and organizations in Richmond who were identified as being involved in the provision of services and facilities to homeless and at-risk populations in the region:

- Richmond Family Place;
- Richmond Mental Health Consumer & Family Society;
- Richmond Society for Community Living;
- Richmond Youth Services Agency
- Richmond School Board; and
- Richmond Food Bank;
- Richmond Ministerial Association;
- Richmond Women's Resource Centre;
- Salvation Army, Richmond;
- SUCCESS Richmond.

The RSCH also consulted with the following groups in Richmond on June 6, 2007:

- Richmond Poverty Response Committee;
- Richmond Women's Resource Association;
- Salvation Army, Richmond;
- Turning Point Recovery Society;
- Richmond Community Services Advisory Committee;
- Richmond Gardens;
- SUCCESS Richmond;
- Family Services of Greater Vancouver; and
- Richmond Mental Health Services.

Based on this meeting, the following three items were identified as the top three priorities in Richmond for the next two years:

1. Emergency shelter for women & children;
2. Support recovery housing for women and men; and
3. Outreach for homeless.

The RSCH will review and evaluate CFP submissions, with technical assistance from housing professionals, and make recommendations for funding to HRSDC.

The review process will be divided into two steps:

1. To determine whether the submission is eligible for funding, i.e.,:
 - Meets at least one of the objectives of HPS;
 - Meets one of the target areas of the HPI;
 - Responds to one of the priorities of RSCH; and
 - Consistent with *3 Ways to Home* (updated November 2003).
2. To evaluate eligible submissions in the following key areas:
 - Proposal quality;
 - Sponsor group;
 - Meets community plan priorities;
 - Measurable and achievable outcomes;
 - Financial feasibility;
 - Location;
 - Evaluation;
 - Community contribution;
 - Youth and aboriginal context; and
 - Sustainability.



FAMILY SERVICES OF GREATER VANCOUVER

*Strengthening People,
Families & Communities*
— since 1928 —

EXECUTIVE DIRECTOR

Teri Nicholas, M.S.W. R.S.W.

August 15, 2007

City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Att: Robert Kates, Manager of Real Estate Services
Holger Burke, Development Coordinator
Lesley Sherlock, Social Planner

Re: Letter of Intent - Homelessness Partnership Initiative

Dear City of Richmond:

This letter confirms Family Services of Greater Vancouver (FSGV)'s intent to respond to the Call for Proposals for the 2007/2009 Homelessness Partnership Initiative (HPI) under the Homelessness Partnering Strategy.

In our HPI proposal, the following terms and conditions will be stated:

1. FSGV will be the lead agency for the proposal and subsequent operation of the initiative.
2. The two primary partners of FSGV for this initiative are the City of Richmond and CHIMO Crisis Services.
3. The initiative consists of the acquisition and subsequent operation of a 10-bed emergency shelter for women and their children, within the jurisdiction of Richmond, BC.
4. The City of Richmond agrees to fund 50% of the capital and renovation costs to a maximum of \$475,000 of the physical property to be acquired and also provide in-kind assistance to maintain the property, whenever possible.
5. The proposal to HPI will request funding for the remaining 50% of the capital cost and renovations of the physical property to be acquired to house the 10-bed emergency shelter.
6. The City of Richmond will purchase the said property, hold title of the property in the City's name, and lease the property to FSGV for a minimum of 20 years, with renewal options, at the rental rate of \$1 annually. The lease will also include operating agreement terms. The purchase will only be made if the HPI proposal is successful.
7. The proposal will also request 100% of the operating costs for the first 15 months of operation of the emergency shelter.
8. As mentioned in 4., the City of Richmond will provide in-kind resources to assist with any on-going alterations, modifications, repairs, etc., required to ensure the facility continues to meet the needs and requirements of the clients and of all government, health, licensing and other regulating bodies, whenever possible.



9. Since the City of Richmond will hold title of the property, the City will take on all responsibility of reimbursing the required amount of the capital costs to Service Canada (as per Service Canada capital funding guidelines), should FSGV not be able to maintain sustainable operating funding during the first 5 years of operation and have to withdraw from providing the service.
10. FSGV plans to provide, as a resource to the shelter, the support of other programs and services it already operates to enhance the services provided in the shelter.
11. FSGV will pursue on-going sustainable operational funding from relevant provincial and federal ministries, corporate, foundation and private grants and donations and any other funding sources deemed appropriate and feasible.
12. A standing advisory committee will be established to assist in the planning, on going operations and evaluation of the shelter. The committee members will include a representative(s) from the CHIMO, Richmond Women's Resource Centre, FSGV (including a Richmond resident member of the current FSGV Board of Directors), representatives of other relevant Richmond social service providers, and any other members deemed necessary by the committee and reflected in the committee terms of reference.
13. CHIMO, as a primary partner in the initiative, plans to assist in the securing of future operational funding, provide referrals to the shelter, and provide other support programs for clients as deemed appropriate and necessary.
14. FSGV will make available all of the organization's experience, leadership, professional capacity and any other existing program resources it can to enhance the success of this proposal and subsequent operation of the shelter.

The success of the HPI proposal is dependent on establishing the real and actual need of such a service in Richmond.

Over the next few days, FSGV staff will continue to gather the documentation required to substantiate future operational sustainability.

One of the statistics used will be the recent information from CHIMO, indicating that they turn away from 10 to 30 women and their children each month from the transition house (Nova House) they operate in Richmond. These women are turned away because they do not fit the mandate of Nova House, "to provide emergency housing to women and their children, who are experiencing serious physical or sexual abuse". During the month of July 2007, 25 women seeking emergency shelter were turned away from Nova House in Richmond and referred to emergency shelters in the Downtown Eastside of Vancouver and Surrey.

We, at FSGV, are very grateful for the level of financial and in-kind support the City of Richmond is contributing to this initiative. We further appreciate the timely and responsive manner in which City staff has come forth with information and advice.

We plan to contact all the prospective funders of future ongoing operations for this initiative within the next few days. These funders include MCFD, VCH and the BC Housing Authority.

These discussions will be preliminary and may be limited in nature for two main reasons. First, we anticipate that many key individuals are away on vacations and second, we will be discussing funding needs far beyond this and perhaps the next fiscal funding period. In our proposal we will be applying for HPI to fund the cost of the full 15 months of initial operations as offered.

We are so pleased that we have the organizational capacity to help make sure this much needed resource for women becomes a reality in Richmond, and that we already have an excellent and well established relationship with the funder to take this proposal to a successful conclusion.

Again, we thank the City of Richmond for their generosity and for their effective response to this significant community need. We also thank all the City employees who have already provided much needed support and assistance.

There is a great deal of work to be done before this initial stage is completed and unfortunately the work has been made more difficult because of the time of year we find ourselves in, and the fact that the completed proposal must be in by the end of the month, only a very short two and a half weeks away.

Nevertheless, we appreciate another opportunity to continue to provide meaningful services and programs for those in need in this progressive and leading City of Richmond.

Please do not hesitate to contact me, should you require clarification or any additional information.

Sincerely,



Sylvia Tremblay
Director
Family Services of Greater Vancouver
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Fax: 604-279-7108
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City of Richmond

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August 27, 2007
File: 06-2270-14/2007-Vol 01

Business & Financial Services Department
Real Estate Services
Direct Line: 604-276-4212
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email: rkates@richmond.ca

Greater Vancouver Steering Committee on Homelessness
4330 Kingsway
Burnaby, BC V5H 4G8

Dear Steering Committee Members:

Re: Homelessness Partnership Initiative – Family Services of Greater Vancouver Proposal

Purpose

This is a letter of support from the City of Richmond for the Family Services of Greater Vancouver's (FSGV) application for capital and service funding under the Homelessness Partnership Initiative (HPI) and a letter of intent for the City to assist with capital costs, subject to Council's approval at the earliest possible September meeting date.

City Support for Facility

The City of Richmond very recently adopted an Affordable Housing Strategy. The proposal from FSGV clearly falls within the various stakeholder needs that were identified within the strategy, namely "emergency housing for the homeless, with the highest priority being directed to women and youth".

Council has also endorsed a Richmond Homelessness Needs Assessment and Strategy, in which increased emergency shelter capacity, including family emergency accommodation, was identified as a high priority.

Furthermore, the Regional Steering Committee on Homelessness (RSCH) consulted the Richmond stakeholders in June 2007 and "emergency shelter for women & children" was identified by participants as one of the top three priorities in Richmond.

The addition of this facility would help Richmond to achieve its vision of being "the most appealing, livable, and well-managed community in Canada."

Strength of Proponent

As the FSGV proposal reflects both City and stakeholder priorities, and as the organization is a solid, financially viable organization with experience in operating residential services and have provided services to individuals and families in Richmond for almost 30 years, City staff are committed to supporting the FSGV application to ensure that this much needed service becomes available to Richmond residents.

FSGV will be collaborating with other Richmond-based organizations, including CHIMO and the Richmond Women's Resource Centre, in planning and operating this facility. Richmond City Council has a history of supporting these organizations in various ways, including annual City grants and the provision of land for some organizations such as for CHIMO (Nova Transition House). This collaborative approach greatly strengthens the FSGV proposal. Richmond community services have a history of effective collaborations and we are sure that this will be another example.

City Commitment and Process

As the City does not currently own property that can be used for this purpose, Council's approval of the expenditure of funds for the purchase of suitable property is required. As there were no Council meetings in August, this expenditure cannot be considered until the earliest possible date in September. Staff would like to assure you, given Richmond's commitment to addressing the needs of the homeless and providing affordable housing, that there is strong likelihood that this proposal will be approved. The RSCH will be notified immediately following Council's decision.

As the proposed shelter will have a maximum of 10 beds, and can be located in any residential neighbourhood as this number of beds fits within our current zoning regulations, the property to be purchased by the City will not require rezoning.

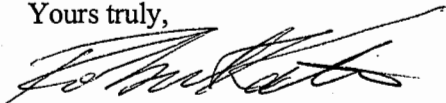
Please accept this letter as an indication of Richmond's commitment, pending Council approval, to providing as part of the FSGV proposal half of the initial capital funding required to a maximum City contribution of \$475,000 (plus ancillary closing costs) for the purchase and renovation of a suitable property that the City will then in turn lease to FSGV on a fully net basis for no less than 20 years, plus some renewal options, at a nominal rental rate, to provide emergency shelter for women and their children. The City of Richmond has set aside funds from its Affordable Housing project account, wherein there are no further regulatory funding requirements, such as capital spending bylaws, other than the aforementioned Council approval. As the funds are coming from the Affordable Housing Reserve, the use of the property acquired with these funds must be used for the purposes for which the property was acquired. As a property has not yet been identified, complete legal information required under the HPI is not yet available.

In addition, as the property is owned by the City and FSGV is a registered non-profit society and charitable organization, FSGV is eligible for a permissive exemption from property taxes should they apply and Council approve such an application.

For clarification, please call me directly at 604-276-4212.

Thank you for giving this application your highest consideration.

Yours truly,



Robert Kates
Manager, Real Estate Services

RK:ls

cc: Sylvia Tremblay, Director, FSGV
Holger Burke, Development Coordinator, Planning and Development, City of Richmond
Lesley Sherlock, Social Planner, City of Richmond



City of Richmond

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Greater Vancouver Steering Committee on Homelessness
4330 Kingsway
Burnaby, BC
V5H 4G8

Dear Steering Committee Members:

Re: Homelessness Partnership Initiative – Richmond Youth Service Agency Proposal

Purpose

This is a letter of support from the City of Richmond for the Richmond Youth Service Agency (RYSA) application for service funding under the Homelessness Partnership Initiative (HPI) to develop a sustainable and long term solution to the continuum of youth housing, subject to Council's approval of this support at the earliest possible September meeting date.

City Support for RYSA's Community Development Position

The City of Richmond very recently adopted an Affordable Housing Strategy. The proposal from RYSA with respect to its long term planning clearly falls within the various stakeholder needs that were identified within the strategy, namely "emergency housing for the homeless, with the highest priority being directed to women and youth".

Council has also endorsed a Richmond Homelessness Needs Assessment and Strategy, in which increased emergency shelter capacity, including youth emergency housing, was identified as a gap requiring attention.

Furthermore, the Regional Steering Committee on Homelessness (RSCH) consulted the Richmond stakeholders in June 2007 and an emergency shelter for youth was identified by participants as one of the top three priorities in Richmond.

Currently Richmond has no youth emergency, transitional or long-term supported housing. In a review conducted by RYSA in 2000 over 450 youth were considered homeless, which included youth couch surfing, living on the street or having no fixed address. With the expected growth in population for Richmond and increased transit access these issues are expected to continue to grow. There is a clear need for supportive housing, outreach services, emergency sheltering facilities and supports that keep our youth from becoming homeless within Richmond.

In addition to developing sustainable housing outcomes, RYSA has informed us that the project will address much needed housing support services for youth in our community. Further, prevention and outreach services will be provided during the 15 month project in support of the immediate needs in Richmond. The goals of both RYSA and the City are to respond to the housing needs within our community, to develop a sustainable response to those needs and to have a real and measurable impact on the housing health of our community both today and tomorrow.

The addition of a sustainable youth housing facility in the future would help Richmond to achieve its vision of being “the most appealing, livable, and well-managed community in Canada”, including “the best place in North America to raise children and youth”.

Strength of Proponent

As the RYSA proposal reflects both City and stakeholder priorities, City staff are committed to supporting the RYSA application to ensure that this much needed service becomes available to Richmond residents.

RYSA has dedicated itself to serving the needs of youth for over 33 years in Richmond. RYSA understands the issues and challenges faced by youth and how important housing is to their success in the short and long term. The agency has offered a number of programs for at risk youth which have included: semi independent living support, street youth outreach services, housing search services, cold wet weather shelter beds, life skill supports, employment programs, counselling, advocacy, and health services. They have extensive experience with connecting to the diverse population of youth in our community including Aboriginal people living in Richmond and have worked with the homeless youth population for many years. The programs RYSA has offered have always been high quality, innovative, supportive and designed with the needs of youth and our community.

The City has a long and valued history of working with RYSA on projects and programs that have assisted youth to achieve their full potential, and has provided City grants to support their endeavours. .

City Commitment and Process

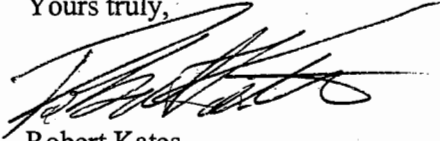
The City of Richmond supports RYSA’s proposal to work towards solutions that address the immediate and long term housing needs for youth within our community. As part of this 15 month project the City will work with RYSA and other government agencies, the community and private funders, as appropriate and as staff resources permit, to assist in the development of a sustainable 10 bed short and intermediate term facility that will offer access to day support, life skills, community connections, counselling and 24 hour supported housing.

Council endorsement of this letter of support cannot be considered until the earliest possible date in September given that there were no Council meetings in August. However, staff would like to assure you, given Richmond’s commitment to addressing the needs of youth, the homeless and providing affordable housing, that there is strong likelihood that this proposal will be supported by Council. The RSCH will be notified immediately following Council’s decision.

For clarification, please call me directly at 604-276-4212.

Thank you for giving this application your highest consideration.

Yours truly,



Robert Kates
Manager, Real Estate Services

RK:ls

cc: Sylvia Tremblay, Director, FSGV
Holger Burke, Development Coordinator, City of Richmond
Kate Sparrow, Director, Recreational & Cultural Services, City of Richmond
Lesley Sherlock, Social Planner, City of Richmond