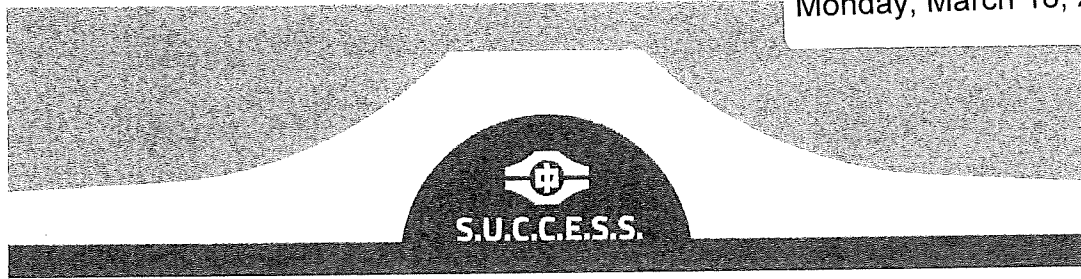


Schedule 9 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, March 18, 2024.



Planning Committee & Council
City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1



Delivered via email.
January 19, 2024

Dear Planning Committee & Council

I am writing in connection with Lansdowne Phase 1 which includes Low End of Market Rental (LEMR) units. I understand from discussions with Lansdowne Phase 1 Limited Partnership that this project is proceeding to Rezoning/ DP application.

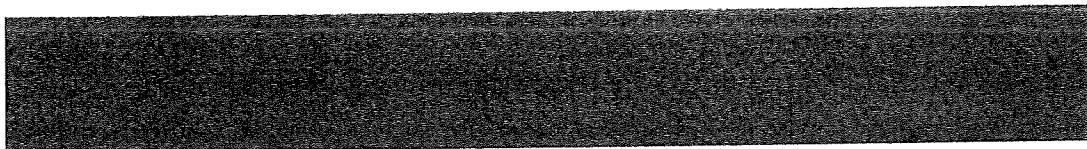
S.U.C.C.E.S.S. Partnership with Phase 1 Limited Partnership

S.U.C.C.E.S.S. and Lansdowne Phase 1 Limited Partnership had several discussions recently regarding S.U.C.C.E.S.S. operating the LEMR units in the development, upon completion of construction. Both parties have expressed interest in working with each other on this project and have signed an MOU and a LOI to formalize this partnership.

S.U.C.C.E.S.S.'s Objective and interest in the development

S.U.C.C.E.S.S. recognizes that affordable, secure, and well-maintained housing is fundamental to the community and contributes to healthier residents and communities. Affordable housing is integrally linked to other community issues such as health, recreation, and social and economic development.

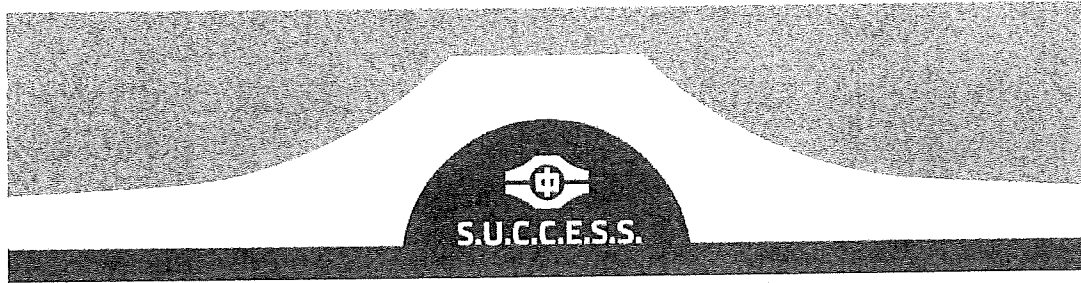
S.U.C.C.E.S.S. currently owns/operates two affordable housing buildings in Richmond with a total of 134 units. We also have MOU's with other developers to own/operate more than 200 additional units within Richmond. Adding more buildings / units within Richmond allows for a cluster of units to increase operational efficiencies and economies of scale.



PHOTOCOPIED

MAR 14 2024 *[Signature]*

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S.U.C.C.E.S.S. intends to lease and operate the LEMR units within the development. Our objective is to add affordable housing units to our portfolio for low to moderate income households. Households who live and/or work in Richmond would be prioritized given they meet all other eligibility criteria. The building will be a mix of Families and non-families.

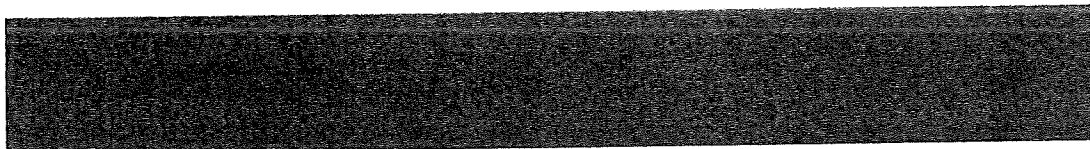
Tenant Selection

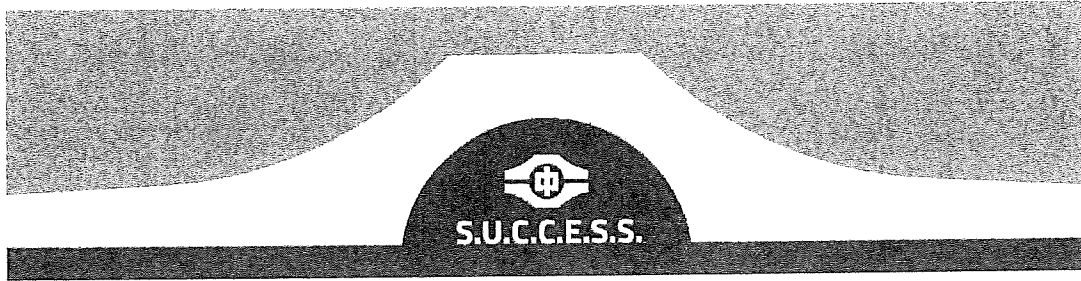
S.U.C.C.E.S.S. plans to utilize BC Housing's Housing Registry to pull resident applications as well as use S.U.C.C.E.S.S.'s waitlists for existing housing sites. Special consideration is provided to those who have completed a BC Housing supplemental application, which gives priority to those in particular circumstances of higher need. This method alone most likely fills a large percentage of vacancies. However, it is also beneficial to engage community partners, who provide one-to-one services to those who are precariously housed, under housed or homeless, for suggested suitable applicants. S.U.C.C.E.S.S. will also be working with the Lansdowne Phase 1 Limited Partnership to offer housing to eligible service workers in the adjacent Lansdowne Shopping Center

S.U.C.C.E.S.S. selects residents in a fair, equitable, non-discriminative, transparent, consistent, and accountable manner and does not discriminate against any applicant or resident by reason of race, colour, religion, national or ethnic origin, ancestry, class, sex, sexual orientation, familial status, disability, military/veteran status, source of income, age, the fact that there are children forming part of the family or any other cause prohibited by local, provincial, and federal laws. S.U.C.C.E.S.S. complies with federal and provincial laws regarding human rights and adheres to National Occupancy Standards.

Unit Mix

The proposed housing unit mix allows S.U.C.C.E.S.S. to offer housing to a wide range of households thus increasing the diversity of the building and the types of clients to be housed. We try to adhere to the National Occupancy Standards so 2-3 bed units are reserved for families and 1-bed/studios are for seniors and households with no children.





Programming and Services

S.U.C.C.E.S.S. has a model for independent housing that also promotes community building. There will be programs in the building to engage tenants and build community. These programs will be determined and developed based on the need of the building after occupancy.

Please let me know if you require any further information.

Regards

A handwritten signature in black ink, appearing to read 'Ahmed Omran', is written over a horizontal line.

Ahmed Omran

Director, Community Real Estate and Asset Management

