



Orwell Non-Market Housing

Presentation to NVCAN on November 21, 2019

Note: The proposed design and associated numbers have not yet been finalized and are still subject to change.
Public engagement is planned to commence in January 2020.

Hello
my name is

Please share your:

- Name
- The Community Association you represent

AGENDA

Introductions	7:00 – 7:10 p.m.
Presentation: Overview of project plans and timeline	7:10 – 7:25
Q+A	7:25 – 8:00
Discuss concerns and perceptions about the project	8:00 – 8:15
Discuss how NVCAN wants to be engaged	8:15 – 8:25
Discuss recommendations for community engagement	8:25 – 8:35
Wrap up and next steps	8:35 – 8:45 p.m.

Project Partners

LAND



BC HOUSING

FUNDING

BUILDING
OWNER
OPERATOR



SELECTING
TENANTS
FOR 20 UNITS

Project Partners



- 30-year history operating non-profit, non-market housing in the Lower Mainland
- 23 buildings, over 500 units
- Group homes, townhomes, apartment buildings



- Providing social services on the North Shore since 2004
- Serving families, seniors, youth
- Addressing poverty, homelessness and housing instability

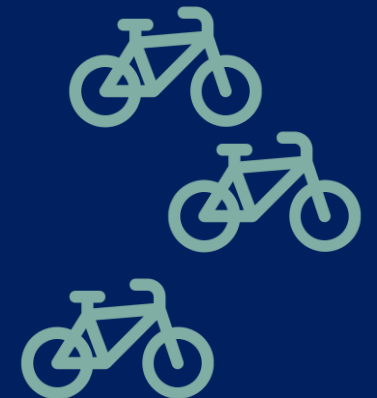


What do we mean by non-market housing?

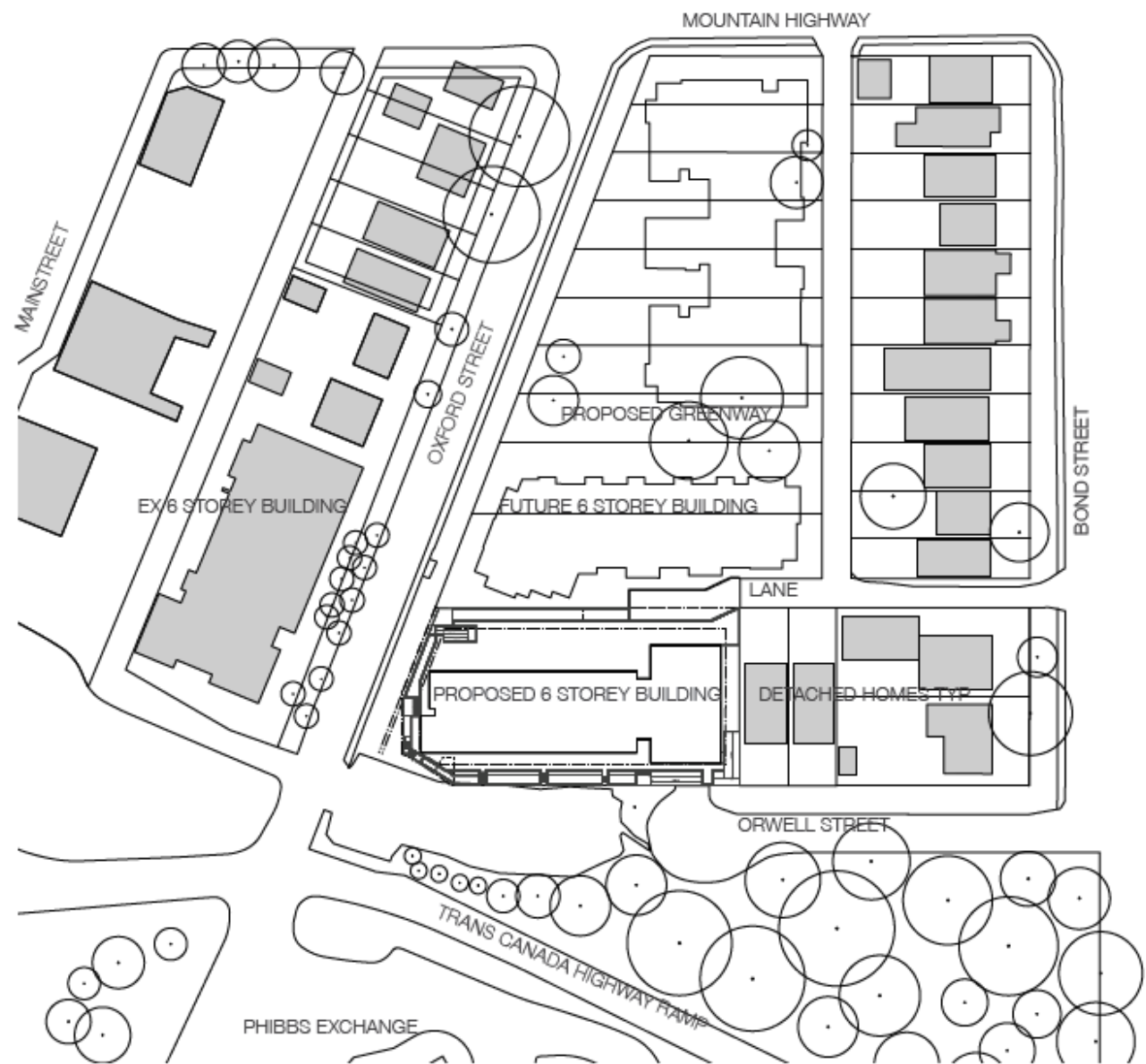
- **All units rented at below-market rents**
- Some units will be far below market (for people on social assistance)
- Some for working low-to-moderate income earners
- Some for moderate earners

Orwell building by the numbers

- 6 storeys
- 90 units
 - 52 one-bedroom
 - 27 two-bedroom
 - 11 three-bedroom
- ~71 parking stalls
- 100+ bicycle stalls



DESIGN PROPOSAL
CONTEXT PLAN



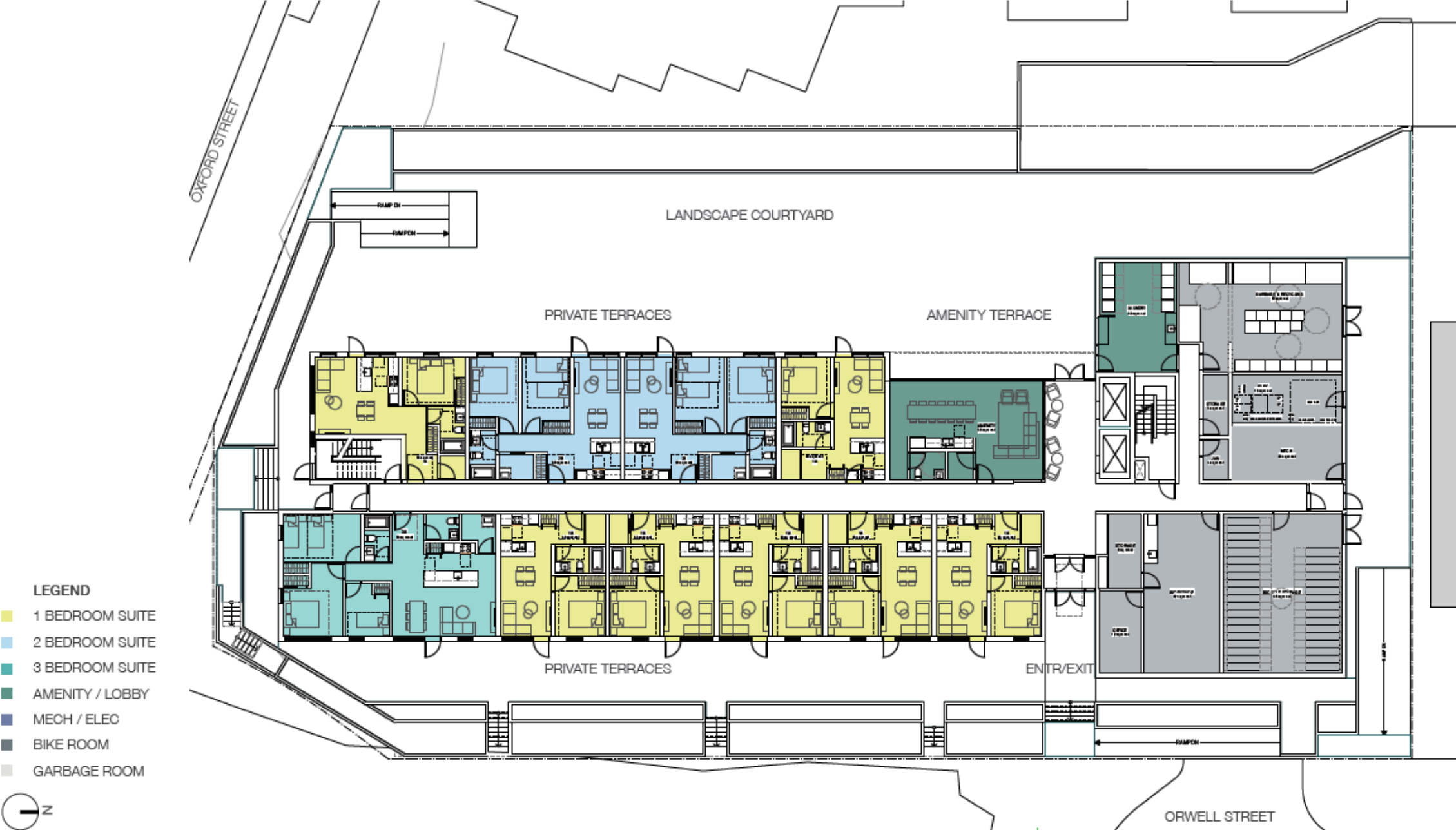
DESIGN PROPOSAL

BALCONY EXPRESSIONS



EAST ELEVATION

DESIGN PROPOSAL
GROUND FLOOR PLAN



Project Milestones

- Community engagement – January-February 2020
- Submit detailed application to District – April 2020
 - District review and approval process

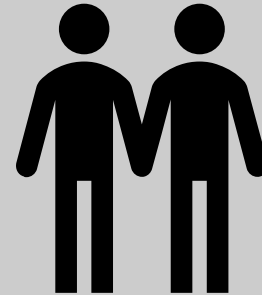
If approved:

- Construction start – Spring 2021
- Occupancy – Fall 2022



Who would live at Orwell?

- **Priority to people living and/or working on North Shore**
- Diverse mix of:
 - Singles
 - Couples
 - Families
- All ages – children to seniors
- 20 units for clients of Hollyburn



Rent Amounts

Three different rent levels / calculations:

- Rent levels and maximum incomes set by BC Housing
- Numbers provided are 2019 levels – these will change by the time the building would open in 2022

1. 18 units = shelter rates

- \$375 - \$660 / month
- Variable rate based on family size

Rent Amounts

Three different rent levels / calculations:

2. 45 units = below housing income limits
 - Rent = 30% of income
3. 27 units = below-market rents
 - Maximum income levels to qualify – i.e. not eligible for building if household income is above \$104,440
 - Rent amounts range from \$1,650 to \$2,450 / month – based on unit size

Tenant example 1: Melissa



- Melissa is a single mother with a 5-year-old son

- Currently on social assistance
 - Would rent at shelter rate of \$570/month for a 2-bedroom



- In school to obtain care aide diploma
 - Once she gets diploma and a job, her rent would be calculated based on income
 - Rent = 30% of income
 - If she makes \$35,000 / year, her monthly rent would be \$875



Tenant example 2: Inesa



- Inesa is a retired teacher
- She is living on pension income of \$49,540 / year
- She would pay \$1,238.50 / month for a 1-bedroom unit
- Rent = 30% of income

Tenant example 3: Rahman & Rebecca

- Rahman and Rebecca have 2 children, ages 12 and 14
- Rahman makes \$40,000 / year and Rebecca makes \$60,000
- Combined income = \$100,000
- They would rent a 3-bedroom unit for \$2,450 / month
- Below-market rent



Questions?



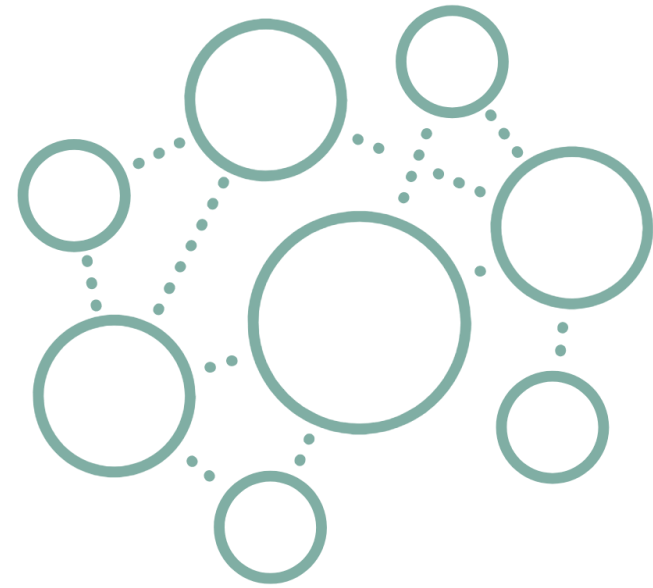
Concerns & Perceptions

- Do you have any specific concerns about the project?
- How do you think the project will be perceived by the North Van community?



Engaging NVCAN

- What are the best ways to share information with you moving forward?
- How do you want to be engaged?



Community Engagement

- What is your advice to us about how to engage the community on this project?
- Who needs to be engaged?
- Are there any specific engagement activities or approaches that would be effective?
- How can we make sure the engagement is meaningful?





Thank you for your participation!