

RE: For review: BCH media request: 333 East Pender

From Thomson, John OHCS:EX s.15
:

To: Butler, Liam GCPE:EX, May, Cheryl OHCS:EX
Cc: Harper, Aimee GCPE:EX, Schollen, Tasha GCPE:EX, Papadopoulos, Nikki OHCS:EX
Sent: April 13, 2021 1:11:40 PM PDT

Looks good to me. Understand this is consistent with previous messaging.

John Thomson | Executive Director
Housing Policy Branch
Office: 236.478.2318

From: Butler, Liam GCPE:EX <Liam.Butler@gov.bc.ca>
Sent: April 13, 2021 12:58 PM
To: May, Cheryl OHCS:EX <Cheryl.May@gov.bc.ca>; Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>
Cc: Harper, Aimee GCPE:EX <Aimee.Harper@gov.bc.ca>; Schollen, Tasha GCPE:EX <Tasha.Schollen@gov.bc.ca>; Papadopoulos, Nikki OHCS:EX <Nikki.Papadopoulos@gov.bc.ca>
Subject: For review: BCH media request: 333 East Pender

Hi Cheryl and John,

Please see the below response on East Pender St. for your review. We are checking in with BCH on the long-term plan for this building but given the tight deadline and basic request, I think a high level response works for this one.

Please let me know if you have any concerns.

Thank you,

Reporter:
Otto Tang
Senior Reporter | Omni News
Otto.Tang@rci.rogers.com

Deadline: Tuesday, April 13, 3:30 pm

Request:

I know that the Vancouver Grace Seniors Home which located at 333 East Pender St. will be torn down, the seniors need to move out before the end of May this year, but I also heard that you can let the seniors to stay, can I arrange an interview with your spokesperson to get some details, zoom interview will be fine, hope to hear from you soon.

Background:
BCH does not have anyone available for an interview.

Recommendation – BCH to provide background

BC Housing is both frustrated and disappointed to learn about this situation. The treatment of 333 East Pender residents by the current owner does not meet the expectations BC Housing sets for tenant notification and relocation.

Lu'ma Native Housing Society is purchasing this property and has led the negotiations, which occurred prior to BC Housing's involvement. While we are not able to comment on the details of those negotiations, we are committed to working with Lu'ma Native Housing Society to ensure residents can remain for as long as required until an appropriate option is identified with continuing access to services, including daily meals. BC Housing and Lu'ma are

also working with the BC Non-Profit Housing Association (BCNPHA) to connect residents who would like to move to housing at other non-profit providers, if they choose. In the coming days, Lu'ma will be contacting residents to learn more about their preferences.

Liam Butler | Senior Public Affairs Officer
Government Communications and Public Engagement
Ministry of Attorney General and Responsible for Housing
778 584-2433
he, him

Re: Grace Manor, 333 Pender (Vancouver) - Tenant Letter

From: Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>
To: Chu, Timothy GCPE:EX
Cc: May, Cheryl OHCS:EX
Sent: April 16, 2021 8:07:16 PM PDT

Hi Tim -

No further comment on the letter. So from comments below, s.13; s.16
s.13; s.16

s.13; s.16

John Thomson
ED Housing Policy
250.812.1915

Sent from my iPhone.

On Apr 16, 2021, at 19:57, Chu, Timothy GCPE:EX <Timothy.Chu@gov.bc.ca> wrote:

Sorry, forgot to attach.

Yep, very, very fair questions. Turns out Lu'ma asked the owner for the list but was not provided one. However, based on incoming correspondence to BCH, they have identified 6 people who they think lives at Grace's and will be sharing this letter.

I agree with your concerns about the appearance of this being a joint letter. s.13; s.16

s.13; s.16

requests, s.13; s.16

s.13; s.16

Similar to media

On Apr 16, 2021, at 7:38 PM, Thomson, John OHCS:EX
<John.Thomson@gov.bc.ca> wrote:

Hi Tim -

I do not feel like I have a full enough picture on this to provide any further thoughts. s.13; s.16

s.13; s.16

The letter was not attached so I am not sure what it says.

John Thomson
ED Housing Policy

250.812.1915
Sent from my iPhone.

On Apr 16, 2021, at 18:16, Chu, Timothy GCPE:EX
<Timothy.Chu@gov.bc.ca> wrote:

Hey folks,

Just got the letter and I sent the following back to BCH.

Let me know if you have any other thoughts and I'll pipe it in to them too.

s.13; s.16; s.17

I've also flagged this for the MO.

Cheers,

T

From: Chu, Timothy GCPE:EX
Sent: April 16, 2021 6:12 PM
To: XT:Randall, Roberta GCPE:IN <rrandall@bchousing.org>; Harbord, Darren GCPE:EX <Darren.Harbord@gov.bc.ca>
Cc: XT:Goldvine, Sara GCPE:IN <sgoldvine@bchousing.org>; XT:Matthews, Laura GCPE:IN <lmathews@bchousing.org>; XT:Michaud, Deneka GCPE:IN <dmichaud@bchousing.org>
Subject: RE: Grace Manor, 333 Pender (Vancouver) - Tenant Letter

Hey Roberta,

Is this going out tonight? I thought it was just going to be a Lu'ma letter.^{s.13}
s.13

I also think this line needs to be stronger:
"In response, BC Housing and Lu'ma are taking immediate steps to support tenants at 333 East Pender and will ensure tenants can remain in their homes until appropriate options are identified."

To align with what we've said in the media that the tenants can stay for as long as they want, if they so choose.^{s.13}
s.13

Cheers,

T

From: Roberta Randall <RRandall@bchousing.org>
Sent: April 16, 2021 6:07 PM

To: Chu, Timothy GCPE:EX <Timothy.Chu@gov.bc.ca>; Harbord, Darren GCPE:EX <Darren.Harbord@gov.bc.ca>

Cc: XT:Goldvine, Sara GCPE:IN <sgoldvine@bchousing.org>; XT:Matthews, Laura GCPE:IN <lmathews@bchousing.org>; XT:Michaud, Deneka GCPE:IN <dmichaud@bchousing.org>

Subject: Grace Manor, 333 Pender (Vancouver) - Tenant Letter

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Tim and Darren,

Please find attached for your information a joint letter from BCH and Lu'ma to tenants at 333 Pender St. in Vancouver. As you are aware, we do not have a direct way to reach out to existing tenants living at Grace Manor. We have about a half dozen people who have reached out to us. The plan is to send the attached letter through the Community Relations inbox to those individuals and to ask people to share the letter with their families and other tenants in the building. Translated version likely will not come until Tuesday now.

Please don't hesitate to let me know if you have any questions. Have a fabulous weekend.

Regards,

Roberta Randall (she/her)

Manager, Community & Tenant Affairs | Communications Branch
Office: 604-439-4734 | Mobile: 604-992-3305 |
rrandall@bchousing.org | www.bchousing.org
1701 - 4555 Kingsway, Burnaby, BC V5H 4V8 Canada

I would like to gratefully acknowledge that BC Housing is located on the traditional and unceded territory of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłilwətaʔt (Tsleil-Waututh) peoples.

<image001.jpg>

<cidA9623CAE-3DDB-4E2E-AC4E-1124C35462B8.pdf>

<cidA9623CAE-3DDB-4E2E-AC4E-1124C35462B8.pdf>

RE: Grace Manor

From: Thomson, John OHCS:EX^{s.15}
s.15
To: Elder, Kathy A OHCS:EX
Sent: April 19, 2021 2:11:23 PM PDT

Are you advising Tim?

John Thomson | Executive Director
Housing Policy Branch
Office: 236.478.2318

From: Elder, Kathy A OHCS:EX <Kathy.Elder@gov.bc.ca>
Sent: April 19, 2021 11:59 AM
To: May, Cheryl OHCS:EX <Cheryl.May@gov.bc.ca>
Cc: Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>
Subject: RE: Grace Manor

Hi there
Neither Policy or CEU have heard of this situation.
We have no current disputes for this address.
I have operations looking into whether we have any e-mails.

My guess at the moment is that it is not accurate (we are not involved at this point)

I did receive the attached e-mail yesterday (copied to minister and others, so you probably have seen it)

Will confirm soon if we know of any RTB involvement.

Thanks
<< Message: re: Grace Seniors Home Violation of Human Rights >>
Kathy

From: May, Cheryl OHCS:EX <Cheryl.May@gov.bc.ca>
Sent: April 19, 2021 8:52 AM
To: Elder, Kathy A OHCS:EX <Kathy.Elder@gov.bc.ca>
Subject: Grace Manor

Hi Kathy

Do you know if RTB has been engaged around Grace Manor? This is the Vancouver building for Chinese seniors that Lu'ma Housing is in the process of purchasing (vacant possession) with Federal funding. There has been quite a bit of media coverage due to concerns about the future of seniors currently residing there. In my media briefing this morning, Tim noted that there was a meeting this week of all the players and the list included RTB. I'd like to know if we are hooked in and if a determination has been made about whether it is a residential tenancy or whether it is assisted living?

Thanks,
Cheryl

FW: 333 East Pender - Statement

From: Thomson, John OHCS:EX^{s.15}
s.15 :
To: Elder, Kathy A OHCS:EX (Kathy.Elder@gov.bc.ca), Blewett, Tyann M OHCS:EX
Sent: April 21, 2021 1:44:59 PM PDT
Attachments: 333 East Pender - Statement.docx
Hi –

Need your help providing comments on paragraph 3 please. They want to announce tomorrow.

John Thomson | Executive Director
Housing Policy Branch
Office: 236.478.2318

From: Harbord, Darren GCPE:EX <Darren.Harbord@gov.bc.ca>
Sent: April 21, 2021 1:21 PM
To: May, Cheryl OHCS:EX <Cheryl.May@gov.bc.ca>; Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>
Subject: 333 East Pender - Statement

Hi there, we'll be turning the attached draft statement from BCH into an AG statement regarding 333 E. Pender.

Can someone take a look at my question in the attached – not sure if that piece should be included.

Thanks

Darren Harbord | Senior Public Affairs Officer
Government Communications and Public Engagement
Ministry of Attorney General and Responsible for Housing
Cell: 250 882-8518

Full statement read to media – April 22 or 23, 2021

Announcement plan:

Media avail with MDE – Date, Time

MDE reads statement

MDE takes questions

DRAFT

The residents of Vancouver Grace Seniors Home and their families have been treated unfairly. They were informed by their current landlord that within weeks they would need to find new places to live. It is heartbreaking and unacceptable that such stress has been placed upon them. The Province of BC and BC Housing are truly sorry for the stress and anxiety these seniors and their families have faced.

To ensure that residents can stay in their homes at 333 East Pender Street and continue to receive the cultural supports they need, the Province, through BC Housing, is buying the building. By placing Vancouver Grace Seniors Home into BC Housing's ownership, the building will be preserved as a seniors' housing facility with Cantonese cultural supports. S.U.C.C.E.S.S will operate the building, with annual funding from BC Housing. More details will be shared with residents and their families over the coming weeks.

The Province is committed to making sure a situation similar to this does not happen again. The fact that seniors could be evicted like this is not right. **s.13**

s.13

s.13

Additionally, prior to BC Housing's involvement in building purchases, they will make sure that if there are current tenants in a building that they see the potential relocation plan first prior to committing funds. This will enable BC Housing to understand the needs of current residents and make sure they are cared for.

The Province of BC has made it a priority to provide housing for those in need. Taking housing away from the seniors at Vancouver Grace Seniors Home was not acceptable and does not align with our mandate and beliefs as a government. We are happy that everyone can stay in the comfort of their homes and continue to live with the supports they need.

NOTE:

Questions about Lu'ma and RHI don't need to be in this statement, but can be provided answered through media questions.

333 East Pender - Statement

From: Thomson, John OHCS:EX s.15
s.15

To: Harbord, Darren GCPE:EX

Cc: May, Cheryl OHCS:EX (Cheryl.May@gov.bc.ca)

Sent: April 21, 2021 1:54:31 PM PDT

Attachments: 333 East Pender - Statement.docx

Hi Darren –

I have made revisions and comments in the document. I will be speaking with RTB at 2:30 on your specific question,
s.13

However, wanted to get you these other comments for your consideration as you may have follow-up questions.

John

Full statement read to media – April 22 or 23, 2021

Announcement plan:

Media avail with MDE – Date, Time

MDE reads statement

MDE takes questions

DRAFT

The residents of Vancouver Grace Seniors Home and their families have been treated unfairly. They were informed by their current landlord that within weeks they would need to find new places to live. It is heartbreaking and unacceptable that such stress has been placed upon them. The Province of BC and BC Housing are truly sorry for the stress and anxiety these seniors and their families have faced.

To ensure that residents can stay in their homes at 333 East Pender Street and continue to receive the cultural supports they need, the Province, through BC Housing, is buying the building. By placing Vancouver Grace Seniors Home into BC Housing's ownership, the building will be preserved upgraded and operated as a seniors' housing facility with Cantonese cultural supports. S.U.C.C.E.S.S will operate the building, with annual funding from BC Housing. More details will be shared with residents and their families over the coming weeks.

The Province is committed to making sure a situation similar to this does not happen again. The fact that seniors could be evicted like this is not right. s.13

s.13

s.13 When looking to support a s.13 -building purchases, s.13
s.13 BC Housing makes sure that s.13 there is an acceptable relocation plan for the current tenants
s.13 prior to committing funds. s.13
s.13

The Province of BC has made it a priority to provide housing for those in need. Taking housing away from the seniors at Vancouver Grace Seniors Home was not acceptable and does not align with our mandate and beliefs as a government. We are happy that everyone can stay in the comfort of their homes and continue to live with the supports they need.

NOTE:

Questions about Lu'ma and RHI don't need to be in this statement, but can be provided answered through media questions.

Commented [TJO1]: s.13: s.16
s.13; s.16

'We' are disappointed in the situation and empathize with the stress and anxiety these seniors and their families have faced.

Commented [TJO2]: s.13
s.13

Commented [TJO4R4]: See above. Will have an answer this afternoon.

FW: FOR REVIEW -- drafts for 333 East Pender -- April 23

From: Rabinovitch, Hannah R OHCS:EX s.15
s.15

To: Low, Susan OHCS:EX
Sent: April 22, 2021 2:03:21 PM PDT
Attachments: QA _Grace Seniors Home _April _22 _21 _DRAFT.docx, STM _Grace Seniors Home _April _22 _21 _DRAFT.docx

FYI -

From: Harbord, Darren GCPE:EX <Darren.Harbord@gov.bc.ca>

Sent: April 22, 2021 10:51 AM

To: Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>

Cc: Ramsay, Launa P OHCS:EX <Launa.Ramsay@gov.bc.ca>; Kelly, Avery OHCS:EX <Avery.Kelly@gov.bc.ca>; Rabinovitch, Hannah R OHCS:EX <Hannah.Rabinovitch@gov.bc.ca>; Schollen, Tasha GCPE:EX <Tasha.Schollen@gov.bc.ca>

Subject: FOR REVIEW -- drafts for 333 East Pender -- April 23

Hi John, for review, please see the attached draft AG statement and QA for the purchase of 333 East Pender. The statement is scheduled to go out tomorrow morning at 11.

Thanks

Darren Harbord | Senior Public Affairs Officer
Government Communications and Public Engagement
Ministry of Attorney General and Responsible for Housing
Cell: 250 882-8518

CONFIDENTIAL ADVICE – APRIL 22, 2021 (DRAFT)

**Purchase of Grace Seniors Home
333 East Pender Street, Vancouver
Questions & Answers**

Key messages:

- The residents of Grace Seniors Home and their families have been treated unfairly.
- It was unacceptable and disappointing that the current landlord intended for the residents to move out so abruptly.
- To ensure that residents of Vancouver Grace Seniors Home can stay in their homes and continue to receive the cultural supports they need, the Province, through BC Housing, is buying the building.
- By doing so, building will be upgraded and operated as a seniors' housing facility with Cantonese cultural supports.
- S.U.C.C.E.S.S. will operate the building, starting on June 15, 2021.
- With this purchase, everyone can stay in the comfort of their homes and continue to live with the supports they need.

1. What are you announcing?

- BC Housing is buying Grace Seniors Home at 333 East Pender Street in Vancouver.
- This means that the building will remain as it is now – a seniors facility with culturally-appropriate supports for the residents – and that no one needs to move.
- BC Housing will take ownership of the building on June 15, 2021.
- S.U.C.C.E.S.S. will operate the building, with annual funding from the Province.

2. How much funding is the Province providing?

- The Province is spending \$17 million to purchase the building.
- The Province will also spend \$3.6 million on renovations, which are badly needed.
- Annual operating funding will also be provided. The exact amount will be determined once tenant needs are assessed by S.U.C.C.E.S.S. and an operating agreement is in place.

3. Is this the same price that Luma was going to pay?

- TBC by BC Housing

4. Is CMHC no longer contributing funds?

- CMHC will not be contributing funding towards the purchase of this property. The Province will be funding this purchase in its entirety.
- CMHC will continue to support housing for those experiencing homelessness by working with BC Housing and Lu'ma to identify a different property to purchase.
- All three parties are committed to make sure the new location will be a good fit for its intended use as future supportive housing.

CONFIDENTIAL ADVICE – APRIL 22, 2021 (DRAFT)

5. Does this mean Lu'ma no longer will be getting a new building to support people experiencing homelessness?

- I want to thank Lu'ma Native Housing Society for agreeing to transfer the purchase to the Province. As soon as they were made aware that residents may be without a home, they were committed to working with us on finding solutions.
- There is immediate need for supportive housing for those experiencing homelessness. Lu'ma will be working with BC Housing and CMHC to identify a different property to purchase to provide homes for Indigenous peoples experiencing homelessness.
- All three parties are committed to make sure the new location will be a good fit for its intended use as future supportive housing.
- Lu'ma has significant experience supporting those facing homelessness, in particular offering culturally appropriate supports for Indigenous peoples. We look forward to continuing to work with Lu'ma on a new supportive housing location.

6. Why did the Province get involved in this deal in the first place, knowing that Chinese seniors would be out on the street?

- The current owner had been working to sell the property for quite some time, knowing that the current residents would likely need to leave.
- We are grateful that it was purchased by a non-profit because it was at risk of being purchased by investors, speculators or developers.
- While Lu'ma and BC Housing were aware that there were current residents in the building, they were advised that a thorough tenant relocation plan was in place.
- This was not the case and it's unacceptable that such stress has been placed upon seniors and their families.

7. Will there be any changes to the operations of the building that will impact the tenants?

- While we are just beginning discussions with S.U.C.C.E.S.S. regarding operations, we can assure residents that the building will remain as a seniors' home for Chinese residents with cultural supports.
- S.U.C.C.E.S.S. will be reaching out to residents individually to better understand their specific needs.

8. Will the current staff at the building remain?

- We want to make sure that residents are cared for. To ensure ongoing care, we will be connecting with the staff about their continued work in the facility.

-END-

STATEMENT

For Immediate Release
[release number]
April 23, 2021

Ministry of Attorney General and
Responsible for Housing

Minister's statement on Grace Seniors Home in Vancouver

VANCOUVER – David Eby, Attorney General and Minister Responsible for Housing, has released the following statement regarding Grace Seniors Home at 333 East Pender St. in Vancouver:

“To ensure that the residents of Grace Seniors Home can stay in their homes and continue to receive the cultural supports they need, the Province, through BC Housing, is buying the building at 333 East Pender St. These seniors are reliant on the immediate community, as well as each other, for their health and well-being.

“The building will be upgraded and operated as a seniors’ housing facility with Cantonese cultural supports. S.U.C.C.E.S.S. will operate the building, starting on June 15, 2021. More details will be shared with residents and their families over the coming weeks.

“I want to thank Lu'ma Native Housing Society for agreeing to transfer the purchase to the Province. I also want to thank Canada Mortgage and Housing Corporation for reassigning the Rapid Housing Initiative funding to purchase another building in the community for Indigenous peoples experiencing homelessness.

“The Province has made it a priority to provide housing for those in need and I am confident that this purchase will be a welcome solution for everyone, especially the seniors living at Grace Seniors Home.

“With this purchase, everyone can stay in the comfort of their homes and continue to live with the supports they need.”

Contact:

Ministry of Attorney General and Responsible
for Housing
Media Relations
778 678-1572

FW: FYI - final statement for Grace Seniors Home

From: Thomson, John OHCS:EX s.15
s.15
To: Jacob MAH:EX Helliwell (Jacob.Helliwell@gov.bc.ca)
Cc: Fouwaaz, Sara MAH:EX (Sara.Fouwaaz@gov.bc.ca)
Sent: April 23, 2021 9:46:58 AM PDT
Attachments: 2021AG0050-000759.pdf

FYI, here's the statement going out at 11. Purchased with SHF capital. Renos were forecasted already.

John Thomson | Executive Director
Housing Policy Branch
Office: 236.478.2318

-----Original Message-----

From: Harbord, Darren GCPE:EX <Darren.Harbord@gov.bc.ca>
Sent: April 23, 2021 9:40 AM
To: May, Cheryl OHCS:EX <Cheryl.May@gov.bc.ca>; Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>; Kelly, Avery OHCS:EX <Avery.Kelly@gov.bc.ca>; Rabinovitch, Hannah R OHCS:EX <Hannah.Rabinovitch@gov.bc.ca>
Cc: Chu, Timothy GCPE:EX <Timothy.Chu@gov.bc.ca>; Schollen, Tasha GCPE:EX <Tasha.Schollen@gov.bc.ca>; Butler, Liam GCPE:EX <Liam.Butler@gov.bc.ca>; Harper, Aimee GCPE:EX <Aimee.Harper@gov.bc.ca>
Subject: FYI - final statement for Grace Seniors Home

FYI, attached is the final statement, going out at 11 a.m., for the purchase of Grace Seniors Home.

Thanks
Darren

STATEMENT

For Immediate Release
2021AG0050-000759
April 23, 2021

Ministry of Attorney General
and Responsible for Housing

Statement on Grace Seniors Home

VANCOUVER – David Eby, Attorney General and Minister Responsible for Housing, and Melanie Mark, MLA for Vancouver-Mount Pleasant, have released the following statement regarding Grace Seniors Home at 333 East Pender St. in Vancouver:

“This has been a difficult time for the seniors at Grace Seniors Home. We understand the owner of Grace Seniors Home had been working to sell the property for quite some time. This put the housing of the vulnerable residents there at risk. I’m very grateful to Lu’ma Native Housing Society for working with Canada Mortgage and Housing Corporation (CMHC) to retain the site as social housing, given the real possibility that it would be bought by a private developer or speculator.

“While I understand that Lu’ma Native Housing Society and BC Housing have been clear that the residents of Grace Seniors Home can stay in their homes, it is equally clear that residents feel the current landlord communicated conflicting information. This created unnecessary stress and anxiety.

“Culturally sensitive housing for low-income seniors is always important. In the current environment of rising anti-Asian racism, a secure, safe and familiar residence for Chinese seniors is perhaps even more important. That’s why we asked BC Housing to explore all options to ensure that the residents of Grace Seniors Home can stay in their homes and continue to receive the cultural supports they need.

“We’re pleased to announce that the Province, through BC Housing, is buying the building at 333 East Pender St. This outcome means that residents can stay in their homes and continue to receive the cultural supports they need. These seniors are reliant on the immediate community, as well as each other, for their health and well-being.

“The building will be upgraded and operated as a seniors’ housing facility with Chinese cultural supports. S.U.C.C.E.S.S. will operate the building, starting on June 15, 2021. More details will be shared with residents and their families over the coming weeks.

“We want to thank Lu’ma Native Housing Society for agreeing to transfer the purchase to the Province. We also want to thank CMHC for reassigning the Rapid Housing Initiative funding to purchase another building in the community for Indigenous peoples experiencing homelessness. That work is also a priority and is underway.

“We are confident that this purchase, and the operation of this building by S.U.C.C.E.S.S., will be a welcome solution for everyone, especially the seniors living at Grace Seniors Home. Thank you again to everyone who worked together to achieve this positive long-term result that benefits everyone the community.”

Contact:

Ministry of Attorney General
and Responsible for Housing
Media Relations
778 678-1572

Connect with the Province of B.C. at: news.gov.bc.ca/connect

Re: FYI - final statement for Grace Seniors Home

From: Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>
To: Fouwaaz, Sara AG:EX
Sent: April 23, 2021 12:51:46 PM PDT

They are purchasing with SHF funds. Assignment is not yet complete. Sale closes in June I believe.

Jenn I will know the specifics on timing.

John Thomson
ED Housing Policy
250.812.1915

Sent from my iPhone.

On Apr 23, 2021, at 11:08, Fouwaaz, Sara AG:EX <Sara.Fouwaaz@gov.bc.ca> wrote:

Thanks for sharing John! I want to confirm that the site has yet to be purchased and the method of purchase has yet to be identified.

Thanks,
Sara

-----Original Message-----

From: Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>
Sent: April 23, 2021 9:47 AM
To: Helliwell, Jacob AG:EX <Jacob.Helliwell@gov.bc.ca>
Cc: Fouwaaz, Sara AG:EX <Sara.Fouwaaz@gov.bc.ca>
Subject: FW: FYI - final statement for Grace Seniors Home

FYI, here's the statement going out at 11. Purchased with SHF capital. Renos were forecasted already.

John Thomson | Executive Director
Housing Policy Branch
Office: 236.478.2318

-----Original Message-----

From: Harbord, Darren GCPE:EX <Darren.Harbord@gov.bc.ca>
Sent: April 23, 2021 9:40 AM
To: May, Cheryl OHCS:EX <Cheryl.May@gov.bc.ca>; Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>; Kelly, Avery OHCS:EX <Avery.Kelly@gov.bc.ca>; Rabinovitch, Hannah R OHCS:EX <Hannah.Rabinovitch@gov.bc.ca>
Cc: Chu, Timothy GCPE:EX <Timothy.Chu@gov.bc.ca>; Schollen, Tasha GCPE:EX <Tasha.Schollen@gov.bc.ca>; Butler, Liam GCPE:EX <Liam.Butler@gov.bc.ca>; Harper, Aimee GCPE:EX <Aimee.Harper@gov.bc.ca>
Subject: FYI - final statement for Grace Seniors Home

FYI, attached is the final statement, going out at 11 a.m., for the purchase of Grace Seniors Home.

Thanks
Darren
<mime-attachment>

Re: FOR REVIEW -- media response, 333 East Pender

From: Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>
To: Harbord, Darren GCPE:EX
Cc: Ramsay, Launa P OHCS:EX, Schollen, Tasha GCPE:EX
Sent: April 23, 2021 12:58:46 PM PDT

Darren - could we make the opening statement stronger with 'we will' or 'we are' rather than 'we need to'?

In reality we already know why this fell apart.

John Thomson
ED Housing Policy
250.812.1915

Sent from my iPhone.

On Apr 23, 2021, at 12:43, Harbord, Darren GCPE:EX <Darren.Harbord@gov.bc.ca> wrote:

Sorry, please review this one.
Thx

From: Harbord, Darren GCPE:EX
Sent: April 23, 2021 12:02 PM
To: Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>
Cc: Ramsay, Launa P OHCS:EX <Launa.Ramsay@gov.bc.ca>; Schollen, Tasha GCPE:EX <Tasha.Schollen@gov.bc.ca>
Subject: FOR REVIEW -- media response, 333 East Pender

Hi John, for review, please see the draft media response below.

Thanks
Darren

Reporter

Jen St. Denis, Reporter
The Tyee
jen.st_denis@bellmedia.ca
604-648-3213 c: 604-710-3964

Deadline ASAP

Request

Is there going to be an inquiry as to how this happened to begin with? How did BCH not know this would evict seniors?

Suggested response – background from ministry:

This has been a difficult time for the seniors at Grace Seniors Home in Vancouver.

We recognize there were issues with the process on this acquisition,^{s.16}
^{s.16} We need to look at how this happened so
we can ensure a better process in the future.

We understand the private owner of the building had been working to sell the property for quite some time, knowing residents would likely need to leave. There was a real potential that a private developer could buy the property and turn it into market housing.

Lu'ma Native Housing Society had worked with CMHC to retain the property as social housing and BC Housing would offer some renovation and operating dollars. But, while Lu'ma and BC Housing made it clear that the residents of Grace Seniors Home can stay, residents have expressed that the current landlord has communicated conflicting information.

As a result, residents and their families had to endure unnecessary stress and anxiety.

Our government wants to make sure that seniors can retire in dignity and get the care they need. That's why we instructed BC Housing to explore all options to ensure that the residents of Grace Seniors Home can stay in their homes and continue to receive the cultural supports they need.

RE: FOR REVIEW -- draft media response -- 333 East Pender

From: Thomson, John OHCS:EX s.15
:
To: Harbord, Darren GCPE:EX
Cc: Ramsay, Launa P OHCS:EX, Schollen, Tasha GCPE:EX
Sent: April 23, 2021 2:21:10 PM PDT

Looks good.

John Thomson | Executive Director
Housing Policy Branch
Office: 236.478.2318

From: Harbord, Darren GCPE:EX <Darren.Harbord@gov.bc.ca>
Sent: April 23, 2021 1:35 PM
To: Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>
Cc: Ramsay, Launa P OHCS:EX <Launa.Ramsay@gov.bc.ca>; Schollen, Tasha GCPE:EX <Tasha.Schollen@gov.bc.ca>
Subject: FOR REVIEW -- draft media response -- 333 East Pender

Hi John, here's another one on 333 E Pender for review.

Thanks
Darren

Reporter

Bob Mackin, Reporter
The Breaker News
bob@thebreaker.news
604-982-9130 c: 604-724-5604

Deadline ASAP

Request

Regarding the statement on Grace Seniors Home (333 East Pender)

- Have any residents already left and will they be welcomed back and compensated?
- Can you get a breakdown of the contingencies, fees, etc. and what they're for?
- The latest assessment for 333 E. Pender is \$6.085M, there is a significant difference.

Background for MO only:

Note – BCH does not want to provide a full breakdown of costs because all of the costs and financing are still being finalized.

Gross Capital Budget	
Appraisals and Studies – Due Diligence	s.13; s.17
Acquisition and Servicing	
Architect/Design Consultants	
Consultants	
Miscellaneous Soft Cost	
Construction	

Contingencies	s.13; s.17	
Gross Capital Budget		

Suggested Response:

BC Housing will not take possession of the building until June 15, 2021. As such, they do not yet have access to personal information about current residents, including who may have left or moved into the building recently. BC Housing will work with all residents to ensure they are cared for and their needs are met.

The government assessed value is typically lower than the actual market purchase price for commercial and multi-unit properties. Purchases are based on appraised values that take into account the existing market value of the site, as well as the potential future value of the site after renovations.

Other costs included in a purchase are things such as taxes, acquisition related costs, design and other consultants, contingency and legal fees.

Province: British Columbia

Summary Statuses does not included applications Withdrawn by Proponent or Applications Declined
Stream B - Projects Stream

Proponent Name	Application Score - Self-Assessed	Municipality
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s.16

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Withheld pursuant to/removed as

s.16

Proponent Name	Application Score - Self-Assessed	Municipality
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s.16

Lu'ma Native Housing Society	70	Vancouver
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s.16

[illegible]

Building Type	Total Number of Units/Beds	Total Requested Funding
Low-rise Apartment	62	\$17,016,601.

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Withheld pursuant to/removed as

s.16

Application Reference Number	Client Program	Proponent Organization	Nb of Units
1539476	Lu'ma 333 East Pender	Lu'ma Native Housing Society	62

s.16

Project Location	Municipality	Province	Proponent Type	Status
333 Pender, Vancouver	Vancouver	British Columbia	Not-for-profit housing/Co-op	Approved

s.16

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Withheld pursuant to/removed as

s.16