



Virtual Townhall
Thursday, November 19th, 2020
7:00pm to 8:00pm

Note: This presentation is live and will be recorded for distribution purposes.

Virtual Townhall Team...

Panelists:

Peter Fassbender

President, Board of Directors
CLA Housing Society

Casey Clerkson

Principal
CPA Development Consultants

Moderators:

Justin P. Goodrich (Live)

Managing Partner
Alliance Public Affairs Group Ltd.

Vicki Yeats (Online)

Committee Chair
CLA Housing Society

Background...

Christian Life Assembly:

Christian Life Assembly responded to an RFP by BC Housing as part of the Province's "Building BC: Community Housing Fund."

BC Housing:

BC Housing selected Christian Life Assembly for a 98-unit affordable rental housing development geared towards individuals, families and independent seniors.

CLA Housing Society:

The church established a separate, non-profit society to oversee the design, construction and operation of the development.

At a Glance...

- Who:** Christian Life Assembly + BC Housing.
- What:** Affordable rental housing development.
- When:** First and Second Reading December (Anticipated).
Public Hearing Early in the New Year (Date TBD).

WHY?

To assist **individuals**, **families** and **independent seniors** who are struggling to stay in their community due to rising housing costs and low vacancy rates.





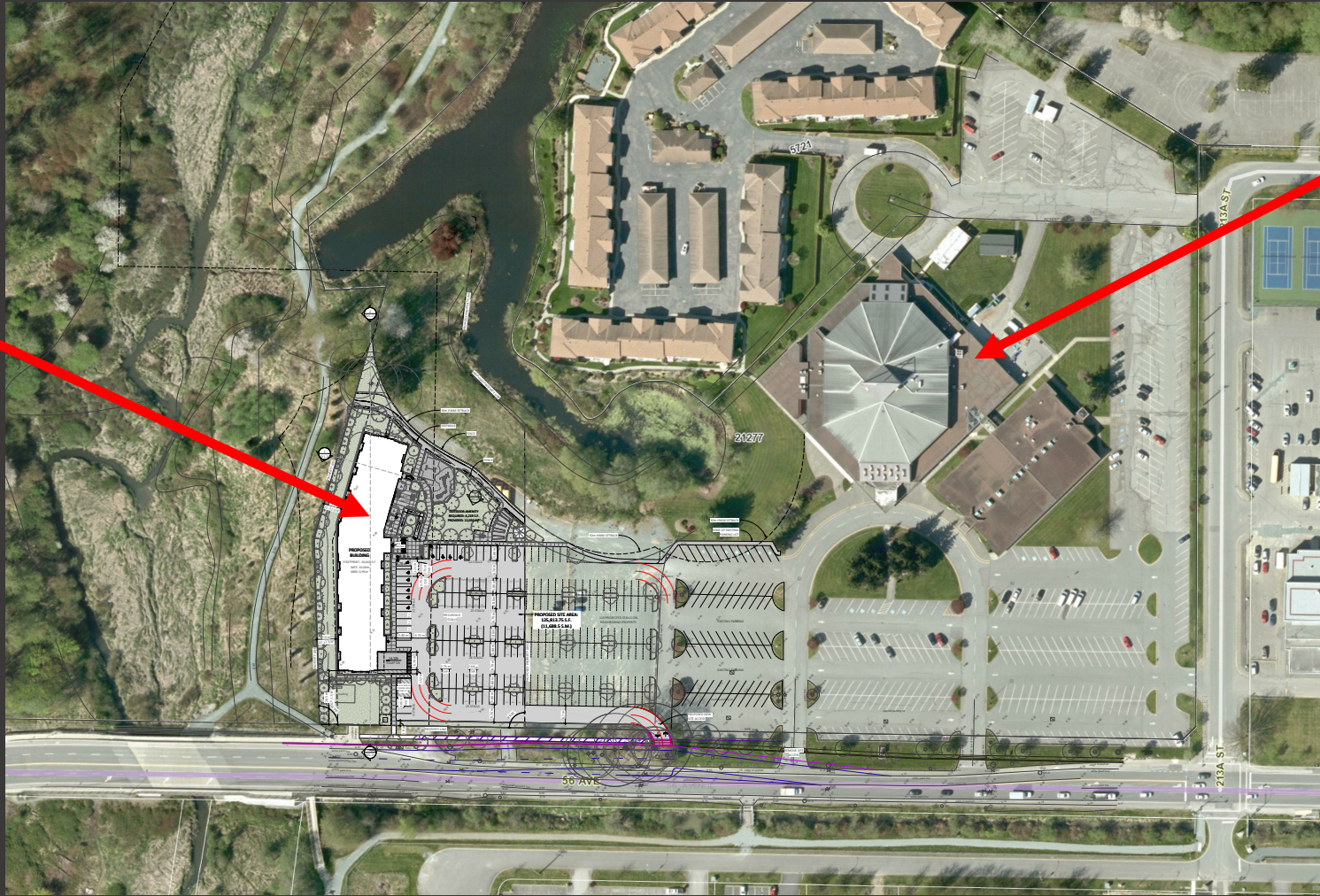
**98-Units for Individuals, Families
and Independent Seniors**

Studios x 15
1-Bedrooms x 15
2-Bedrooms x 48
3-Bedrooms x 20

Birds-Eye View...

New
Development

Christian
Life
Assembly
(Sanctuary)



< ----- 56th Avenue ----- >

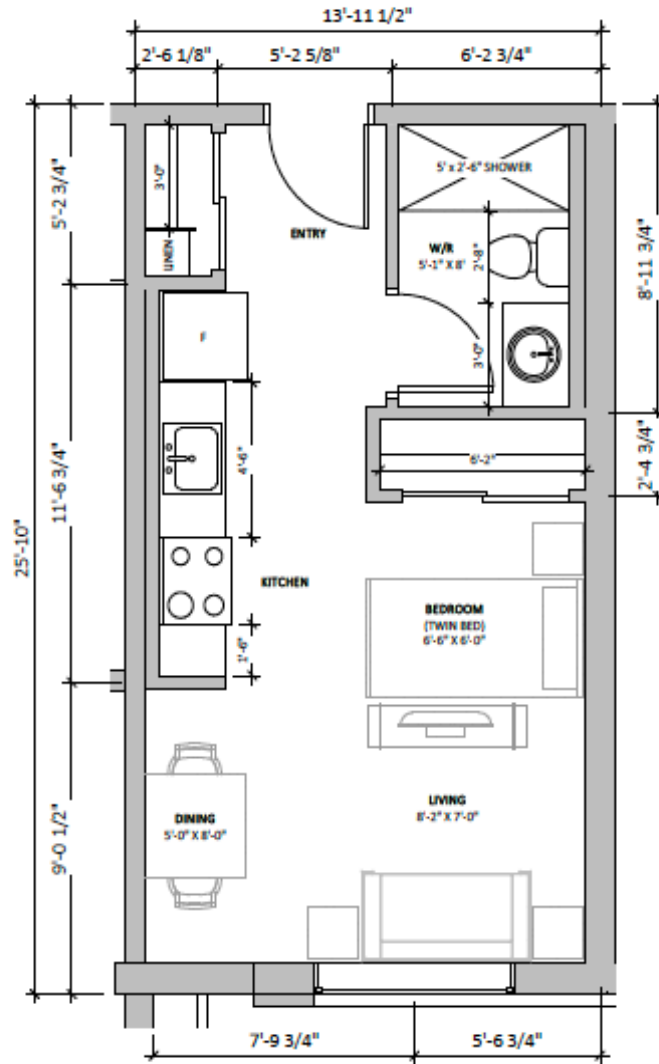
Amenities...

Highlights...

- Generous indoor and associated outdoor amenity space for social gatherings.
- Outdoor Children's play area.
- Gardening plots.
- Ample green space.
- Connection to the Nicomekl trail system.



A
Studio Unit

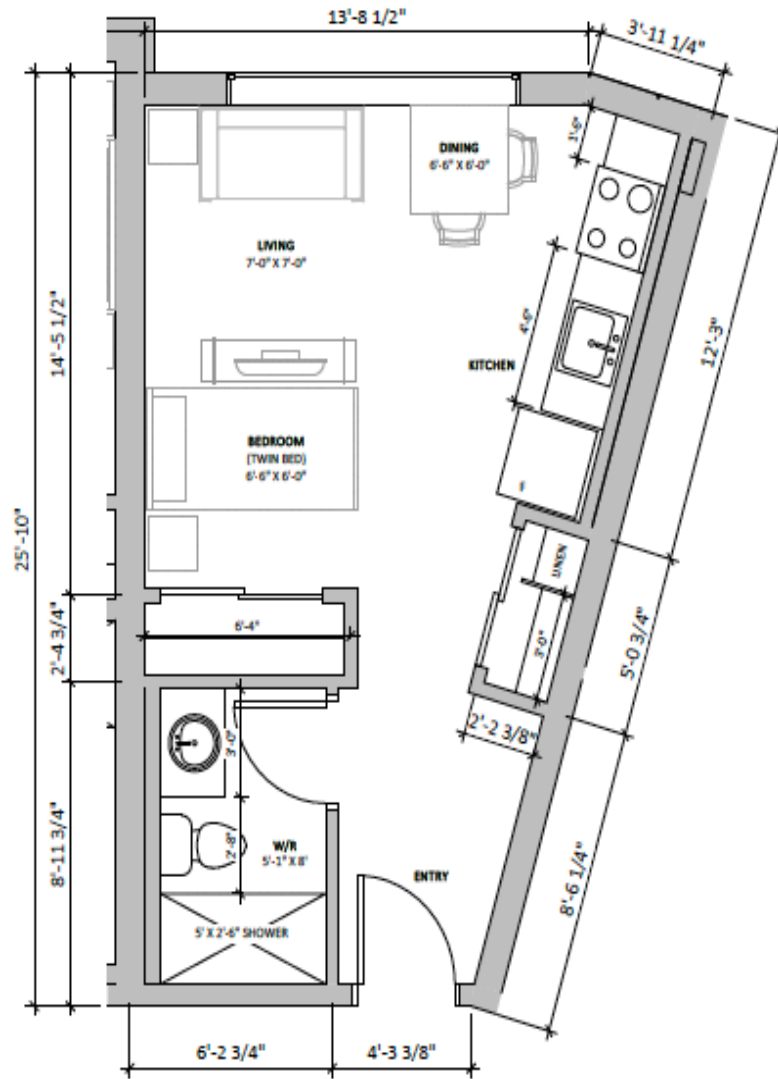


A - Studio Unit

1/4" = 1'-0"

353.6 s.f. (STORAGE PROVIDED IN STORAGE LOCKER ROOMS)

A1 Studio Unit

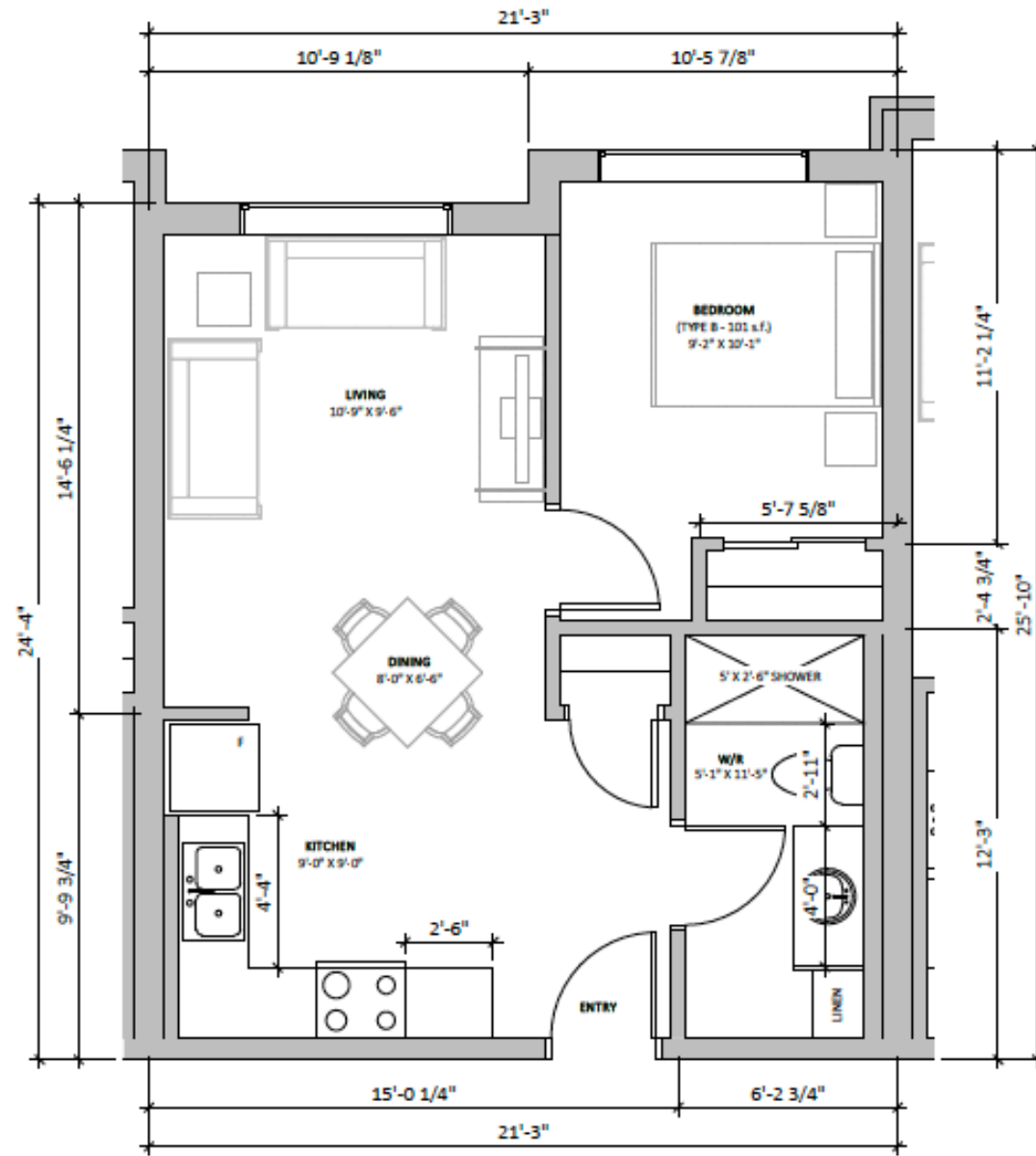


A1 - Studio Unit

1/4" = 1'-0"

365.3 s.f. (STORAGE PROVIDED IN STORAGE LOCKER ROOMS)

B
1-Bed Unit

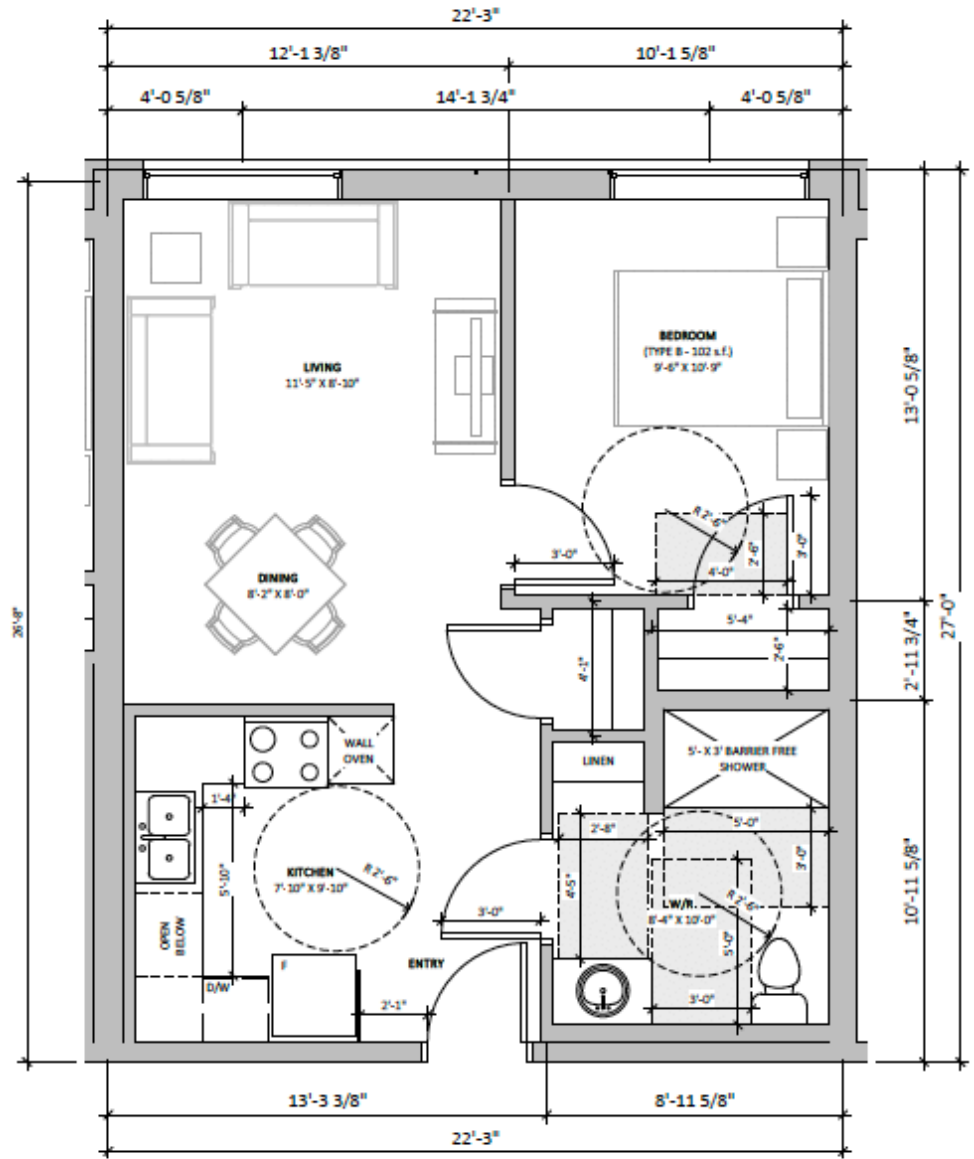


B - 1-Bed Unit

1/4" = 1'-0"

518.7 s.f. (STORAGE PROVIDED IN STORAGE LOCKER ROOMS)

B1
1-Bed
Accessible Unit

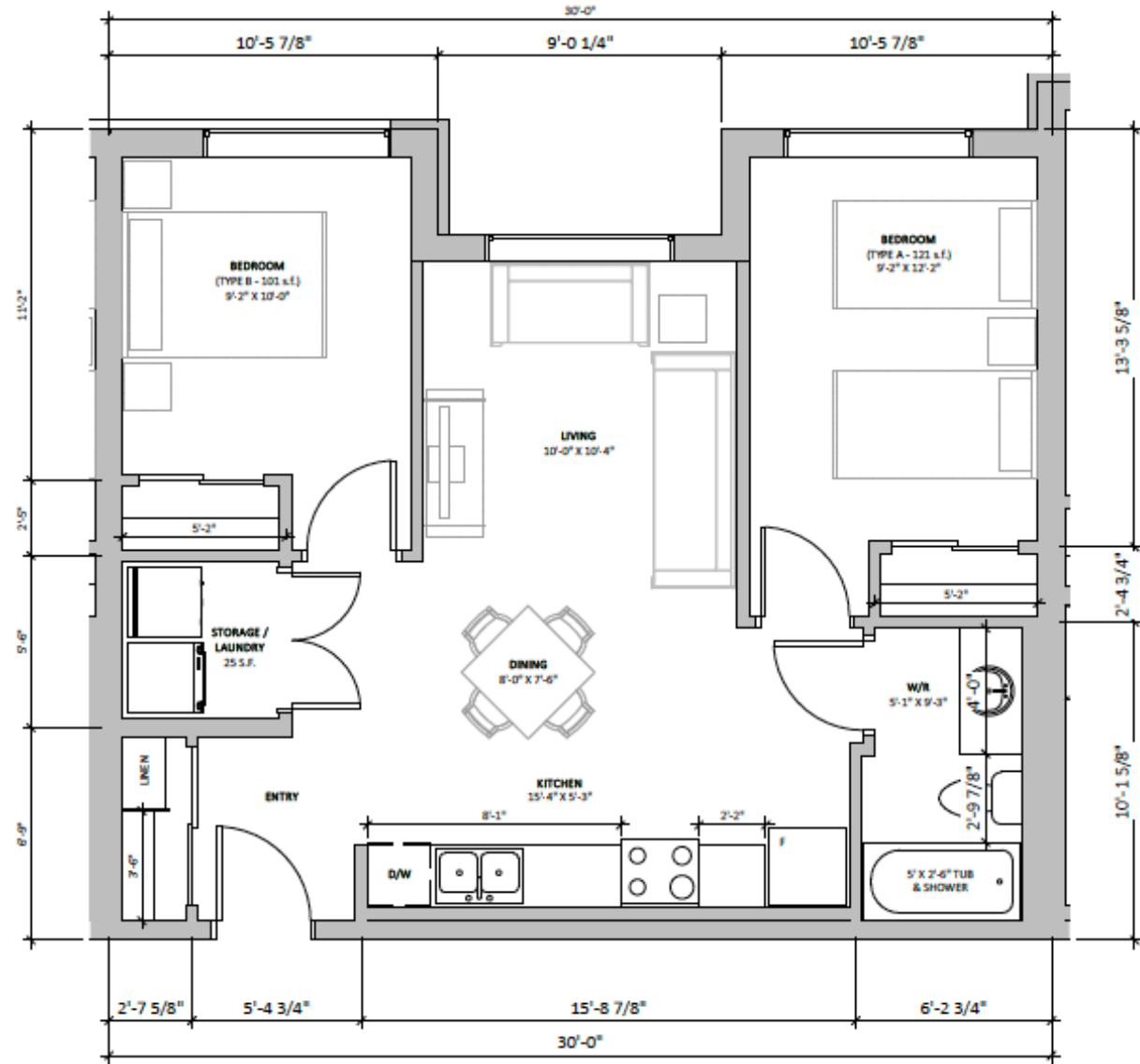


B1 - 1-Bed Accessible Unit

1/4" = 1'-0"

579 s.f. (STORAGE PROVIDED IN STORAGE LOCKER ROOMS)

C
2-Bed Unit

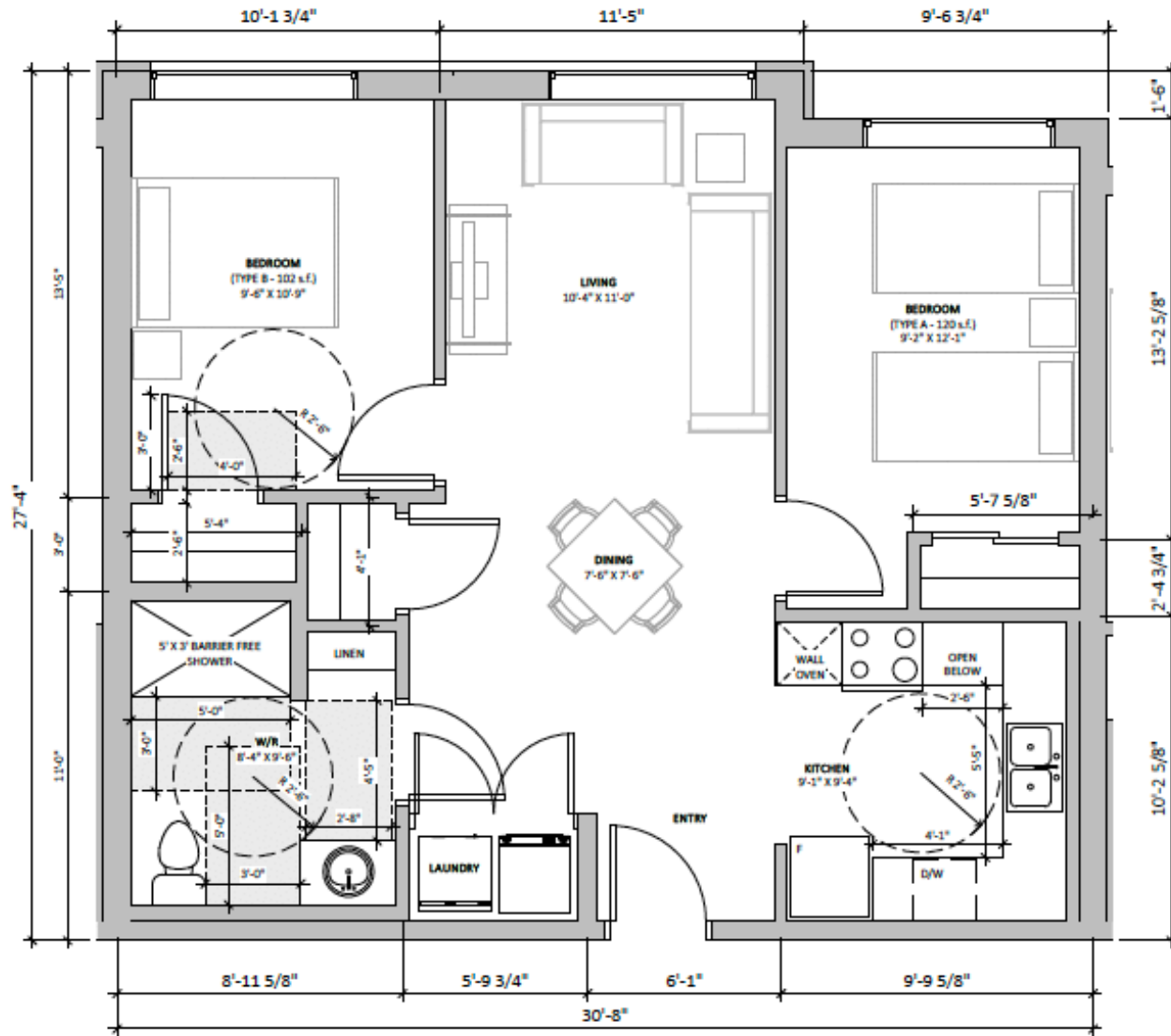


C - 2-Bed Unit

1/4" = 1'-0"

723.5 s.f.

C1
2-Bed
Accessible Unit

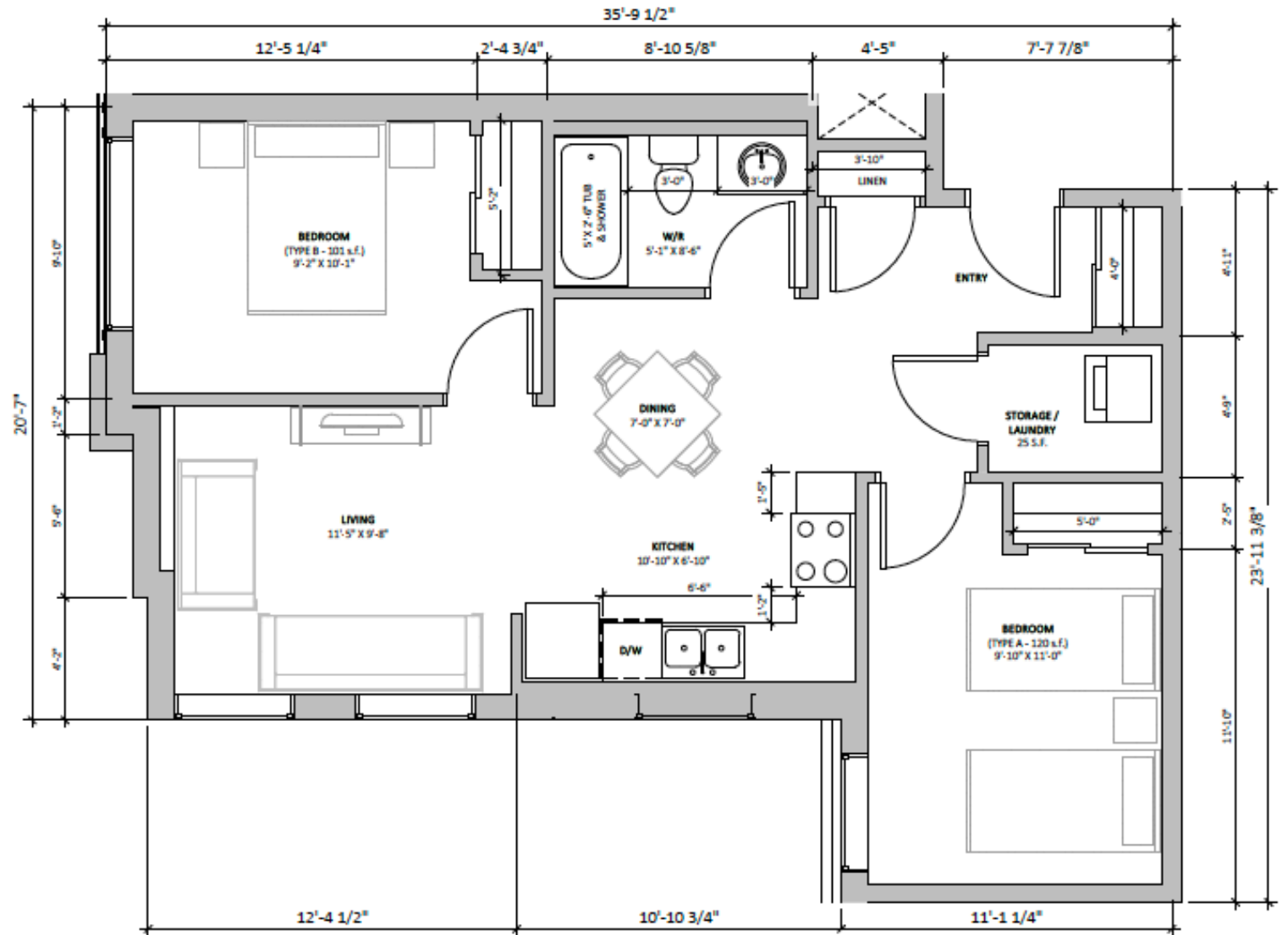


C1 - 2-Bed Accessible Unit

1/4" = 1'-0"

790 s.f. (STORAGE PROVIDED IN STORAGE LOCKER ROOMS)

C2
2-Bed Unit

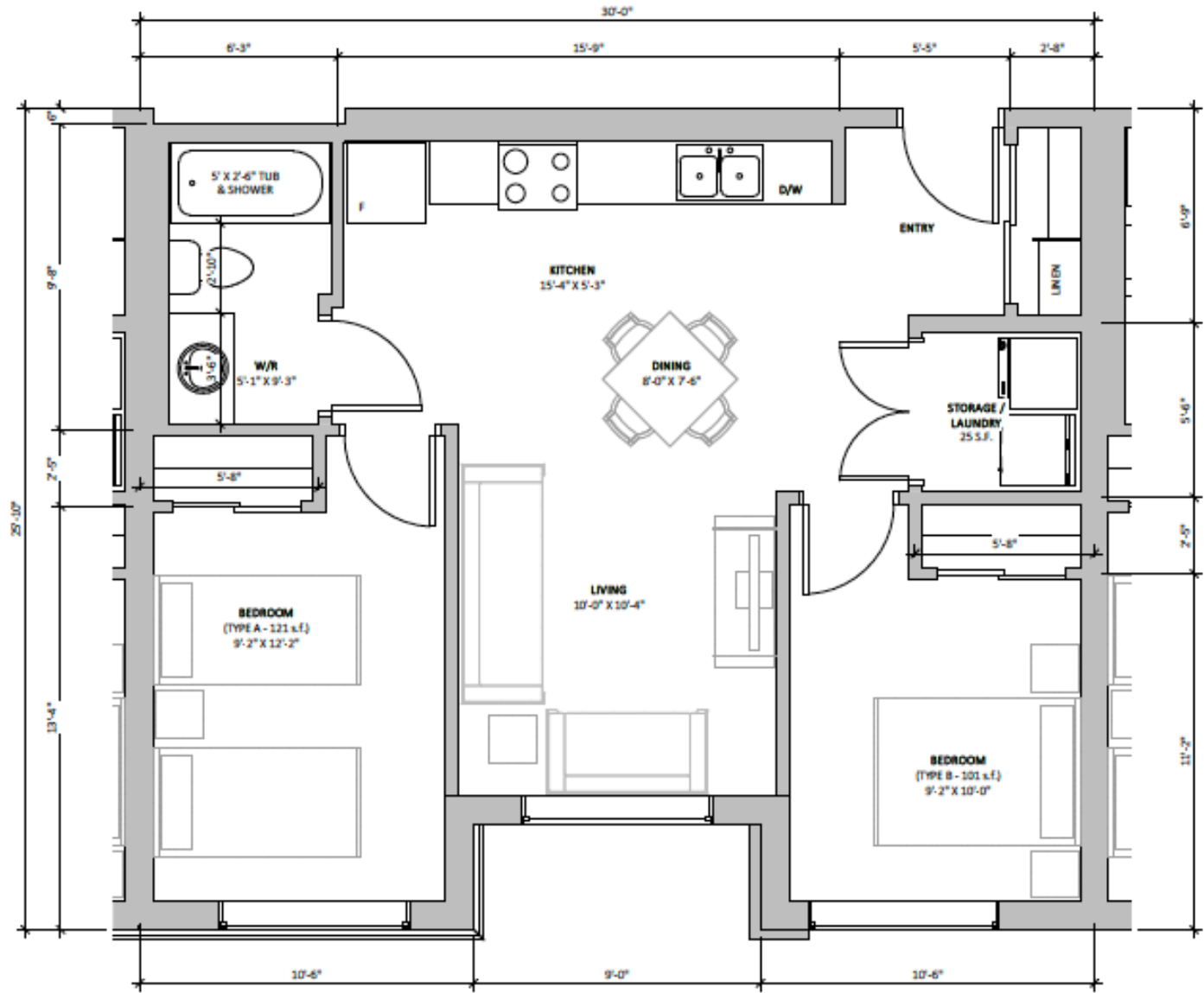


C2 - 2-Bed Unit

1/4" = 1'-0"

736 s.f.

C3
2-Bed Unit

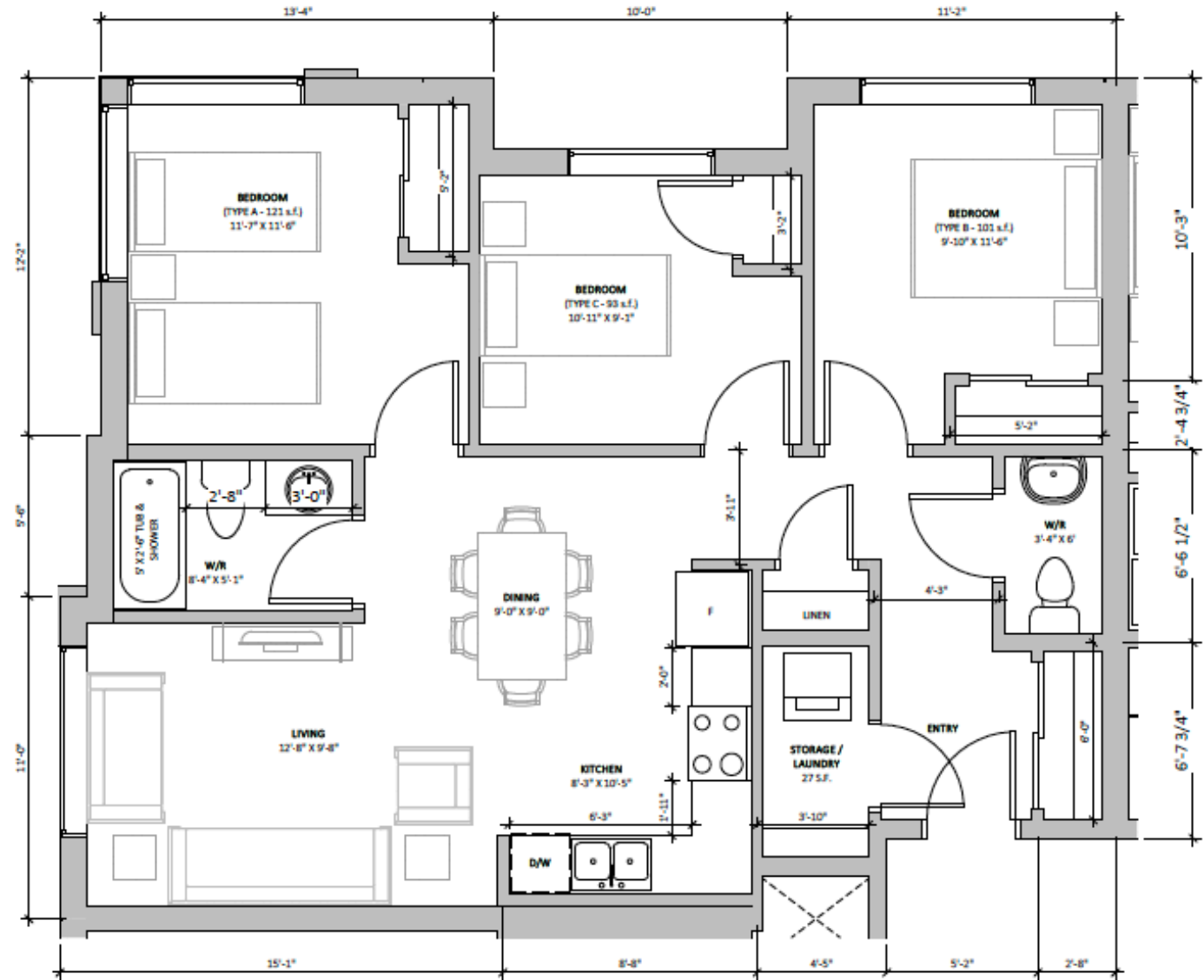


C3 - 2-Bed Unit

1/4" = 1'-0"

720.1 s.f.

D
3-Bed Unit



D - 3-Bed Unit

1/4" = 1'-0"

924.5 s.f.

Rent Profile & Eligibility...



Deep Subsidy (20% of Units)...

Summary: Individuals and/or households receiving income assistance (including seniors on fixed incomes).

Eligibility: Household incomes up to \$30,000.

Costs:

Studio:	\$375
1-bedroom:	\$375
2-bedroom:	\$570
3-bedroom:	\$660

Rent-Geared-to-Income (50% of Units)...

Summary: Individuals and/or households whose incomes are at or below the appropriate Housing Income Limits as established by CMHC. These figures reflect the *minimum income required* to afford appropriate accommodations in the private market. Rents will equate *30% of the household's gross income*.

Eligibility:

Household incomes up to \$51,500 for studios and 1-bedrooms.

Household incomes up to \$63,000 for units with 2-bedrooms.

Household incomes up to \$73,000 for units with 3-bedrooms.

Rent-Geared-to-Income (50% of Units)...

EXAMPLES

Based on 30% of Gross Household Income:

1-bedroom unit with tenant earning \$30,000 a year:

$$\$30,000 \times 30\% / 12 \text{ months} = \text{\$750 per month}$$

2-bedroom unit with gross family income of \$50,000 a year:

$$\$50,000 \times 30\% / 12 \text{ months} = \text{\$1,250 per month}$$

3-bedroom unit with gross family income of \$65,000 a year:

$$\$65,000 \times 30\% / 12 \text{ months} = \text{\$1,625 per month}$$

Affordable Market Rent (30% of Units)...

Summary: Rented at rates based on CHMC's average market rents for the Township of Langley*

Eligibility:

Household incomes up to \$74,150 for studios & 1-bedrooms.
Household incomes up to \$113,040 for 2 & 3-bedrooms.

Costs:

Studio:	\$901
1-bedroom:	\$1,213
2-bedroom:	\$1,564
3-bedroom:	\$2,099

*Source: CMHC Private Apartment Average Rents, Vancouver CMHC, Zone 23 – Langley, 2019.

Questions & Answers

Based on the questions we received in [advance](#), here are a series of "Questions & Answers."

If you have additional questions, please send a note using the [chat function](#). It will go directly to the moderators who will ask your question on your behalf after the FAQ's are completed.

We apologize in advance if we cannot answer all your questions in the time-allotted. Should your question not get answered you are always welcome to email us directly: info@clahousingsociety.ca.

Questions & Answers...

When can I register to apply?

Registration will LIKELY begin in the fall of 2022. Several factors must be taken into consideration including, though not limited to:

- ❖ First and second reading (December 2020 anticipated).
- ❖ Public hearing (2021 – exact date 'To Be Determined').
 - Approval from the Township of Langley.
- ❖ Any unforeseen challenges (Example: COVID-19 pandemic).

Questions & Answers...

How will the residents be selected?

First and foremost, those who apply for housing must fall in to one of the three categories for which this project has been funded.

The society will develop intake policies / procedures based on the best practices of similar projects and other organizations. These procedures will also respect BC Housing criteria and will be administered through the society staff.

Questions & Answers...

What about environmental impacts?

As part of the overall design, key elements – most notably setbacks, environmental remediation and flood control – have all been taken into consideration, thereby ensuring that the local eco-system is not negatively impacted. Moreover, the design / construction will meet Step Code 4, respecting sustainable design / construction practices, while providing energy efficiency and thermal comfort for residents.

Questions & Answers...

How will the new society interact with CLA with respect to governance & operations?

CLA has already incorporated a new society and has retained a firm with expertise in developing by-laws and policies for society's whose mandate it is to deliver affordable housing.

Moreover, to ensure consistent governance, the CLA Board of Directors will serve as the Members for the new Society. To that end, both governance, operational and human resources will be overseen by the new society.

Questions & Answers...

Will the suites have their own laundry?

There will be a mix of laundry options. The family suites (2 and 3-bedroom units) will have in-suite laundry, but the studio and 1-bedroom units will have access to common laundry on each residential floor.

Questions & Answers...

Do the suites come with storage?

Yes, all suites come with storage, either within the unit, or within a storage locker.

Questions & Answers...

Will the building have air conditioning?

Yes, the amenity areas, along with the suites will have air conditioning.

Questions & Answers...

What other costs will I incur?

Required:

- Hydro.
- Tenant insurance.

Optional:

- Phone.
- Cable.
- Internet.
- Etc.

Questions & Answers...

Do all suites come with a parking stall?

Yes, there is sufficient parking to supply each unit with a parking stall.

Is there going to be visitor parking?

Yes, there will be 14 parking stalls dedicated for visitors.

Questions & Answers...

Will there be balconies?

No. For a variety of reasons a decision has been made not to have balconies for this new development.

Questions & Answers...

Will there be chargers for electric vehicles?

Yes, all underground stalls will have a charging capabilities with surface stalls roughed-in for future installation.

Questions & Answers...

Will pets be allowed?

Yes. However, there will be limitations on types and sizes.

Questions & Answers...

Is the building made from wood?
If so, what about fires?

Yes, the building will be constructed out of wood, above a concrete parkade. The building will comply with the BC Building Code and will be fully sprinklered.

Questions & Answers...

When will construction start?

We are targeting construction to commence by the end of 2021 / early 2022.

When will the building be finished?

Upon breaking-ground it is anticipated we will complete the project inside of two-years (approximately 22 months).



Thank you!

To stay up-to-date on the application process (fall of 2022 anticipated) please be sure to regularly visit our website: www.clahousingsociety.ca.

You can also sign-up for updates by email us at:
info@clahousingsociety.ca.