

ITEM	22
MANAGER'S REPORT NO.	54
COUNCIL MEETING	1978 07 31

RE: EXTENSION OF RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM
(R.R.A.P.) IN BURNABY
BURNABY HEIGHTS

Following is a report from the Director of Planning regarding the proposed extension of the Residential Rehabilitation Assistance Program.

RECOMMENDATION:

1. THAT the Planning Department be authorized to apply to Central Mortgage and Housing Corporation to designate Burnaby Heights as a Residential Rehabilitation Assistance Program area bounded by ~~the west side of Hastings Street and the Municipal boundaries~~ on the north and west as outlined on the map that is attached to the Director of Planning's report.

→ Willingdon Avenue on the East side, by Hastings Street on the South side and by

PLANNING DEPARTMENT
1978 JULY 25
OUR FILE: 12.150 (10)

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: EXTENSION OF RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM (R.R.A.P.)
IN BURNABY

I. BACKGROUND

In 1976 homeowners in the Eastburn Neighbourhood Improvement Program area became eligible for Residential Rehabilitation Assistance Program (R.R.A.P.) grants and loans for the repair and upgrading of existing housing. Since 1976 nearly 300 grants and loans have been administered by Central Mortgage and Housing Corporation, and over 400 dwelling units have been upgraded. The value of the work has now exceeded one million dollars (refer to Appendix I). Most of the funds have been given as grants to retired elderly people living on relatively low incomes, for basic repairs such as roofing, plumbing, wiring, insulation, heating, gutters, stairs and similar work.

Landlords have taken advantage of the grants and loans to do similar repairs to rental units. The C.M.H.C. guidelines with regard to landlords were altered earlier this year to require that landlords must share the cost of repairs on a 50 per cent basis up to \$5,000 with C.M.H.C. In the past, landlords were given outright grants.

All non-profit housing projects in the Municipality are eligible for R.R.A.P. assistance and both the Normana Rest Home and the New Vista Society have received grants. The New Vista grant is not included in our statistics as the work was completed before 1976.

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II. IMPACT OF THE PROGRAM TO DATE

The impact of R.R.A.P. on the Eastburn area is quite clear visually, particularly on blocks where a good proportion of the residents have taken advantage of the program. Many senior citizens who lived in homes they could not afford to repair have now had work completed. In many cases actual leaking roofs, rotten stairways and potentially dangerous electric problems have been corrected. A few older homes lacked central heating which has now been installed. Outside work has been performed to protect dwellings from weathering but also to improve the appearance.

III. EXPANSION OF R.R.A.P. DESIGNATED AREAS

Up until 1978 July the Eastburn area was the only area R.R.A.P. funds could be spent in the Municipality. There is now a new area eligible for R.R.A.P., the Willingdon Heights N.I.P. area and approximately 26 applications have been received in the first three weeks. Since 1976, however, there have been several hundred inquiries from homeowners throughout Burnaby regarding the program who were not in eligible areas.

The Federal Government, through C.M.H.C., has responded on 1978 July 06 by informing our Municipality that we will be permitted to designate a new R.R.A.P. neighbourhood (refer to Appendix II). The designation will permit us to spend up to 10 per cent of our existing 1978 R.R.A.P. budget allocation (\$284,000) in a new neighbourhood. During the five year duration of the R.R.A.P. designation for this new area Municipal staff anticipate that C.M.H.C. will provide adequate funds to meet the demand for R.R.A.P. from homeowners in Burnaby Heights. It is possible, however, that delays may be encountered if the Municipal R.R.A.P. allocation is spent before the end of each year. C.M.H.C. staff have indicated that they will try to meet as much demand as possible by shifting the British Columbia R.R.A.P. budget allocation among B.C. Municipalities as demand requires.

C.M.H.C. advises that the regulations for 1979 will be forthcoming, however, the indications are that R.R.A.P. will eventually become universally available over the next few years without restriction to certain geographical neighbourhoods in the Municipality.

IV. ACTION REQUIRED TO SUBMIT A 1978 R.R.A.P. APPLICATION

The Burnaby Heights area north of Hastings Street and west of Willingdon Avenue has been the subject of unsuccessful Neighbourhood Improvement/ Residential Rehabilitation Assistance Programs applications from the Municipality to the senior governments in 1974, 1975 and 1977.

The area is one of the oldest neighbourhoods in Burnaby and is deficient in terms of parks and other facilities. The Neighbourhood Improvement Program has run its five year course and at present, it does not appear that joint N.I.P./R.R.A.P. designation is likely under the old guidelines. The area has approximately 2,255 dwelling units and a population of 6,300.

The Burnaby Heights area is well suited to R.R.A.P. as there is a high proportion of the older houses that could utilize R.R.A.P. assistance. In addition, there are a large number of pensioners in the area who could benefit from the program.

A Federal Order-in-Council is required to formally approve the designation of the boundary for 1978 R.R.A.P. areas, however, staff anticipate that at least the 10 per cent of our budget will be spent in any new area before the end of 1978.

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V. RECOMMENDATION

It is therefore recommended:

THAT Council authorize the Planning Department to apply to Central Mortgage and Housing Corporation to designate Burnaby Heights as a Residential Rehabilitation Assistance Program area bounded by the west side of Hastings Street and the Municipal boundaries on the north and west as outlined on the attached map.

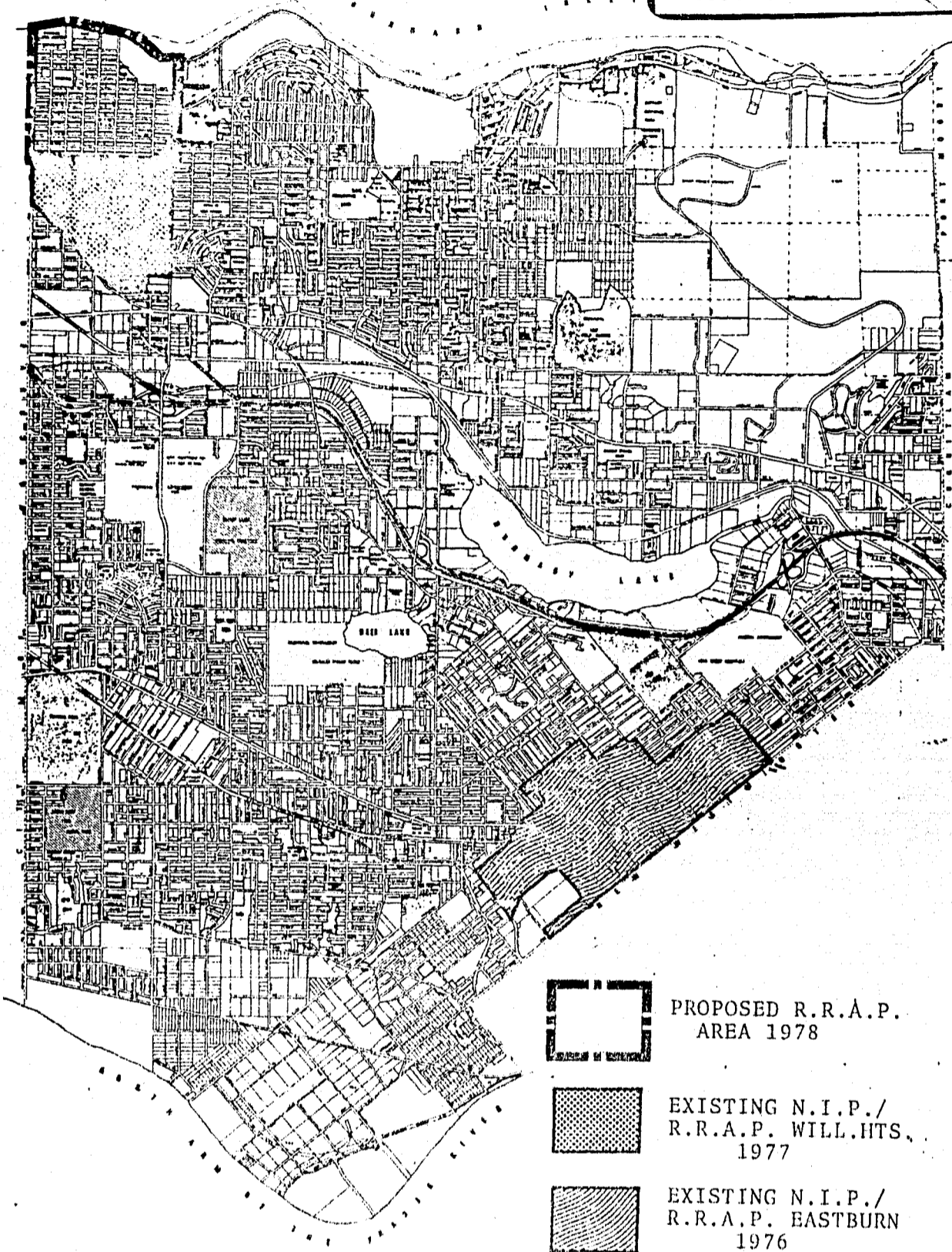

A. L. Parr
DIRECTOR OF PLANNING



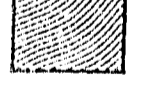
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attachment

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-  PROPOSED R.R.A.P. AREA 1978
-  EXISTING N.I.P./R.R.A.P. WILL. HTS. 1977
-  EXISTING N.I.P./R.R.A.P. EASTBURN 1976

Date
78 07 25

Scale

Drawn By

Burnaby Planning Department 

SUBJECT AREA OF 1978 R.R.A.P. APPLICATION
 BURNABY HEIGHTS
 AREA 198 HECTARES (489 ACRES)
 POPULATION 5300
 NO. OF DWELLING UNITS 2355

APPENDIX I

R.R.A.P. FUNDING TO 1978 JULY 21

	NUMBER OF GRANTS AND LOANS	NUMBER OF UNITS AFFECTED	GRANT \$	LOAN \$	TOTAL \$
I. EASTBURN					
A. COMMITTED*					
Homeowners	243	243	649,622	114,741	764,363
Landlords	34	80	183,534	37,843	221,377
Non-Profit Soc.	1	102	51,000	—	51,000
TOTAL COMMITTED	278	425	884,156	152,584	1,036,740
B. PENDING**					
Homeowners	8	8	24,500	—	24,500
Landlords	8	27	72,000	6,000	78,000
Non-Profit Soc.	—	—	—	—	—
TOTAL PENDING	16	35	96,500	6,000	102,500
C. TOTAL COMMITTED AND PENDING					
Homeowners	251	251	674,122	114,741	788,863
Landlords	42	107	255,534	43,843	299,377
Non-Profit Soc.	1	102	51,000	—	51,000
TOTAL	294	460	980,656	158,584	1,139,240
II. WILLINGDON HEIGHTS					
A. PENDING**					
Homeowners	26	26	75,000	—	75,000
TOTAL COMMITTED AND PENDING (BOTH EASTBURN AND WILLINGDON HEIGHTS)					1,214,240

* COMMITTED includes all applications where monies have actually been approved and/or spent for specific rehabilitation work.

** PENDING includes those applications which are in the preliminary stages of the R.R.A.P. process. The dollar values are estimates only.

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A P P E N D I X I I



Central Mortgage
and Housing Corporation

Société centrale
d'hypothèques et de logement

CMHC 1292
6/75

COPY FOR / COPIE POUR

July 6, 1978

Mr. Melvin J. Shelley
Municipal Manager
The Corp. of the District of Burnaby
Municipal Hall
4949 Canada Way
Burnaby, B.C. V5G 1M2

Dear Sir:

Re: 1978 - R.R.A.P. Area Designation

We are enclosing the guideline procedures required by a municipality should they wish to avail themselves of special area designation.

This refers to the allowance of up to a maximum of 10% of your 1978 budget being applied to the designated area.

These procedures are applicable to 1978 only. The intent is to provide immediate assistance for participating municipalities. Further information will be forthcoming regarding procedures for 1979.

In order to participate a municipality must apply the by-law to the total R.R.A.P. area, not just to those premises that have received R.R.A.P. assistance.

The reference to M & O By-Law requirements is still a contentious item. We anticipate this matter will be resolved shortly.

Should your municipality wish to take advantage of this proposal it is recommended that you take immediate action. This will ensure that adequate funds and time are allowed for 1978 processing of designated applicants.

The procedural guidelines are straight forward. However, should further assistance or guidance be required please contact the writer.

Yours truly,

T. Green
Program Manager
Land & Community Services

Encs.

cc: R. Ellgott
Bill Rapanos

Rehabilitation Areas
1978 RRAP Designation Procedures

A. INTRODUCTION

1. You may be aware that the Federal Government has recently announced that it will, with provincial concurrence, extend the URBAN - RRAP program through re-definition of the criteria for designation of RRAP areas. This new policy will, for the most part, not take effect until 1979, and there are no funds for use under the new policy this year unless existing funds become surplus to current requirements (i.e. existing NIP areas and other previously designated areas). Nevertheless provision has been made for municipalities with an ongoing RRAP program to use a portion of their 1978 allocation in newly designated areas, which can be more broadly defined than the previous guidelines permitted and which will be referred to as Rehabilitation Areas.
2. As of May 15, 1978, municipalities with an ongoing RRAP program and a proven delivery system may apply for designation of either a part - or in the case of small municipalities, a whole - of their area within which they may use up to 10% of their 1978 budget allocation. This 10% is to be used, where required, in support of systematic maintenance and occupancy by-law enforcement. It should be noted that, because these designations utilize Section 34.1(1)(a)(ii) of the NHA, a federal order-in-council will be required for each area, as well as provincial concurrence. The latter would normally be in the form of a provincial order-in-

council. If you considering taking advantage of this opportunity to make RRAP more widely available in your municipality, you will obviously be seeking guidance on the exact format for applications, the information they should contain, and what criteria CMHC will use to satisfy itself as to the ability of a municipality to meet the requirements of such phrases as "a proven delivery system" or "systematic M. & O. by-law enforcement". This document sets out the procedure which will be applicable for most municipalities and attempts to answer these questions. Because the duration of such a designation by order-in-council would normally be for five years, the area to be applied for should not be limited to an area whose needs could be met from 10% of this year's allocation.

It is a general requirement that you deliver the program as the agent of CMHC. In the limited number of cases where CMHC is still delivering the Urban RRAP program the municipality will be required to take over full delivery within all areas.

B. PROCEDURE

1. For those municipalities which intend to utilize this 1978 designation provision, the local CMHC office would initially verify that the municipality has, in fact, an ongoing RRAP program and a proven delivery system; that is, the municipality is satisfactorily performing all of the RRAP delivery tasks and has the resources, or is willing to provide the resources, to manage the expanded program. We must emphasize, that although the program will be expanded geographically, no increase in the 1978 budget allocation will result from this designation.

2. The local office would then request from the municipality a formal letter of application which should include:

2.1 A resolution of council which refers specifically to the legal boundaries of the area being selected (see attached example of boundary description).

2.2 A map of the area being selected.

Note: Most applications will be for a part of the municipality but in some cases a small municipality may wish to designate the whole municipality.

The following general guidelines should be followed:

- i) The municipality should choose its area with regard to the distribution of the housing in need of rehabilitation.
- ii) The municipality should make sure that the designation applied for will enable them to respond adequately to the systematic enforcement of their Maintenance and Occupancy By-law in the area selected.
- iii) As a general guide municipalities with populations in excess of 5,000 would not be permitted to designate their entire area; for those with populations under 5,000 the total designation would be considered if the geographic distribution of substandard housing requires it.

2.3 A proposed strategy for the systematic enforcement of the maintenance and occupancy by-law. This by-law, of course, would have to be applicable to the entire area selected, as a minimum.

NOTE: It would be extremely difficult for CMHC to set one definition as to what constitutes systematic enforcement which would apply universally. The municipality should state their strategy to comply with this requirement. While there may be wide variations in the procedures followed in maintenance and occupancy by-law enforcement, CMHC will monitor the effects of its application over time. The principle reason for requiring the by-law under RRAP is to ensure that the improved quality of the units and the neighbourhood is maintained.

2.4 A brief narrative supplying the following statistical data about the area:

- number of hectares
- population
- total number of family housing dwellings (and number of units)
 - . number of detached single family units
 - . number of semi-detached dwellings (and number of units)
 - . number of multiple dwellings (and number of units)
- total number of hostel/dormitory dwellings (and number of units)

-5-

- number of units estimated to require rehabilitation
- 1978 RRAP Allocation
- * 3. The local office of CMHC would review the municipal application to check the documentation, and to ensure that it meets the CMHC criteria and then forward it to the CMHC regional office. At the same time the municipality should seek the necessary provincial review and concurrence, as no applications can proceed for federal order-in-council without this provincial approval. A duplicate set of the documentation should be sent to the appropriate provincial department/agency for this purpose.
- * 4. Upon receipt of the provincial concurrence the Regional Office would prepare the formal submission to seek order-in-council approval and will forward it to the Neighbourhood and Residential Improvement Division, CMHC National Office.
- * 5. The submission would then be processed through the Operations Review Committee, the Executive Committee of CMHC, Department of Justice and then to the Privy Council Office for formal Order-in-Council.
- 6. For any further assistance in preparing an application, the local office of CMHC will be ready to assist you.
- * Reference to seek Provincial concurrence for an individual project does not apply to British Columbia because Hon. Hugh A. Curtis, Minister of Municipal Affairs & Housing has issued a blanket approval, May 31st, 1978.