

ITEM	11
MANAGER'S REPORT NO.	83
COUNCIL MEETING	1979 12 10

RE: RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM (RRAP)  
APPLICATION FOR RRAP AREA DESIGNATION AND STATUS REPORT

Following is a report from the Director of Planning on the application of the Residential Rehabilitation Assistance Program in Burnaby.

RECOMMENDATION:

1. THAT the recommendation of the Director of Planning be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1979 NOVEMBER 27  
FROM: DIRECTOR OF PLANNING  
SUBJECT: RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM (RRAP)  
APPLICATION FOR RRAP AREA DESIGNATION AND STATUS  
REPORT

RECOMMENDATION:

1. THAT Council authorize the Director of Planning to apply to Canada Mortgage and Housing Corporation for designation of the Capitol Hill/Alpha area and the Eastburn-Wedgewood area, as outlined on the attached Map 1, as Residential Rehabilitation Assistance Program Areas.

REPORT

There are two parts to this report. The first part is a status report on the RRAP program to date in Burnaby. The second part discusses the application for designation of additional RRAP areas in Burnaby.

PART I RRAP STATUS REPORT

Burnaby presently has two NIP-RRAP areas and one designated RRAP area, as outlined on the attached map.

Since the initiation of the RRAP program in Burnaby, early in 1976, a total of \$1,298,030 has been committed in the Eastburn, Willingdon Heights and Burnaby Heights areas. Applications for an additional \$297,476 have been received to date raising Burnaby's total committed and pending monies to \$1,595,506 under the RRAP program. These monies come directly from CMHC and approved lenders. To date a total of 627 housing units, including owned

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and rented, have been either rehabilitated or committed to rehabilitation through RRAP funding.

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The attached tables outline the detailed RRAP activity to date for each of Burnaby's three RRAP areas.

As reflected by the substantial numbers of units and totals of monies being directed into the rehabilitation of many of Burnaby's older homes the RRAP program in Burnaby is highly successful.

Many senior citizens and other people on fixed incomes are finding the RRAP program not only extremely beneficial but in effect the only means available to afford much needed repairs to their homes. Such repair work as new roofs, heating systems, plumbing and electrical improvements are very typical. The positive effect of RRAP is evident in Eastburn and Willingdon Heights where in our view the neighbourhood stability and overall appearance has improved considerably.

The RRAP program has proven highly successful in assisting the Municipal efforts to improve our older residential areas. The addition of more RRAP areas would serve to further these efforts and make the program available to more Burnaby residents.

#### PART II RRAP AREA DESIGNATION APPLICATION

In its initial phases the RRAP program was available only within Neighbourhood Improvement Program (NIP) areas. Burnaby received two such designations, Eastburn in 1976 and Willingdon Heights in 1978. With the end of the NIP program legislation in 1978, RRAP became available on a special area designation basis, with no requirement that it be tied to any other Government program. Burnaby has received one such designation to date, that being the Burnaby Heights areas in 1979.

As a part of the Planning Departments efforts to assure continued effectiveness of the RRAP program, staff have worked with CMHC officials and RRAP staff from other G.V.R.D. Municipalities, toward improving the RRAP program guidelines. Improvement of the income guidelines for grant eligibility and increasing agency fees for program administration are two areas being seriously considered for change at this time.

Indications from C.M.H.C. officials are that rehabilitation through RRAP efforts will continue to hold a relatively significant position in the government efforts relating to housing.

In continuing to advance the RRAP program in Burnaby, the Municipality should take the initiative to apply for another designated RRAP area. In order to determine in which area RRAP would be most effective and strategic, a preliminary analysis of housing conditions, and RRAP inquiries from outside of RRAP areas has been carried out. The relationship of potential RRAP areas to existing RRAP areas insofar as focussing the rehabilitation efforts within the Municipality to achieve maximum benefit, is also considered important. The planning study areas which demonstrate the most suitability for RRAP at this time are listed below in order of priority. Neighbourhood studies will continue to assess these priorities.

1. Capitol Hill/Alpha
2. Eastburn Wedgewood
3. Gilley-Nelson-Rumble
4. Big Bend Residential Area
5. Royal Oak-Gilley north of Kingsway
6. Patterson-McPherson, Rumble and Imperial
7. Douglas Road area

In that it is unrealistic to expect approval of all potential RRAP areas, due mostly to the financial limitations of the program, it is necessary to direct Municipal efforts to those

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areas which demonstrate the most suitability for RRAP and which compliment our existing effort.

The Capitol Hill/Alpha area and the Eastburn Wedgewood area are the two top priorities.

1. Capitol Hill/Alpha Area


Population - 9,200  
Dwelling units - 3,200

2. Eastburn Wedgewood Area

Population - 3,100  
Dwelling units - 1,100

Both of these areas contain a high degree of older homes that could utilize RRAP. In addition, there are a large number of pensioners in the area who could benefit from the program. These two areas also had the highest number of RRAP inquiries outside of the existing RRAP areas.

Administration of the proposed RRAP areas will be handled by existing RRAP staff through the Willingdon Heights NIP-RRAP office at 4132 Hastings Street. CMHC continues to pay \$300 per completed RRAP application to the Municipality to cover the administrative costs.

  
A. L. Parr  
DIRECTOR OF PLANNING

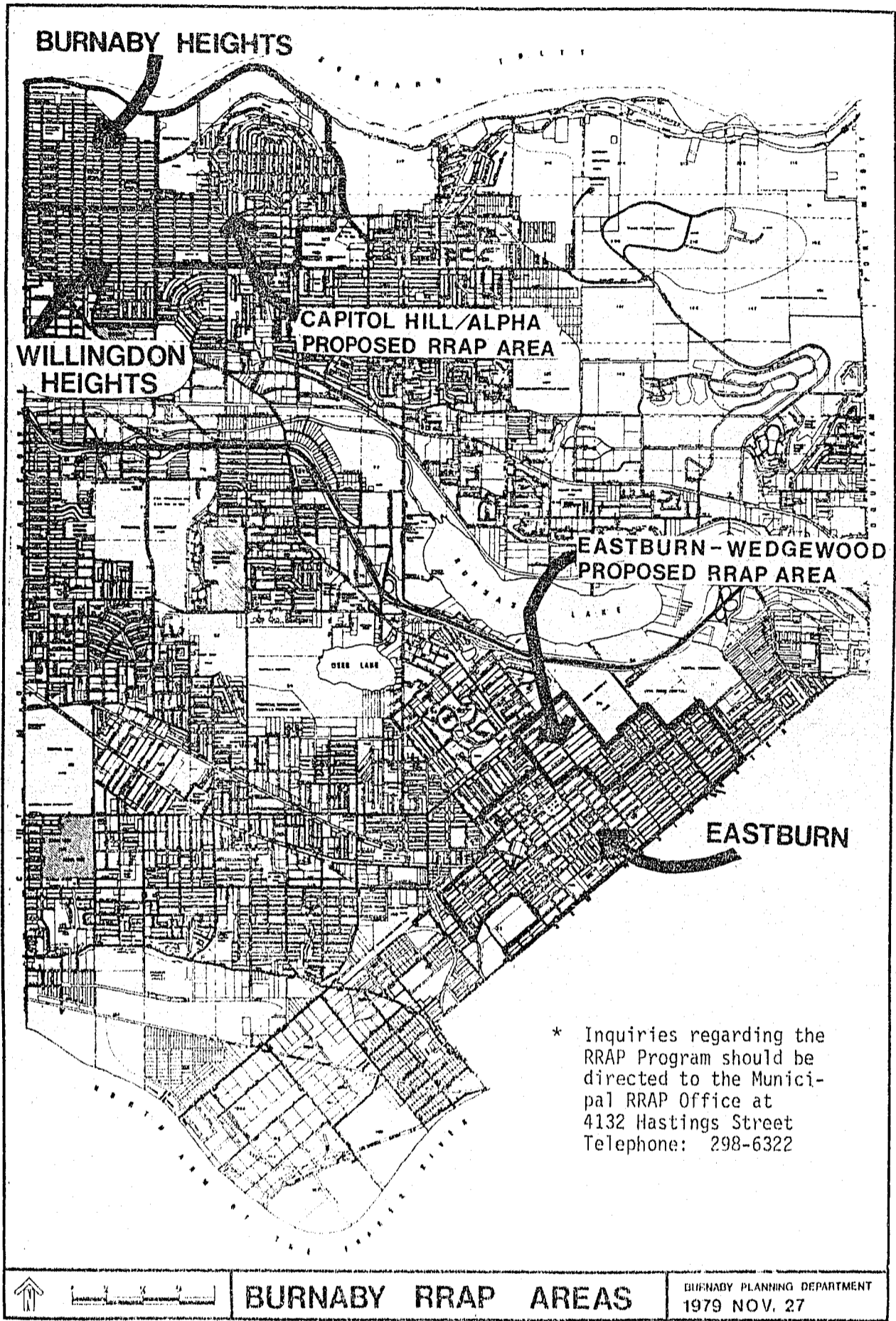
RE/sam  
Attachments

cc: Chief Building Inspector  
Municipal Treasurer



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MAP 1

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RRAP FUNDING IN BURNABY

(FROM 1976 FEBRUARY TO 1979 NOVEMBER)

i EASTBURN

	Number of Grants and Loans	Number of Units Affected	Grant \$	Loan \$	Total \$
<b>A. <u>COMMITTED*</u></b>					
Homeowners	252	252	661,420	122,269	783,689
Landlords	36	84	189,338	42,443	231,781
Non-Profit Societies	1	102	51,000	-	51,000
<b>TOTAL COMMITTED</b>	<b>289</b>	<b>438</b>	<b>901,758</b>	<b>164,712</b>	<b>1,066,470</b>
<b>B. <u>PENDING**</u></b>					
Homeowners	12	12	31,496	5,822	37,318
Landlords	1	5	12,500	***	12,500
Non-Profit Societies	-	-	-	-	-
<b>TOTAL PENDING</b>	<b>13</b>	<b>17</b>	<b>43,996</b>	<b>5,822</b>	<b>49,818</b>
<b>C. <u>TOTAL COMMITTED AND PENDING</u></b>					
Homeowners	264	264	692,916	128,091	821,007
Landlords	37	89	201,838	42,443	244,281
Non-Profit Societies	1	102	51,000	-	51,000
<b>TOTAL</b>	<b>302</b>	<b>455</b>	<b>945,754</b>	<b>170,534</b>	<b>1,116,288</b>

\* **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.

\*\*\* Landlord applications received after 1978 December 31 must obtain loan monies from approved lenders.

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RRAP FUNDING IN BURNABY

(FROM 1978 JUNE TO 1979 NOVEMBER)

II WILLINGDON HEIGHTS

	Number of Grants and Loans	Number of Units Affected	Grant \$	Loan \$	Total \$
<b>A. COMMITTED*</b>					
Homeowners	80	80	186,368	15,187	201,555
Landlords	-	-	-	-	-
Non-Profit Societies	-	-	-	-	-
<b>TOTAL COMMITTED</b>	<b>80</b>	<b>80</b>	<b>186,368</b>	<b>15,187</b>	<b>201,555</b>
<b>B. PENDING**</b>					
Homeowners	23	23	53,581	4,366	57,947
Landlords	1	1	2,500	***	2,500
Non-Profit Societies	-	-	-	-	-
<b>TOTAL PENDING</b>	<b>24</b>	<b>24</b>	<b>56,081</b>	<b>4,366</b>	<b>60,447</b>
<b>C. TOTAL COMMITTED AND PENDING</b>					
Homeowners	103	103	239,949	19,553	259,502
Landlords	1	1	2,500	-	2,500
Non-Profit Societies	-	-	-	-	-
<b>TOTAL</b>	<b>104</b>	<b>104</b>	<b>242,449</b>	<b>19,553</b>	<b>262,002</b>

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RRAP FUNDING IN BURNABY

(FROM 1979 MAY TO 1979 NOVEMBER)

III BURNABY HEIGHTS

	Number of Grants and Loans	Number of Units Affected	Grant \$	Loan \$	Total \$
<b>A. <u>COMMITTED*</u></b>					
Homeowners	10	10	29,583	422	30,005
Landlords	-	-	-	-	-
Non-Profit Societies	-	-	-	-	-
<b>TOTAL COMMITTED</b>	<b>10</b>	<b>10</b>	<b>29,583</b>	<b>422</b>	<b>30,005</b>
<b>B. <u>PENDING**</u></b>					
Homeowners	49	49	144,957	19,754	164,711
Landlords	2	9	22,500	***	22,500
Non-Profit Societies	-	-	-	-	-
<b>TOTAL PENDING</b>	<b>51</b>	<b>58</b>	<b>167,457</b>	<b>19,754</b>	<b>187,211</b>
<b>C. <u>TOTAL COMMITTED AND PENDING</u></b>					
Homeowners	59	59	174,540	20,176	194,716
Landlords	2	9	22,500	-	22,500
Non-Profit Societies	-	-	-	-	-
<b>TOTAL</b>	<b>61</b>	<b>68</b>	<b>197,040</b>	<b>20,176</b>	<b>217,216</b>

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RRAP FUNDING IN BURNABY

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(FROM 1976 FEBRUARY TO 1979 NOVEMBER)

IV TOTAL BURNABY RRAP

	Number of Grants and Loans	Number of Units Affected	Grant \$	Loan \$	Total \$
<b>A. <u>COMMITTED*</u></b>					
Homeowners	342	342	877,371	137,878	1,015,249
Landlords	36	84	189,338	42,443	231,781
Non-Profit Societies	1	102	51,000	-	51,000
<b>TOTAL COMMITTED</b>	<b>379</b>	<b>528</b>	<b>1,117,709</b>	<b>180,321</b>	<b>1,298,030</b>
<b>B. <u>PENDING**</u></b>					
Homeowners	84	84	230,034	29,942	259,976
Landlords	4	15	37,500	***	37,500
Non-Profit Societies	-	-	-	-	-
<b>TOTAL PENDING</b>	<b>88</b>	<b>99</b>	<b>267,534</b>	<b>29,942</b>	<b>297,476</b>
<b>C. <u>TOTAL COMMITTED AND PENDING</u></b>					
Homeowners	426	426	1,107,405	167,820	1,275,225
Landlords	40	99	226,838	42,443	269,281
Non-Profit Societies	1	102	51,000	-	51,000
<b>TOTAL</b>	<b>467</b>	<b>627</b>	<b>1,385,243</b>	<b>210,263</b>	<b>1,595,506</b>

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