

ITEM 9  
MANAGER'S REPORT NO. 42  
COUNCIL MEETING 90/06/18

RE: RRAP PLANNING OFFICE LEASE

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1990 JUNE 12

FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 17.132

SUBJECT: RRAP PLANNING OFFICE LEASE

PURPOSE: To inform Council of the status of the lease of the RRAP Planning Office at the Burnaby Heights facility, and to provide an over-view of RRAP activities in Burnaby for 1989.

RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

1.0 BACKGROUND

The Residential Rehabilitation Assistance Programme (RRAP) is a Federal government home repair programme that is administered by Municipal staff in a site office at the Burnaby Heights School, which was closed due to declining enrolment in 1982. The lease with the Burnaby School Board is renewed annually, and the term of the lease is from August 01 to July 31 of each year.

2.0 STATUS OF RRAP

RRAP is a Federally funded programme which assists in the repair or improvement of owner occupied homes to maintain a minimum level of health and safety. The programme also provides assistance to make homes more accessible for disabled persons. The programme is directed to low income homeowners, and is administered by the Municipality.

Burnaby received an initial allocation in 1989 of \$101,000 for Homeowner RRAP. Applications for the disabled and for repayable loans were processed from a common fund administered directly by Canada Mortgage and Housing Corporation (CMHC). The final committed budget was \$510,432, comprised of \$192,493 for 52 homeowner applications, and \$314,664 for 10 disabled applicants affecting a total of 77 units. The significant increase in disabled applicants is due to a single application, representing 68 units, from an intermediate care home.

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The Rental RRAP for rental multiple family accommodation was cancelled in 1989 May 05. The Rental RRAP had not been used in Burnaby for the last several years. The primary reason the programme was not used was that landlords were generally hesitant to commit to the required 15 year rental agreement.

Since the inception of RRAP in Burnaby in 1976, close to \$5.68 million has been committed in the rehabilitation of 1670 units. Our projected committed funding by the end of 1990 is \$5.9 million. Detailed summaries of activities in 1989 and total activity to date are outlined on Tables I and II attached.

During 1987 and 1988, CMHC undertook a consultation process in order to review programme guidelines and propose changes to RRAP. As a result of the consultation process, CMHC anticipates that new guidelines may be introduced by early 1991.

### 3.0 SITE OFFICE LEASE

As a result of a comprehensive land exchange/purchase package between the Municipality and the Burnaby School Board to effect the Burnaby South 2000 concept, the Municipality will be acquiring ownership of the Burnaby Heights facility along with the north wing of Edmonds School and the 1914 building on the Burnaby South site. Staff anticipate that these facilities will be formally transferred and possession gained by the Municipality as of 1991 January 01.

Pending the transfer of the Burnaby Heights facility to the Municipality, the Burnaby School Board is not renewing leases. Instead, existing leases are being extended on a month to month basis at current lease rates. The month to month lease will continue until the transfer of the facility to the Municipality has been completed.

The site office lease for the RRAP Planning Office at the Burnaby Heights facility was to expire on 1990 July 31. The present rent for the site office is \$165 per month, including utilities and janitorial service. The RRAP has been administered from the Burnaby Heights location since 1983. Burnaby Heights has proven to be a convenient and identifiable location for the site office.

The Housing & Civic Development Committee is preparing recommendations for Council's consideration on the management and use of Burnaby Heights and other facilities. The Chairman of the Housing & Civic Development Committee, along with staff, met with representatives of the existing tenants at Burnaby Heights to assure them that the pending change of ownership would not result in any immediate changes to their tenancy and that the facility would in all likelihood be used as a community resource centre for at least the next five years.

### 4.0 CONCLUSION

RRAP continues to provide valuable assistance to low income homeowners and the disabled in Burnaby in undertaking necessary repairs to sub-standard housing units. The existing location of the RRAP Planning Office continues to be convenient to applicants, and an efficient location from which to administer the programme.

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Pending the transfer of the facility to the Municipality, the existing lease arrangement with the School Board will be maintained. The report of the Housing & Civic Development Committee will likely recommend guidelines for the future use of Burnaby Heights. It is expected that the RRAP office will continue to be situated in the Burnaby Heights facility.

  
LP/jp

. Attachment

cc: Municipal Solicitor

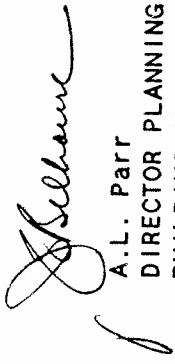
  
A.L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

TABLE I

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RRAP DELIVERY

1989 January - 1989 December

	NUMBER OF GRANTS AND LOANS	NUMBER OF UNITS OF UNITS AFFECTED	GRANT \$	LOAN \$	TOTAL \$
A. <u>COMMITTED</u> *					
Homeowners	52	52	192,493	3,275	195,768
Landlords ***	0	0	-	-	-
Disabled	10	77	314,664	-	314,664
TOTAL COMMITTED	62	129	507,157	3,275	510,432
B. <u>PENDING</u> **					
Homeowners	45	45	165,000	10,000	175,000
Landlords	0	0	-	-	-
Disabled	15	15	60,000	-	60,000
TOTAL PENDING	60	60	225,000	10,000	235,000
C. <u>TOTAL COMMITTED &amp; PENDING</u>					
Homeowners	97	97	357,493	13,275	370,768
Landlords	0	0	-	-	-
Disabled	25	92	374,664	-	374,664
TOTAL	122	189	732,157	13,275	745,432

\* 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 program cancelled 1989-05-05.

TABLE II

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RRAP DELIVERY

1976 February - 1989 December

	NUMBER OF GRANTS AND LOANS	NUMBER OF UNITS AFFECTED	GRANT \$	LOAN \$	TOTAL \$
<b>A. COMMITTED *</b>					
Homeowners	1259	1259	4,164,452	636,447	4,800,899
Landlords ****	58	218	416,624	47,293	463,917
Disabled ***	24	91	371,414	-	371,414
Non-Profit	1	102	51,000	-	51,000
<b>TOTAL COMMITTED</b>	<b>1342</b>	<b>1670</b>	<b>5,003,490</b>	<b>683,740</b>	<b>5,687,230</b>
<b>B. PENDING **</b>					
Homeowners	45	45	165,000	10,000	175,000
Landlords	0	0	-	-	-
Disabled	15	15	60,000	-	60,000
Non-Profit	-	-	-	-	-
<b>TOTAL PENDING</b>	<b>60</b>	<b>60</b>	<b>225,000</b>	<b>10,000</b>	<b>235,000</b>
<b>C. TOTAL COMMITTED &amp; PENDING</b>					
Homeowners	1304	1304	4,329,452	646,447	4,975,899
Landlords	58	218	416,624	47,293	463,917
Disabled	39	106	431,414	-	431,414
Non-Profit	1	102	51,000	-	51,000
<b>TOTAL</b>	<b>1341</b>	<b>1602</b>	<b>5,228,490</b>	<b>693,740</b>	<b>5,922,230</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.

\*\*\* DISABLED a separate program since 1986.

\*\*\*\*LANDLORD program cancelled 1989-05-05

