



City of Richmond Council Meeting - Monday December 11, 2023

Richmond Poverty Reduction Coalition Delegation - Non-Agenda Item - LEMR program

This submission is presented on behalf of the Richmond Poverty Reduction Coalition (RRPC). The RRPC includes 12 local non-profits that collectively represent thousands of low-income Richmond residents. Many are here with me tonight.

We are here to give you hundreds of postcards signed by Richmond residents who believe it is time for a LEMR Registry and a LEMR waitlist.

We've seen six Affordable Housing Managers come and go in the last 10 years, so it's no wonder the LEMR program is a mess. It seems no one is in charge and it shows.

On your website the LEMR requirements bulletin ¹ has a rental rate of \$975 for a one bedroom. However when we call LEMR operators such as Pinnacle International, they tell us the rents are \$1150 to \$1450 for a one bedroom. And no one has vacancies.

The LEMR bulletin says income thresholds are about \$34K to \$58K. But a developer operator sent us the BC Housing income limits for the private market that they are using for LEMR units. Those income limits range from \$58K to \$107K. And still, no one has no vacancies.

What is going on? Who is setting the tenancy requirements? Are tenants truly low to moderate income that the LEMR program is supposed to benefit?

The City's Affordable Housing Guide ² lists 474 LEMR units. Attached as *Addendum 1*, is a listing from the Affordable Housing Guide that we re-sorted by type of housing operator. 1/4 of these units are managed by 7 non-profits. And 3/4 of all the units are managed by developers, real estate companies and property management companies.

This is despite receiving through Mayor Brodie's office, the approved listing of 18 local non-profits wanting to manage LEMR units in Richmond

What is going on? Why does the City not compel developers to choose non-profit operators?

¹ https://www.richmond.ca/__shared/assets/info5159495.pdf

² https://www.richmond.ca/__shared/assets/affordablehousingguide66343.pdf

In 2022 we made a delegation to City Council on non-market housing, specifically LEMR.³ This July we appeared again.⁴ We are not going away.

We need huge improvements to the LEMR program. The City is accountable for this program. We are again asking for a full review and a transparent process that includes a LEMR registry and waitlist.

LEMUR can be the stepping stone in this homeless and housing crisis, if managed properly.

Some of our supporters wish to tell you about their experiences.

Sincerely,

Deirdre Whalen
President, RPRC

cc. RPRC Directors
RPRC Membership

Note: See *Addendum 1: LEMR Housing Operators* on pages 3 and 4

ADDENDUM 1

LOW END MARKET RENTAL (L.E.M.R.) UNITS

³ <https://www.richmondprc.org/wordpress/wp-content/uploads/2023/04/RPRC-Delegation-re-non-market-housing-July-11-2022.pdf>

⁴ <https://www.richmondprc.org/wordpress/wp-content/uploads/2023/12/RPRC-delegation-to-Council-LEMUR-July-2023.pdf>

LEMR HOUSING OPERATORS

Source: City of Richmond Affordable Housing Guide July 2023 pages 6-8

Source: Type of Operator - Taken directly from company websites

NAME	TYPE	PROJECT	# UNITS
Minglian Holdings	Developer	The Camber	6
Minglian Holdings	Developer	The Camino	5
Onni Group	Developer	The Ora	20
Onni Group	Developer	RIVA	9
Onni Group	Developer	RIVA 3	9
Oris Consulting	Developer	Hamilton Village	3
Pinnacle International	Developer	Pinnacle at Capstan	13
Pinnacle International	Developer	Sorrento at Capstan	11
Pinnacle International	Developer	Torino at Capstan	12
Sian Group	Developer	Sterling	6
Townline Homes	Developer	Harmony	7
Yuanheng Holdings	Developer	Viewstar Lot A	41
			142

NAME	TYPE	PROJECT	# UNITS
CCM Investment Gp	Property Management	The Grand	7
FirstService Residential	Property Management	Saffron Homes	21
Park Residences	Property Management	Tower A	22
Peterson Commercial	Property Management	Camellia	19
Sunshine Holdings	Property Management	The Nova	8
Tribe Management	Property Management	The Emerald	13
			90

NAME	TYPE	PROJECT	# UNITS
Amacon	Real Estate	Tempo	14
Concord Pacific	Real Estate	Monet	7
Dorset Realty	Real Estate	Elle	5
Greta Luk	Real Estate	The Omega	10
Prompton Real Estate	Real Estate	Central Estates	7
Prompton Real Estate	Real Estate	Concord Galleria	12
Prompton Real Estate	Real Estate	Park Estates	17
Prompton Real Estate	Real Estate	Park Estates II	15
Prompton Real Estate	Real Estate	South Estates	17

Re/Max Crest Realty	Real Estate	Spark	6
Reliance Properties	Real Estate	Richstone	3
			113

NAME	TYPE	PROJECT	
Az-Zahraa Housing	Non-profit organization	Calla	4
Az-Zahraa Housing	NPO	Cascade	14
Az-Zahraa Housing	NPO	The Dahlia	11
Catalyst Community Development	NPO	Rivermark	31
Kiwanis Seniors	NPO	Trafalgar Square	6
Kiwanis Seniors	NPO	Berkley House	13
More Than A Roof	NPO	Fiorella	11
Sanford Housing	NPO	Kingsley Estates	12
YWCA	NPO	Moiz & Nadia Place	27
			129

TYPE	# UNITS	% UNITS
For Profit Operators	345	73%
Non Profit Organizations	129	27%
Total	474	100%