

Attachment 3

Letter from WINGS Nonprofit Society



August 16, 2021

New Westminster City Council
511 Royal Ave.
New Westminster, BC V3L 1H9

Re: 1084 Tanaka Court Housing Proposal

We have been approached by 1035668 B.C. Ltd. (Mr. Dharam Singh Sra and Mr. Bhupinder Dhillon) to partner with them in the 1084 Tanaka Court Housing proposal by potentially leasing and managing 10 two bedroom units in the proposed building at non-market rental rates. We would not be involved in the construction or capital budgeting for this project.

We are a nonprofit charitable society that has provided services in the New Westminster community for over 23 years. The purpose statements in our constitution include a mandate to provide affordable housing for women and their children who have low and moderate incomes. We feel compelled to respond to this invitation not only to pursue our mandate and current goals, but also to respond to the community need for safe, affordable housing.

We have reviewed the New Westminster Housing Needs 2021-2031 report and believe this project will add a minimum of 10 units of non-market rental housing to the community. The report forecasts a potential shortage of 2,056 single family non-market units over the next 10 years. We are aware that the City is particularly interested in housing units that remain affordable for the longest period possible and achieve a level of affordability for low and moderate income families. This proposed project can accomplish this priority.

Our target client population would be single parent families comprised of women and children (under 18 years old) with low or moderate income levels who are homeless and looking to rebuild their lives after leaving domestic violence. This target client population is classified as *"Priority Assistance by BC Housing (most vulnerable citizens, more challenging special housing needs)"*.

Our ultimate goal for the 10 two bedroom units represented in this potential lease arrangement would be long term affordable rental housing. We anticipate that rents could be established and maintained at a level approximately 40% below the Housing Income Limits (HILs) rates and the CMHC Rental Housing average. The 2021 HILs rate for a 2 bedroom is \$67,500. At the affordability standard of a maximum of 30% of income used for housing, this translates into a maximum monthly rental rate of \$1,687. The CMHC Rental Housing 2021 report lists the average rent for a 2 bedroom unit in Metro Vancouver at \$1,792. 40% below these rates would be just over \$1,000. We anticipate that most of our potential clients will be in a lower \$36,000 annual range and 30% of their income would translate into a rental figure of \$900.

We are passionate about serving our community and would consider it a privilege to partner with 1035668 B.C. Ltd. in this project. Thank you for considering the proposal as well as your commitment to addressing the need for affordable housing in our community.

Sincerely,

A handwritten signature in cursive script that reads 'Lorrie Wasyliw'.

Lorrie Wasyliw
Executive Director