

BEULAH CREEK DEVELOPMENT – COMMUNITY QUESTIONS & ANSWERS

Date: February 8, 2021

The following question and answers have been provided to shed light on the proposed development to date:

QUESTIONS RELATED TO THE DEVELOPMENT OF THE BUILDING

Question: how many approvals will you need from the Islands Trust and when might they be coming to the Trust?

Answer: Two phase approval process to obtaining Islands Trust approvals. The first approval process is to obtain the development permit, for both form and character and stormwater management. A siting and use permit will be required prior to construction start.

Question: Is the project itself designed to be financially self-sustaining?

Answer: Yes, but as part of the Community Housing Fund from BCH Housing there is an ongoing operating subsidy to be approved. This is what allows us to offer the affordable rents while still maintaining the development. Further, the way that the program and the operating agreement is structured between BC Housing and M'akola Housing shifts effectively the risks of any financial impacts over to MHS, with BCH there to support. This agreement allows the risk to be transferred to MHS instead of HIHS.

Question: Is the \$2.6M funding from BCH considered a grant or a loan?

Answer: The funding, once confirmed by BC Housing, through the provision of Preliminary Project Approval (PPA), will be provided as a forgivable loan. The amount does get registered on title as an encumbrance but does not need to be paid back and will be forgiven over the length of the loan.

Question: Are there any concerns over the quantity over water on site?

Answer: Currently no. We do have a 24-hour pump test completed that had positive results. We are refining the design for the completion of the 72-hour test and working with the civil engineer to quantify the volumes and the flows of water to ensure:

- That we have enough quantity for the development
- That this will not negatively impact neighbouring wells
- This work is currently underway.

Question: Who is the modular manufacturer and where will they be built?

Answer: The team has currently engaged pre-construction services with a modular manufacturer based in BC, to provide constructability advice to ensure that the design meets with the modular processes. We are working towards next steps to refine the construction costs.

QUESTIONS RELATED TO THE OPERATIONS OF THE BUILDING

Question: What will be the criteria for residence? Do Hornbyites get priority?

Answer: The Beulah Creek project will be subject to an Operating Agreement with BC Housing. That Agreement and the related funding program has a mixed-income rental model with three different rental rates: Affordable Market Rate, Rent Geared to Income (RGI), and Deep Subsidy. BC Housing requires us to use the BC Housing Registry to select applicants from for the RGI and Deep Subsidy units. For the Affordable Market Rate units, M'akola will use various methods to communicate availability and will maintain a waitlist. Tenant selection will be prioritized for Hornby Island residents.

HIHS will also encourage all individuals on their current waitlist to apply to the BC Housing Registry well in advance of tenanting. Note that there are income eligibility limits for all rental categories and National Occupancy Standards must be followed (see below for details).

Question: What are the rent structures to look like?

Answer: 30% Affordable Market Rate; 50% Rent Geared to Income; 20% Deep Subsidy. The exact rental amounts will be finalized as the development progresses and budgets are approved.

Question: What are National Occupancy Standards?

Answer: Under the National Occupancy Standards the following applies:

1. There shall be no more than 2 or less than 1 person per bedroom.
2. Spouses and couples share a bedroom.
3. Parents do not share a bedroom with children.
4. Dependents aged 18 or more do not share a bedroom.
5. Dependents aged 5 or more of opposite sex do not share a bedroom.

The following guidelines are used when applying the National Occupancy Standards:

- In recognition of a variety of co-parenting arrangements, a dependent child who resides with their parent(s) a minimum of 40 per cent of the time will qualify as a permanent member of the household when determining eligibility and appropriate unit size.
- Single applicants (seniors or people with disabilities) are eligible to apply for bachelor and one-bedroom units.
- Couples (two individuals) are only eligible to apply for one-bedroom units, as they would be under-housed in a bachelor unit.
- To maximize the use of limited one-bedroom units, priority for available one-bedroom units is generally applied as follows:
 - Couples
 - Single applicants with a documented medical need for a one-bedroom unit
 - All other single applicants.

Question: If people in some units are being income tested every year, which is what I think I heard, does that mean if their income goes above a certain amount that they would have to move out? That seems to be counter to the whole premise having a "home". And move where and stay on Hornby is another big issue.

Answer: If household income is above income eligibility limits for either the Deep Subsidy or RGI units, then MHS would work to house those tenants as one of the Affordable Market Rents, depending on vacancies. Tenants in affordable market units are income tested upon first tenancing only.

Question: can you talk more about the role of MHS in managing the property and tenancies going forward?

Answer: M'akola would effectively be the manager of the property, or in other words the landlords of the building. MHS would be managing services such as:

- Selecting tenants from the waitlist
- Helping tenants with move in procedures
- Working with tenants on the income testing component depending on the type of unit being applied for
- Will be responsible for the general maintenance of the property including:
 - Landscaping
 - Garbage/recycle management processes.
 - Will also be responsible for the modernization and general improvements of the development during the life cycle of the project.

Question: Will pets be allowed?

Answer: MHS will allow pets as part of this development. The parameters around pet type and size to be discussed and finalized prior to the development being finalized.

Question: Will there be an onsite property manager?

Answer: This has not been confirmed as of yet. One of the disadvantages of having an onsite manager is that it ends up taking away one unit of housing available to potential tenants.

Question: Is there any organized way for tenants to have a say in how the place runs?

Answer: There is certainly ability for tenants to have conversations with M'akola about components of the operations of the development. MHS is restricted to what they can and cannot do as part of the operations of the development – these are governed by the Operating Agreement. There are opportunities to create tenant associations to help provide input into the decision-making process on how the project is operated, within the requirements of the Residential Tenancy Act and residential tenancy agreement.

DESIGN RELATED QUESTIONS

Question: Can you speak to the safety of pedestrian access for tenants and visitors?

Answer: There is a single point of entry off Central Road into the site. Due to the grade of the road at access it creates a pinch point between the access and the riparian areas that does not allow for many options in terms of pedestrian access. The design team is working with the civil engineer and project biologist to come up with a pedestrian access that will create a safe route of travel for both automobile and pedestrian traffic in and out of site. The steep section of the road at access, will be paved as well.

Question: With no rooftop water collection, how will the water usage affect neighbouring properties?

Answer: The development team is currently addressing this issue. The team is in the process of completing a 72-hour pump test from the onsite well to get a better understanding of the amount of water that may be required from the addition of 26 units. The development is also exploring additional rainwater collection methods onsite to be used for irrigation.

Question: Will there be a place for people to garden?

Answer: The site plan allows for suitable garden plot areas. Under the current design the focus has been to come up with a simple, yet functional low maintenance landscape plan.

Question: Will there be an onsite generator to provide backup power in the event of power outages?

Answer: Yes, the design team is currently working on what this system will look like

Question: How will the development be heated?

Answer: Current designs are showing the main sources of heating to be fully electric. Backup heat sources has come up as a main question for the design team. The design team is currently working on practical solutions for secondary back up heat sources.

Question: Heat pumps vs baseboard heating?

Answer: Both have been considered. The heat source will either be electric baseboard heating or an electric heat pump as the primary heat source, combined with a heat recovery ventilator (HRV). Once you move to a high level of energy efficiency, like the Step Code program, the heating demands become greatly reduced and over heating ends up becoming more of an issue. Even on this site this could be an issue, which the design team are managing through the use of energy efficient windows, and utilizing the natural heating and cooling sources, such as utilizing the natural tree cover of the site as much as possible.

Question: Are buildings on slab? Has in floor circulating heat been considered? Advantage: can be solar powered or heat pumped at a later date. I'd like to point out that using lots of concrete in the floor gives good thermal inertia (retains heat during power outage).

Answer: The conventional approach for building modular is to build the structure on a concrete foundation with a crawl space. Through conversations with the modular manufacturer, there may be an option to build on a concrete slab on grade foundation. Due to the high groundwater levels on the site, the design team will continue to explore the best option to move forward with. Further, the lack of available aggregate on Hornby Island further indicates a likelihood of lower costs associated with a slab on grade concrete foundation.

Question: Will each unit have their own heat controls? And what about ventilation in the summer?

Answer: Each unit will have individual heat controls. Units will be individually metered to monitor all electricity use. This will further be supplemented by natural ventilation through the use of fully operable windows, and the fact that every unit is a corner unit will really help with the summer airflow.

Question: Are there windows in the bedrooms?

Answer: Yes. All bedrooms have windows. Studio units have windows as part of the living space.



Question: Is there parking?

Answer: Yes, there is ample parking on site.

- Parking will follow Islands Trust parking requirements for community housing = minimum 1 per dwelling unit as laid out in the zoning bylaw
- Parking plan will provide safe pedestrian walking path along the entrance road for families with strollers
- Design preference is to provide parking in small clusters near the units rather than in a large parking lot.

Question: What will Laundry within the development look like?

Answer:

- 3 sets of washers/dryers in the common area building.
- Current design provides hook ups in all units, except the studios.

Question: Are there accessible suites?

Answer: The current design provides 1 one-bedroom unit which is designed to be fully accessible.

Question: do not need answer but for consideration: a communal “workshop area” with benches, power, with or without tools but maybe vise, storage? etc. Also, fiber optic is available from Telus for community use but should be installed in units, possibly cell phone booster and cable access should people want it and central satellite dish. So, communications access futuristically installed.

Question: As the construction of the community garden space, fencing and water access is important to the community, would it be possible for residents to provide design input and put in place infrastructure as part of design and construction, so it is cost effective?

Answer: As this is a publicly funded project, we have restrictions on procurement and liability insurance. All construction work will have to be undertaken by procured professionals with appropriate insurance in place. We do welcome community input on design – please send your ideas to HIHS.

Question: Have you looked at Tesla power wall and a solar array field or roof top solar as part of this development?

Answer: The project will seek to achieve a very high energy efficiency rating (BC Energy Step Code Level 4) and will consider any additional energy efficiency options to achieve this rating as well as any options like the ones suggested, should funding become available.

Question: People with mobility issues have trouble with gravel pathways. Please consider some other surfacing for pathways. Can you speak to the accessibility of the site for tenants with accessibility issues?

Answer: The design team is currently trying to come up with the best possible plan to make the site accessible for all tenants. The steepest section of the road will be paved, and then turn into gravel as the grade lessens. Path materials will consider the usage of all types of pedestrian access including, foot traffic, bicycles, and wheelchairs.

Question: What does TYP and AC mean?

Answer: Typical and Accessible. These are referring to unit sizes.

Question: where do we direct questions or suggestions for the building? I'm quite concerned that it would be many of our hard-working people living here. And I would hope the parking could be covered. And perhaps some sort of area for storage for the units. Many will have tools of their trades. Can this be addressed.? Perhaps some sort of storage rooms added on to that common area. I think this is really important for trades people. And would keep the housing units from having work stuff in them: tools, chainsaws, cleaning products, paint, etc.

Answer: Please send questions or suggestions to HIHS' email address. Each unit does have storage included and the studio units have externally accessed storage lockers.

QUESTIONS FOR HORNBY ISLAND HOUSING SOCIETY

Question: Would messages of be support helpful and to whom? Please give details about who to write to at Islands Trust to support the development permit and/or anything and anyone else that it would help to write to.

Answer: The project team will provide an update of who you can reach out to at Islands Trust and BC Housing to show your support for this project. A separate email will be sent out to indicate how you can show your support.

Question: Will this presentation be available to share?

Answer: Yes, the slides will be available for viewing on the HIHS website.

Question: The zoning allows a certain number of Live-Work units and when we did a survey a few years ago there was quite a bit of interest in those units. Has there been any consideration of where theses units might possible be built at some time in the future?

Answer: Current zoning allows for 30 units total. Any expansion beyond 30 units would require rezoning. There is opportunity for subdivision in the future. HIHS has indicated on the site plan that there is area of future expansion to the west of the development. HIHS will continue to explore this future expansion. There are some constraints due to road access and the riparian areas on site.

Question: What are the plans for internet at the site?

Answer: HIHS is confident that we will be able to utilize fibre optic internet bandwidth to site. This will be discussed with Telus as the project progresses. Communications access to site will be considered by the design team as a key item.

Question: Are the studio units smaller than the elder housing studio units?

Answer: The studio units at Beulah Creek are roughly the same size as the studio units at the Elder Village development. The unit layout sizes have been designed subject to BC Housing design and construction standards.