

Lori Foster

From: npltcwebmail
Subject: FW: Contact Form Submission

From: [REDACTED]
Sent: Thursday, April 30, 2015 2:19 PM
To: npltcwebmail
Subject: Contact Form Submission

Contact: North Pender Island Local Trust Committee
Name: Al Bloomenthal
Email: [REDACTED]

If you would like to be contacted using a different method than E-mail, please enter the details: My phone number is [REDACTED] if needed.

Write your message: I would like to attend the meeting on May 19 dealing with seniors' housing needs. Please confirm my reservation. I am the president on a non-profit Society called Pender Evergreen Place Housing Society. It was incorporated about a year or so ago with the objective of creating subsidized housing for seniors on Pender. I believe that our experiences may be useful in a broad discussion of seniors' housing needs. In short, we decided that subsidized housing is an unrealistic objective at this time due both to lack of public funding for the capital costs such projects and lack of funding to properly maintain such properties following development. My personal goal, having regard to the above conclusion, was to focus on creating affordable market housing. Most of the members of the board were unwilling to consider market housing and the efforts of our group regrettably ground to a halt. I would like to suggest that the idea of market-based seniors housing be give consideration at the meeting along with a number of other possibilities that would accommodate a variety of needs and preferences. For example, in addition to low rental housing, there would probably be some who would prefer to remain in place and get the help they need to do so. Others might prefer a communal situation in a house modified to meet their needs. Still others would like to have the benefit of their own privately owned house situated in a small community of seniors who share the same interests. Our very preliminary cost analysis suggested that the cost of a cottage suitably sized might range between \$250,000 and \$350,000. Of course, if land were to be donated or volunteer labour were available, these costs would be reduced. As well, the final costs would depend on what people wanted: if a social room, jacuzzis, a second bedroom or other amenities are incorporated, the costs increase. My thought was that a development of perhaps 15 to 20 cottages would be a practical project if enough people were prepared to commit. Purchasers would end up paying their pro-rata share of all hard and soft costs with no allowance made for a development fee or profit. They would acquire a fee simple strata interest. I hope this information will be helpful to you. Regards, Al Bloomenthal

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