

**STAFF REPORT TO THE
PLANNING & PROTECTIVE SERVICES COMMITTEE**

MEETING OF WEDNESDAY, JANUARY 25, 2006

SUBJECT:

Financial assistance to the Sooke Elderly Citizens Housing Society to support their proposal for a complex care and assisted living development.

BACKGROUND:

On December 21, 2005 Partnerships BC, on behalf of the Vancouver Island Health Authority (VIHA), issued a Notice of Intent for a Request for Proposals for additional complex care and assisted living capacity. "The estimated capacity requirements which the RFP intends to satisfy" includes:

	Complex Care Beds	Assisted Living Units
Greater Victoria and Saanich	185	95
Western Communities and Sooke	30	10
Total	215	105

There is some confusion over the Western Communities and Sooke allocation. The confusion exists around a previous commitment by VIHA to provide Sooke with 20 assisted living units, subject to funding and feasible project economics. A 40-unit assisted living project in Sooke was narrowly rejected in 2004 largely due to insufficient funding under the Independent Living BC program. VIHA's commitment to provide the 20 assisted living units was recognition of it being a priority area and next in line.

Director Evans has written to Mr. Waldner, President & CEO, VIHA, reminding him of the outstanding commitment, asking him to remove the Western Communities and Sooke from the upcoming RFP and requesting a non-compete proposal from the Sooke Elderly Citizens Housing Society for both the 20 assisted living units **and** the 30 complex care beds.

Sooke expects to be successful with its request. Not only were they the next in line for assisted living units but they are also the only community in the District without publicly funded complex care beds. VIHA's current population based targets for complex care and assisted living equate to 83 units now and 90 units by 2010. Again, Sooke has no publicly funded complex care or assisted living units.

The only proponent for the complex care and assisted living project is the Sooke Elderly Citizens Housing Society. They have an excellent site which will be donated to the project. Their site holds an existing seniors housing complex, which combined with the complex care and assisted living, will create a community of care, an important feature for VIHA. The Society also enjoys the support of Sooke Council in the form of a 10-year property tax exemption (worth over \$1,000,000 in 2003 assessment values) and waiver of developments cost charges worth another \$67,000.

The Society also has a reputable design/build team who will be responsible for completing the physical project.

ALTERNATIVES:

The Society has no funds set aside after depleting discretionary funding on the first proposal. The Society has approached both CMHC and BC Housing and neither is willing to approve project development funding. Without these funds, the proposal will not likely be completed and an opportunity that Sooke has been waiting for over 12 years could be lost.

The CRHD appears to be the only source of funds available on short notice to allow the Society to complete a proposal under a process expected to start January 20th and end on or about March 31, 2006.

FINANCIAL IMPLICATIONS:

The estimated cost to prepare the proposal is \$10,000. There are sufficient funds in the Section 20(3) budget to cover this expense. Subject to approval of the Society's proposal and its project financing, the \$10,000 would be repaid to the CRHD as an eligible capital expense.

The complex care component of the project is also eligible for Regional Hospital District cost sharing. However, until VIHA supplies the District with a comprehensive, prioritized capital plan (for all health sectors) with accurate estimates of the level of funding expected from the District, it is not possible to recommend individual projects to Committee.

CONCLUSION:

Sooke has no publicly funded complex care or assisted living. If complex care and assisted living were to be equally distributed around the Region in relation to population, Sooke would have 83 units now and 91 by 2010. The December 21, 2005 Notice of Intent issued by Partnerships BC on behalf of VIHA includes 30 complex care beds and 10 assisted living units for the Western Communities and Sooke. Consistent with an earlier commitment by VIHA for assisted living units, an appeal has been made by Sooke Council for VIHA to make a direct allocation of 50 units for Sooke (30 complex care and 20 assisted living units) to be developed by the Sooke Elderly Citizens Housing Society.

The Sooke Elderly Citizens Housing Society has no discretionary funding to prepare a proposal and no readily available funding sources which could supply it in time for the expected January 20th issuance of the formal Request for Proposals.

The Section 20(3) account has sufficient funding to cover the estimated \$10,000 to produce the proposal. Subject to the approval of the Society's proposal and the project financing, this cost would be recoverable. Should the Regional Hospital District also ultimately agree to cost share the construction of the project, the \$10,000 would be credited against it.

RECOMMENDATION:

That the Committee approve up to \$10,000 from the Section 20(3) budget for the Sooke Elderly Citizens Housing Society for the purpose of preparing a complex care/assisted living proposal for VIHA funding which, upon approval of project financing, would be repaid to the District.

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C.A.O. Concurrence

COMMENTS: