

The Purchase of the Motel Hollywood by Atira Women's Resource Society

April 2022



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Herstory

In late 2016, Atira Women's Resource Society purchased 9145 King George Blvd to create a space for Waaban Outreach for Women who are First Nations, Métis and Inuk, and also to provide some transitional housing for women in the program. Waaban House was renovated, opening in March 2017 for Waaban.

In early 2017, we purchased the house directly behind it across the alley located at 9144 135A Street, and contracted with Atira Property Management Inc. to manage the rental. The house was operated as rental housing until 2018, when the existing tenant moved out. It was renovated and opened as a women's shelter in August 2018. In the fall of 2019, it became Georgina's Place, providing housing and services to women who are criminalized.

The Motel Hollywood at 9155 King George Blvd was located beside 9144 135A Street and its parking lot beside Waaban House. It was purchased by Atira in August 2017 (negotiations for same started in February 2017) and, after being renovated, women moved in in the summer of 2018. The history of the Motel Hollywood before Atira purchased it was one of decades of exploitation, trafficking and violence against women.

Communication File

The communications below are in reverse date order, with the most recent events at the top. The email threads (orange headers) are in regular date order so the original email is first, then the responses (gray headers) follow.

Names of everyone outside BC Housing have been redacted.

Post Purchase Events

Email 2017-09-03 (Janice to [City of Surrey] & [City of Surrey])

On Sep 3, 2017, at 11:15 PM, Janice Abbott <janice_abbott@atira.bc.ca> wrote:
Hi all.

We've just had an interesting night at the Motel. A woman showed up claiming she is the owner and demanding to be let in. She called the police on us. When the police arrived they told us it is a civil matter and that we need something from the City (ownership records) posted in the window identifying who the rightful owner is. This makes no sense to me?

Janice Abbott

Response from [Redacted]

From: [City of Surrey]@surrey.ca
Sent: Tuesday, September 05, 2017 5:13 AM
To: Janice Abbott <janice_abbott@atira.bc.ca>
Cc: [City of Surrey]@surrey.ca
Subject: Re: Motel Hollywood

Hi Janice - has the sale been completed and ownership of the property been transferred?

Thanks
[City of Surrey]

The Purchase of the Motel Hollywood

Response from Janice

On Sep 5, 2017, at 9:01 AM, Janice Abbott <janice_abbott@atira.bc.ca> wrote:
Yes, on the 31st.

The woman, who goes by the name **Redacted**, was at the motel on and off all weekend. She had a business license in the name of **Redacted**, I think. She brought men with her a few times. In addition and despite having security there and changing the locks on Friday, there were people in and out and staying at the motel. I was there Sunday morning and ended up adding Atira staff to the security detail. The police warned us there are a lot of people "attached" to the motel and this would be ongoing. Not sure we can sustain this financially.

Janice

Response from [City of Surrey]

From: [City of Surrey]@surrey.ca]
Sent: Tuesday, September 05, 2017 7:13 AM
To: Janice Abbott <janice_abbott@atira.bc.ca>
Cc: [City of Surrey]@surrey.ca>
Subject: Re: Motel Hollywood

Hi Janice -
Thanks for confirming that detail. Are there current occupants in the rooms?

[City of Surrey], can we please determine the appropriate next steps from a licensing perspective.

Thanks
[City of Surrey]

Response from Janice

From: Janice Abbott
Sent: Tuesday, September 05, 2017 7:22 AM
To: [City of Surrey]@surrey.ca>; [City of Surrey]@surrey.ca>
Cc: [City of Surrey]@surrey.ca>
Subject: RE: Motel Hollywood

Hi and haven't heard yet. Just sent a text to my folx. We had an extra security guard on site last night, as well as staff, so hopefully not. Folx left quickly though, I think, when I got there yesterday morning around 10:30. Luggage left in a couple of rooms and the shower on in one. Am guessing they would have been eager to try and get in to get it after I left. We are trying to find someone today to board the building up.

Also, the RCMP were very clear they need something/some kind of documentation from the City in order to be able to help us. I wasn't clear what kind of documentation although they referenced posting it in the window. Otherwise, they kept telling us, it is a civil matter.

Janice

Response 2 from Janice

On Sep 5, 2017, at 7:28 AM, Janice Abbott <janice_abbott@atira.bc.ca> wrote:
Hi and no, no one in the building last night. WE had two security guards doing rounds every 30 minutes though, as well as staff on site.

Janice

Response by [City of Surrey]

From: [City of Surrey]@surrey.ca
Sent: Tuesday, September 05, 2017 7:42 AM
To: Janice Abbott <janice_abbott@atira.bc.ca>
Cc: [City of Surrey]@surrey.ca; [City of Surrey]@surrey.ca
Subject: Re: Motel Hollywood

Good morning Janice. I've put in a request to OIC MacDonald for an explanation of the RCMP response as it is as very confusing. We will follow up with you.
[City of Surrey]

Response by Janice

On Sep 5, 2017, at 7:54 AM, Janice Abbott <janice_abbott@atira.bc.ca> wrote:
Thanks [City of Surrey].

A confusing weekend all in all. I have notified our lawyer and the vendors' lawyer, to see if anyone can shed light on who **Redacted** is. We found some mail addressed to her inside the motel but address is # **Redacted**, which a quick Google indicates is a **Redacted** location.

Janice

Response by [City of Surrey]

From: [City of Surrey]@surrey.ca
Sent: Tuesday, September 05, 2017 7:55 AM
To: Janice Abbott <janice_abbott@atira.bc.ca>
Cc: [City of Surrey]@surrey.ca; [City of Surrey]@surrey.ca
Subject: Re: Motel Hollywood

Hi all, I will see what I can dig up as well.

[City of Surrey]

Response by Janice

From: Janice Abbott
Sent: September 5, 2017 8:00 AM
To: [City of Surrey]@surrey.ca
Cc: [City of Surrey]@surrey.ca; [City of Surrey]@surrey.ca
Subject: RE: Motel Hollywood

PS I should let you know that the building was vacant and unoccupied when we went in on Friday. We changed the locks and had security guards on for the weekend. In hindsight, we think people may have gotten in when the guards were distracted by **Redacted**. Yesterday morning, a man showed up to sweep the parking lot. The RCMP did ask him to leave, but he was hanging around wandering back and forth from the alley to the KGB through the parking lot, threatening me (and I assume others) and claiming it was City property and he had a right to be there.

Janice

Purchase Finalized

Email 2017-08-31 (Janice sent to staff, the Board, BC Housing)

From: Janice Abbott
Sent: Thursday, August 31, 2017 5:00 PM
To: All Staff
Subject: FW: Motel Hollywood
Importance: High

Hi all.

Seven months later. A lot of stress and anxiety (and no small amount of pleading), we own the Motel Hollywood. It closed a few minutes ago. Thank you **Redacted**, **Redacted** and **Redacted** for documenting the evil that was happening to women there, and for giving me the ammunition I needed to advocate for the funding to buy. Thanks to the women who worked in the van and reached out to, connected with and supported the women impacted by the motel's operations, and by its closure. We did it!

Tomorrow morning I will go see what we bought..).

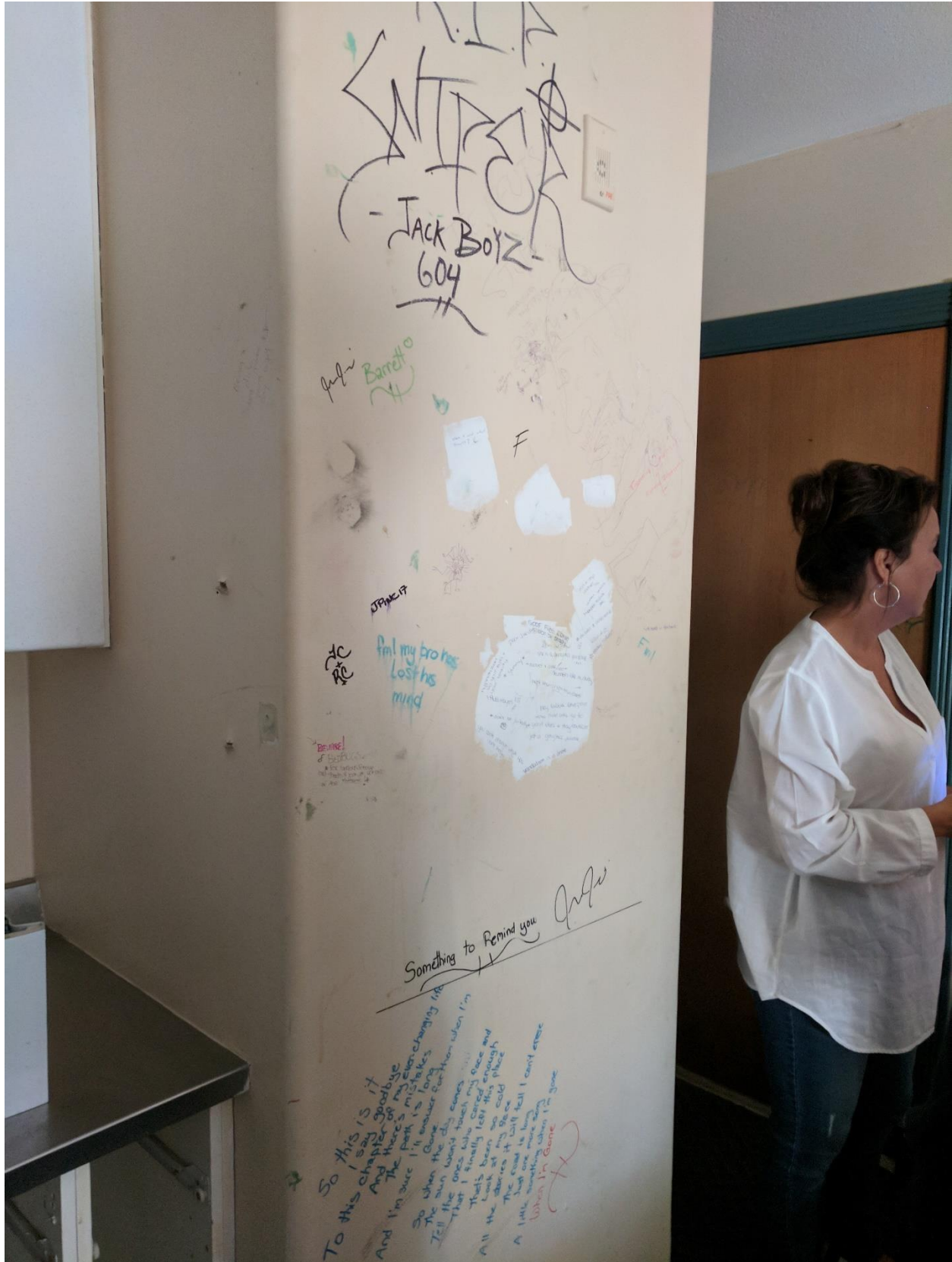
Janice

Photos Inside of the Motel Hollywood

After Atira took possession of the Motel Hollywood, Janice took photos inside. Three of the photos taken are added here, and speak to the violence and exploitation women experienced inside these walls.

CONFIDENTIAL

What do you call 7 guys a time
raping and bruiseless beatings
on a 61yr old crippled
Blonde lady in her wheelchair??
28/29/30 of the second month
of '17 all night in rotating rooms
of the Hollywood both levels
care of "I'm a goof clown GANES"
→ Attn. Goofs. its your best + last
chance to participate in your
long awaited // come one - come all,
hurry up times up so redeem your
soul (to be a rat in (her kids sawn))
"YOU = FUCKED YOURSELF,
YOU RAT IT TO HER KID +
YOU LIVE SAFER DEAL



205 MAT - (SAPRANO) 2-108 HA
205 MIKE - \$800 ▶ Sports Down
205 JAMIE \$2000
205 JESSIE \$3000 TRAILER PARK

Motel Hollywood

Email 2017-08-22 (Janice to [Director, BCHousing])

From: Janice Abbott
Sent: August 22, 2017 7:15 PM
To: [Director, BCHousing]
Subject: Motel Hollywood

Hi [Director, BCHousing].

Was asked to forward all of this to you. Let me know if you have questions or if I have missed something. Thanks!

Janice
(attachments were: original contract for purchase & sale, title document, Form B mortgage, addendum dated Aug 17, 2017)

Email 2017-08-12 (Janice to [VP, BCHousing])

From: Janice Abbott
Sent: August 12, 2017 12:57 PM
To: [VP, BCHousing]
Subject: FW: Motel Hollywood

Hey and just FYI.

Have been back and forth with the City this morning over last night's activities and so thought about this.

Janice
(attachment was a letter from [Legal Firm] to [Atira's Lawyer's office] regarding options for the purchase of the Motel Hollywood)

From: Janice Abbott
Sent: Friday, August 11, 2017 12:24 PM
To: [Legal Firm]; [Atira's Lawyer]
Cc: [Legal Firm]
Subject: RE: Motel Hollywood

Hi [Legal Firm].

I am willing to run the share purchase option proposed by our accountant, but at the end of the day, feel we are likely at an impasse. As the \$3.4m is already significantly over appraised value, we will be lucky to get financing to accommodate the current price. We will absolutely not get additional financing. And we cannot take on any liability, at all, or do anything that puts the Society at risk. I will confirm with our accountants but again, I expect we are at the end of the road. Appreciate the work you have done to try to make this work.

Janice

From: [Legal Firm]
Sent: Friday, August 11, 2017 11:13 AM

The Purchase of the Motel Hollywood

To: [Atira's Lawyer]
Cc: Janice Abbott <janice_abbott@atira.bc.ca>; [Legal Firm]
Subject: Re: Motel Hollywood

[Atira's Lawyer] a letter was faxed this morning to you. Can you confirm receipt otherwise we can resend.

Sent from iPhone of [Legal Firm]

On Aug 9, 2017, at 8:36 AM, Rod Pearce <rpearce@grossmanstanley.com> wrote:
Hi [Legal Firm]. Can you give us a status update?

Thanks.

[Atira's Lawyer]

Sent from my BlackBerry - the most secure mobile device - via the Rogers Network
From: [Atira's Lawyer]
Sent: August 4, 2017 2:29 PM
To: [Legal Firm]
Cc: janice_abbott@atira.bc.ca
Subject: Motel Hollywood

[Legal Firm]:

Any further news from your end?

[Atira's Lawyer]

Email 2017-07-30 (Janice to the City of Surrey)

From: Janice Abbott
Sent: Sunday, July 30, 2017 6:57 AM
To: Redacted Redacted@surrey.ca) Redacted@surrey.ca; Redacted@surrey.ca'
Redacted@surrey.ca
Cc: Redacted@surrey.ca
Subject: Motel Hollywood
Importance: High
Good morning.

It's been another busy and hellish weekend at the Motel Hollywood. Since we started operating a program at Waaban next door, we have seen a steady stream of women coming by for showers, food, emotional support and safety.

They are afraid.

At present we believe there are four of 23 rooms that have renters and the remaining 19 are being rented by the hour, on a cash basis.

Many of the women are very young/children. They are being assaulted, regularly.

Many are being picked up and dropped off in the alley behind Waaban (9145 KGB). They are so doped up they appear to be in a daze/don't know what is happening to them. They are bone skinny and appear to be very sick, covered in the tell-tale signs of addiction, scabs, bruises, abscesses and infections.

The Purchase of the Motel Hollywood

We have come to believe this is organized, that women are being “run” by the men who drop them off and pick them up in the alley, and that they may be being kept doped up in order to work. We have been told there are a few very young women in the hotel, who never leave, but cannot verify the latter. There are a disproportionate number of indigenous women and while we can’t prove it, we are told the young women who are “trapped” inside are predominantly indigenous. The common denominator among the women we see is that they are very, very young and have severe addiction.

My staff are putting themselves in harm’s way by making their presence known in the alley and my inserting themselves into the police incidents to try to help/connect with the women.

No arrests are ever made.

Despite the fact we are right next door and our staff have inserted themselves in this mess, especially when the police are on site, no one has asked us any questions or been to interview us. In fact, my staff describe being treated badly, dismissed and made to feel like they are interfering by the police officers they do talk to. When they hand out their cards and offer to help, they are ignored.

The RCMP have been there all weekend. One of my staff witnessed a male assault a young woman, demanding she return \$20.

We are angry. We are heartbroken.

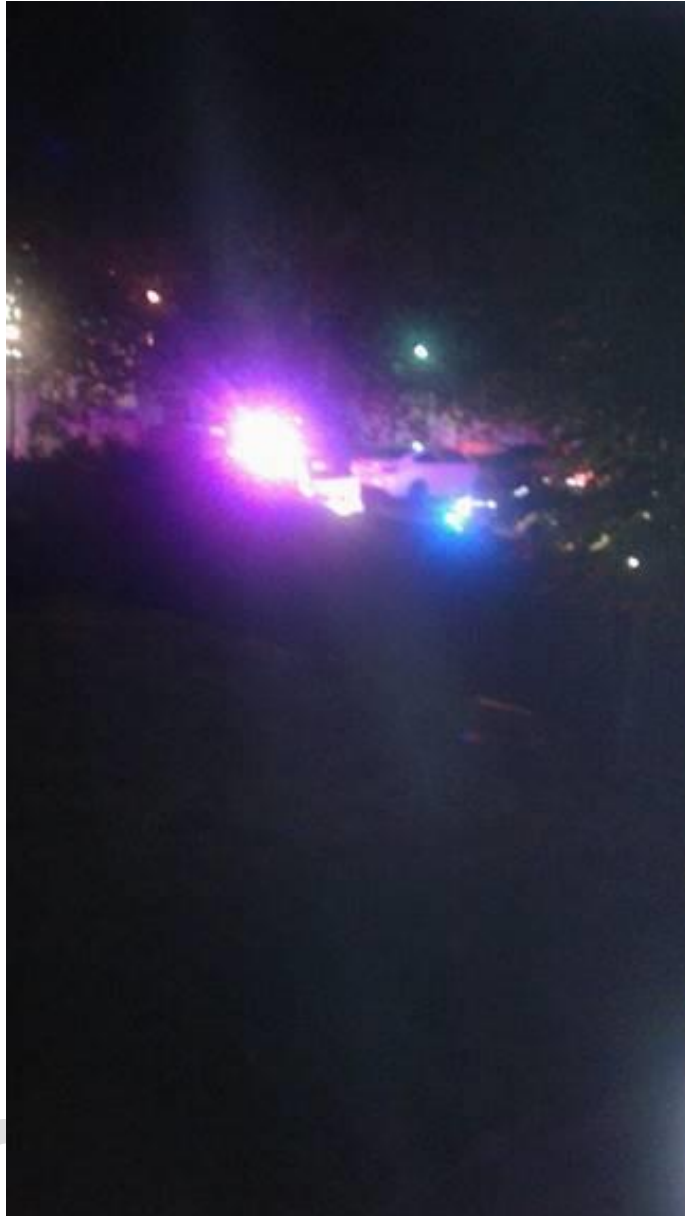
This place needs to be shut down/someone needs to take what’s going there seriously.

Janice

(photos attached)







Janice Abbott

Email Response from [Atira Director] to City of Surrey

From: [Atira Director]
Sent: Sunday, July 30, 2017 3:27 PM
To: Mayor & Councillors, City of Surrey; [City of Surrey]@surrey.ca>
Cc: Janice Abbott <janice_abbott@atira.bc.ca>
Subject: Re: Motel Hollywood
Importance: High

For your information and immediate attention.

You may not be aware that I am on the Board of Directors of Atira Women's Resource Society and have been for many years. Atira operates many women and children focussed resources in Surrey (indeed, this is where Atira began).

The Purchase of the Motel Hollywood

Atira recently opened Waaban on King George right next to Hollywood Motel, south side. Here is a graphic description of what is going on next door to women and girls. In our community.

There are any number of concerns that arise from this information which require appropriate response and action.

I thought you would like to be informed sooner than later.

Regards,
Redacted

Response from City of Surrey

From: Redacted@surrey.ca]
Sent: Monday, July 31, 2017 8:58 AM
To: Janice Abbott <janice_abbott@atira.bc.ca>; Redacted@surrey.ca>; Redacted@surrey.ca>; Redacted@surrey.ca>
Cc: Redacted@surrey.ca>; Redacted@surrey.ca>; Redacted@surrey.ca>; Redacted@rcmp-grc.gc.ca>; Redacted@rcmp-grc.gc.ca>; Blais, Redacted@surrey.ca>; Redacted@surrey.ca>; Redacted@surrey.ca>; Redacted@surrey.ca>; Redacted@surrey.ca>; Redacted@surrey.ca>
Subject: FW: Motel Hollywood

Hello Everyone,

The Motel Hollywood's licence was cancelled yesterday and they were advised to cease and desist their operation immediately, they will now be subject daily fines if they are still in operations.

We have also taken other enforcement actions and will increasing our action as well, all options are being considered to deal with this issue.

In addition, we are in discussion with the Motels lawyer,
If you have any questions please contact me directly.

Redacted

Redacted, CPA, CMA | Manager, Public Safety Operations

<image001.png>

CITY OF SURREY
13450 - 104 Avenue Surrey, BC, Canada V3T 1V8
T 604.591-4013 | F 604.591.4465 www.surrey.ca

Response from Janice Abbott

From: Janice Abbott [mailto:janice_abbott@atira.bc.ca]
Sent: July-31-17 9:05 AM
To: Redacted; Redacted; Redacted; Redacted
Cc: Redacted; Redacted; Redacted; Redacted; Redacted@rcmp-grc.gc.ca; Redacted; Redacted; Redacted; Redacted; Redacted
Subject: RE: Motel Hollywood

Thank you, thank you, thank you.

We will be in the alley 24/7 over the next week or two in an effort to support the young women who "work" there as I imagine they will continue to come until work gets out.

Janice

Response from City of Surrey

On Jul 31, 2017, at 4:42 PM, [Redacted]@surrey.ca wrote:

Hi all – to follow up on this issue immediately [Redacted], [Redacted] and I discussed this situation this afternoon. We have mapped out next steps as it relates to the remaining residents.

Janice – we would like to set up a call with you as well to follow up. [Redacted]'s office will reach out to set that up.

Thanks

[Redacted]

[Redacted]

CITY OF SURREY

Office of the City Manager

13450 104th Ave, Surrey, BC, Canada V3T 1V8

T 604.591-4677 | F 604 591-4357 www.surrey.ca

Response from [Redacted], City of Surrey

From: [Redacted]

Sent: Sunday, July 30, 2017 9:28 AM

To: Janice Abbott <janice_abbott@atira.bc.ca>

Subject: Re: Motel Hollywood

Good morning Janice. I'm going to take this to the Mayor immediately. It's intolerable and has to end. Thanks for the update.

[Redacted]

Response from Janice to [Redacted]

On Jul 30, 2017, at 9:33 AM, Janice Abbott <janice_abbott@atira.bc.ca> wrote:

Thanks [Redacted].

So you know and please keep this confidential, we have the money to buy the motel and hope to close on August 18th. That said (and it's a long, complicated story) the owners could still back out so any pressure put upon them will help ensure they follow through. And because we believe this is organized/coordinated, we are sure they will show up somewhere else so the sale of the motel will not end this. We plan to park our van outside for the next three weeks and I have asked [Redacted] if there are any named funds at the Foundation that might provide a couple of grand to put staff in the van overnight. Because we can be on our property but still in the alley, at the entrance to the motel parking lot, no one can prevent us from having our van there.

Janice

Response from [Redacted] to Janice

From: [Redacted]

Sent: Sunday, July 30, 2017 9:37 AM

To: Janice Abbott <janice_abbott@atira.bc.ca>

Subject: Re: Motel Hollywood

I'm thrilled. I knew something was happening, but regardless, I want to make sure these criminals don't just take their vile selves down the road to continue their abuse of women. I've asked the OIC and City Manager for a briefing on what action is or is not being taken.

The Purchase of the Motel Hollywood

Once the purchase is public, can you advise me as I think our board will be thrilled?
Thanks Janice.
Redacted

Response from Janice to Redacted

On Jul 30, 2017, at 9:42 AM, Janice Abbott <janice_abbott@atira.bc.ca> wrote:
Thanks Redacted.

The only thing preventing me from making this public now is the owners/ensuring the owners follow through. As soon as they are 100% confirmed, I will let you know and yes, we need to watch where they go. Redacted offered up \$5K tomorrow. We will park our van in the alley for the next three weeks and have staff in there overnight, offering hot coffee and snacks.

Janice

Response from Redacted to Janice

From: Redacted
Sent: Sunday, July 30, 2017 9:48 AM
To: Janice Abbott <janice_abbott@atira.bc.ca>
Subject: Re: Motel Hollywood

Great. I may come by if that's okay?

Response from Janice to Redacted

From: Janice Abbott
Sent: July 30, 2017 9:51 AM
To: Redacted
Subject: RE: Motel Hollywood

Of course.

Just sent a note to my staff. We will have two staff there for eight hours/day for now. Have asked what they think the best eight hours are. I will keep you posted.

Janice

Email above forwarded to Redacted, MLA, with photos attached

From: Janice Abbott
Sent: July 30, 2017 7:03 AM
To: Redacted@leg.bc.ca
Subject: FW: Motel Hollywood
Importance: High

Hi.

This is worse than anything we have ever seen in the DTES. It absolutely infuriates me that the owners will get a dime. Could probably be seized under the Civil Forfeiture Act, but would take too long and we can't wait to shut this down. Thank you for stepping in. You/we are doing a good thing here. That said, we need to pay attention to where this moves as my staff have observed, we believe the women are being run, which means someone is making money and will likely want to find somewhere else to continue.

Janice

Land Assembly Proposal

June & July 2017

- In late June 2017, Janice reached out to a funder about a land assembly proposal. This proposal did not go ahead.
- Janice reached out to [MLA] in early July 2017 to discuss the land assembly proposal.

Email 2017-07-27 (from Janice to [Redacted], BC Government)

From: "Janice Abbott" <janice_abbott@atira.bc.ca<mailto:janice_abbott@atira.bc.ca>>
To: [Redacted] OHCS:EX" [Redacted]@gov.bc.ca>
Subject: Motel Hollywood

Hi [Redacted].

Thanks for your call this morning. As promised/requested, I am sending the following short note about the Motel Hollywood. I am also attaching a brief vision document I've been using to solicit funding and support from a number of different foundations and lenders.

Janice

In early 2017, Atira purchased its first of two houses, located at 9145 King George Blvd., in Surrey. 9145 King George Blvd. is the new home of Waaban, Outreach to First Nations, Métis and Inuit Women, a program operated by Atira for more than 17 years. It offers drop in and community space for indigenous women in Surrey, and their children, who are affected by violence/abuse. Upstairs and in partnership with Correctional Services Canada, there are two culturally appropriate, long-term stabilization beds for indigenous women leaving federal prison. The program is staffed by four indigenous women, and an Elder in Residence.

Upon moving into Waaban, Atira staff became aware of the activities at the Motel Hollywood, our neighbour to the north, which was receiving up to three RCMP responses every day. Women who "live" at the motel approached our staff and described "working" there in exchange for rent. Two young women said they have been "working" there since they were teenagers.

In addition to meeting with the City and RCMP to express our concerns, Atira embarked on a plan to purchase the Motel, as well as the house behind Waaban, to assemble a site of 120' x 295', on which to build some desperately needed housing for women, in Surrey.

In April, Atira closed on its second house, located at 9144 - 135A Street, directly behind Waaban. The purchase was made possible by a traditional mortgage from Vancity, a \$250K, five-year, no interest, no payments loan from the Surrey Homelessness and Housing Society, and approximately \$120K in equity from Atira. It is currently tenanted by two women and six children.

Atira currently has the Motel Hollywood under contract for \$3.4m, which we recognize is over current market value, but believe that with the approved federal funding for the LRT in place, the value of the site will increase significantly over the next five years.

Forward by Janice

From: [Redacted] OHCS:EX [mailto:[Redacted]@gov.bc.ca]
Sent: July-27-17 12:12 PM
To: Janice Abbott
Cc: Armin Amrolia; [VP, BCHousing]
Subject: Fwd: Motel Hollywood

The Purchase of the Motel Hollywood

Janice

Can you connect with Armin and [VP, BCHousing] on this?

Response by Armin

From: Armin Amrolia [mailto:aamrolia@bchousing.org]
Sent: Thursday, July 27, 2017 12:24 PM
To: Janice Abbott <janice_abbott@atira.bc.ca>
Cc: [Redacted] OHCS:EX [mailto:[Redacted]@gov.bc.ca]; [VP, BCHousing]
Subject: FW: Motel Hollywood

Thanks [Redacted].

Hi Janice,

If you could please forward any other site information, your contract of P&S with the Vendor, extension request and associated dates, any confirmed equity and any formal concessions the City may have offered it would assist us in our review. I will also forward your concept/site vision document to Operations who will be in touch with you shortly. Our team will be in touch.

Best. Armin

Response by Janice

From: Janice Abbott [mailto:janice_abbott@atira.bc.ca]
Sent: July-27-17 12:47 PM
To: Armin Amrolia
Cc: [Redacted]; [VP, BCHousing]
Subject: RE: Motel Hollywood

Thanks.

Keep in mind the proforma attached to the vision document is meant for investors, including Surrey Housing and Homelessness Foundation, Central City Foundation and the Community Forward Fund, all of whom remain potential investors. Atira has \$250K it can put into the project.

I will forward you the share purchase contract drafted by our lawyer, under separate email.

You will note the closing date is tomorrow. Serendipitously perhaps, the sellers' lawyer messed up and until about 30 minutes ago, did not do anything with respect to this file and so we have the opportunity now to extend the closing date. He has also agreed to the form of contract proposed by our lawyer.

Janice

Response by Armin

> On Jul 27, 2017, at 12:57 PM, Armin Amrolia <aamrolia@bchousing.org> wrote:
>
> Got it and thanks.
>
> Will only use the Vision Doc for our own internal purposes and due diligence reviews and not to extrapolate assumptions! Will review the C of P&S and the ask and not having looked at the doc's I am assuming the extension date has been provided?

The Purchase of the Motel Hollywood

>
> Also, we envision this to be a grant and not a financing offer. Thanks and will have my
iphone on me for the next bit as I head into a meeting. Armin

Response by Janice

From: Janice Abbott [mailto:janice_abbott@atira.bc.ca]
Sent: July-27-17 1:04 PM
To: Armin Amrolia
Cc: [Redacted]; [VP, BCHousing]
Subject: Re: Motel Hollywood

And sorry, yes to the extension.

Response by Armin

From: Armin Amrolia [mailto:aamrolia@bchousing.org]
Sent: Thursday, July 27, 2017 3:01 PM
To: Janice Abbott <janice_abbott@atira.bc.ca>
Cc: [VP, BCHousing]; [ED, BCHousing]
Subject: RE: Motel Hollywood

Hi again,
[ED, BCHousing] will be running with the file and we will be working thru the material and hopefully will get the reviews done quickly. Is there someone from your team we should be contacting for this, or if we need more info? Let us know and will make sure you are always copied. Armin

Response by Janice

From: Janice Abbott [mailto:janice_abbott@atira.bc.ca]
Sent: July-27-17 4:22 PM
To: Armin Amrolia
Cc: [VP, BCHousing]; [ED, BCHousing]; [Redacted]@atira.bc.ca
Subject: RE: Motel Hollywood

Thanks. Don't really have a team when it comes to this stuff so just me and [Redacted], who can often locate documents, etc. when I am out of the office.

[ED, BCHousing], can you give me a call. I have a couple of irons in the fire and it would be good to talk about which ones I should continue to pursue and which, if any, I should drop. I am around all day tomorrow. 604.813.0851.

J.

Response by Armin

> On Jul 28, 2017, at 1:14 PM, Armin Amrolia <aamrolia@bchousing.org> wrote:

>

> Hi Janice,

> Have had a chance to debrief with [ED, BCHousing]. We are going to focus on securing the purchase at this time and will not be factoring in any other costs for inclusion in this submission. Any additional costs for renovating the building or considering a different built form will be dealt with in future submissions. Hope this works and hope you are successful in getting the extension. Best, Armin

Response by Janice

From: Janice Abbott

The Purchase of the Motel Hollywood

Sent: July 28, 2017 3:56 PM
To: Armin Amrolia <aamrolia@bchousing.org>
Cc: [VP, BCHousing]; [ED, BCHousing]; [Redacted]@atira.bc.ca>
Subject: Re: Motel Hollywood

Hi and thanks. I did talk to [ED, BCHousing] this morning and definitely makes things simpler/easier.

J.

Original Email to [Redacted] was forwarded to:

- [ED, BCHousing], BC Housing (July 28th)

Email 2017-07-28 (Janice to Board of Directors)

Begin forwarded message:
From: janice_abbott@atira.bc.ca
Date: July 28, 2017 at 4:07:13 PM PDT
To: [Atira's Board]
Subject: Motel Hollywood
Hi everyone.

Just a quick note to let you know the province/BCH is providing us with a grant to purchase the Motel Hollywood. I am not saying this would not have happened under the previous administration, but it did for sure happen because of the current one..:). We are thrilled. Since opening Waaban next door we have seen a steady stream of women from the Motel stopping by for everything from showers to donations to emotional support. When I told [Redacted] (ED, Operations, Surrey) an hour or so ago, she cried. Please keep this confidential for now while we work through some of the process, but wanted to let you know.
J.

Email 2017-07-09 ([VP, BCHousing] to Janice)

From: [VP, BCHousing]
Sent: July 9, 2017 1:56 PM
To: Janice Abbott <janice_abbott@atira.bc.ca>
Subject: FW: Valuation of a development site in Surrey (King George Blvd)

I will have to get the final copy from Ron in the morning, but here are the appraisers working conclusions for now....

From: [Redacted]
Sent: May-08-17 9:08 AM
To: [VP, BCHousing]
Cc: [ED, BCHousing]
Subject: Valuation of a development site in Surrey (King George Blvd)

[VP, BCHousing],

Attached is the draft appraisal report. The appraiser has appraised the property as a land assembly for future use as a multifamily development and has assumed that the existing structures have no value other than providing sufficient rent to cover holding costs and preliminary site preparing costs.

The appraiser makes the following conclusions:

The Purchase of the Motel Hollywood

- The permitted density would likely be 1.5 FSR (he does not include any bonus density for affordable housing).
- The land value for Scenario 1 (based on four parcels – including the Bonanza) is \$45.00 per buildable sq ft.
- The land value for Scenario 2 (based on three parcels – excluding the Bonanza) is \$47.50 per buildable sq ft.

The resulting values are less than the purchase price for the two properties Atira has under contract. See the table below using \$45.00 for the Bonanza and \$47.50 for the other properties.

Address	Comment	Land Area (SF)	FSR	Potential FSR Bonus (0%)	Total Potential FSR	Buildable Area (SF)	Value/Buildable (\$/BSF)	Land Value (\$/BSF x SF)	Contract Price
9163 KGB	Bonanza Motel (not for sale)	35,401	1.5	0.00	1.50	53,102	\$45.00	\$2,389,568	n/a
9155 KGB	Hollywood Motel (under contract with Atira)	17,713	1.5	0.00	1.50	26,570	\$47.50	\$1,262,051	\$3,400,000
9144 135A St	House (under contract with Atira)	9,736	1.5	0.00	1.50	14,604	\$47.50	\$693,690	\$709,000
9145 KGB	House owned by Atira	6,889	1.5	0.00	1.50	10,334	\$47.50	\$490,841	n/a

Please let me know if you have any questions about this.

Redacted

(attachment was Campbell & Pound Land Assembly document)

Email 2017-06-15 (Janice to BC Housing)

From: Janice Abbott
Sent: July 27, 2017 12:47 PM
To: Armin Amrolia <aamrolia@bchousing.org>; [VP, BCHousing]
Subject: FW: 9155 King George Boulevard - [Redacted] to Atira

As noted.

(attachment was "Share Purchase Agreement RLP Draft 1 170614", plus the below email)

From: [Atira's Lawyer]
Sent: Thursday, June 15, 2017 12:56 PM
To: [Legal Firm]
Cc: Janice Abbott <janice_abbott@atira.bc.ca>; [Atira's Lawyer's office]
Subject: 9155 King George Boulevard - [Redacted] to Atira

[Redacted]:

I act for Atira. I got your letter of June 6, however I don't think that it correctly outlines the proposal.

Atira is, as you are probably aware, a registered charity. We are prepared to accommodate your client's request that we acquire the shares of his company on 2 fundamental conditions:

1. There can be no adverse tax or other consequences to Atira or its officers or directors; and
2. Atira must end up as the registered and beneficial owner of the property – as a registered charity we cannot operate on a for profit basis, nor can we own a non-charitable purpose company. Our financing is dependent upon Atira granting the mortgage, not a company, and we of course are unwilling to take on any "history" associated with a company.

I have prepared the attached draft Agreement. As you will see, the basic concept behind the Agreement is that closing will involve 3 steps: the purchase by Atira of the shares for \$3.4MM (with the concurrent transfer of bare legal title to the property to Atira), the transfer by the Company (immediately after the share transfer) of its beneficial title to the property to Atira for \$1.00, and the repurchase by the vendor of the shares of the (now empty) Company immediately thereafter for \$1.00. Your client would remain as the sole director of the Company throughout this process, so that your client would be able to complete and file the Company's income tax returns after closing and pay any taxes due thereon. The holdback funds would be released to your client once CRA has issued its assessment of the Company's tax return for the period up to and including the transfer of the beneficial title to Atira, showing all taxes as having been paid.

Please note that we are still in discussions with Atira's accounting and tax advisors to confirm that this approach will insulate Atira from any potential income tax or liability consequences. We will advise if they raise any red flags or suggest any alterations to the structure. As noted, our bottom line position is that Atira must end up as the legal and beneficial owner of the property, and its sole financial obligation must be the \$3.4M purchase price and the normal closing costs. Atira is a GST registrant so GST will not be an issue.

So that Atira's tax advisors can complete their review, please forward copies of the Declaration of Bare Trust you refer to in your letter, as well as copies of the Company's income tax returns for the last 6 years.

Feel free to contact me if you have any questions and/or if you have any comments on the attached Agreement.

[Atira's Lawyer]

Waaban Housing for Women who are First Nations, Métis & Inuk

Opening of Waaban

- Staff at Waaban moved in 2017-06-19
- Community open house on 2017-06-23

Email 2017-05-30 (Janice to Atira senior staff)

From: Janice Abbott
Sent: Tuesday, May 30, 2017 4:03 PM
To: Redacted@atira.bc.ca>
Cc: Redacted@atira.bc.ca>
Subject: RCMP
Importance: High

Hi and I am just on the phone with Cpl. Redacted from the Surrey RCMP re the Motel Hollywood. Trying to set up a meeting for us all re safety and security of Waaban.

Redacted, running late.

Janice

Follow up

From: Janice Abbott
Sent: May 30, 2017 4:20 PM
To: Redacted@atira.bc.ca>
Cc: Redacted@atira.bc.ca>
Subject: RE: RCMP

Hi both and just hung up.

Redacted, we will have to re-schedule for Thursday, sorry. Have a 4:30 meeting.

Again:
Cpl Redacted
Redacted
Community Liaison Unit

He has listed me as a "complainant" and based on my "complaint" they are going to begin an investigation, although he acknowledged there are an unusual number of calls to the Motel. I shared with him everything I know about what we've witnessed. He asked if we would allow them to "observe" the Motel from our deck and or a room in the house. I said yes.

The Purchase of the Motel Hollywood

He will get back to me in a week or so and we will set up a time to meet with him and his unit.

Let me know if you have any questions.
Janice

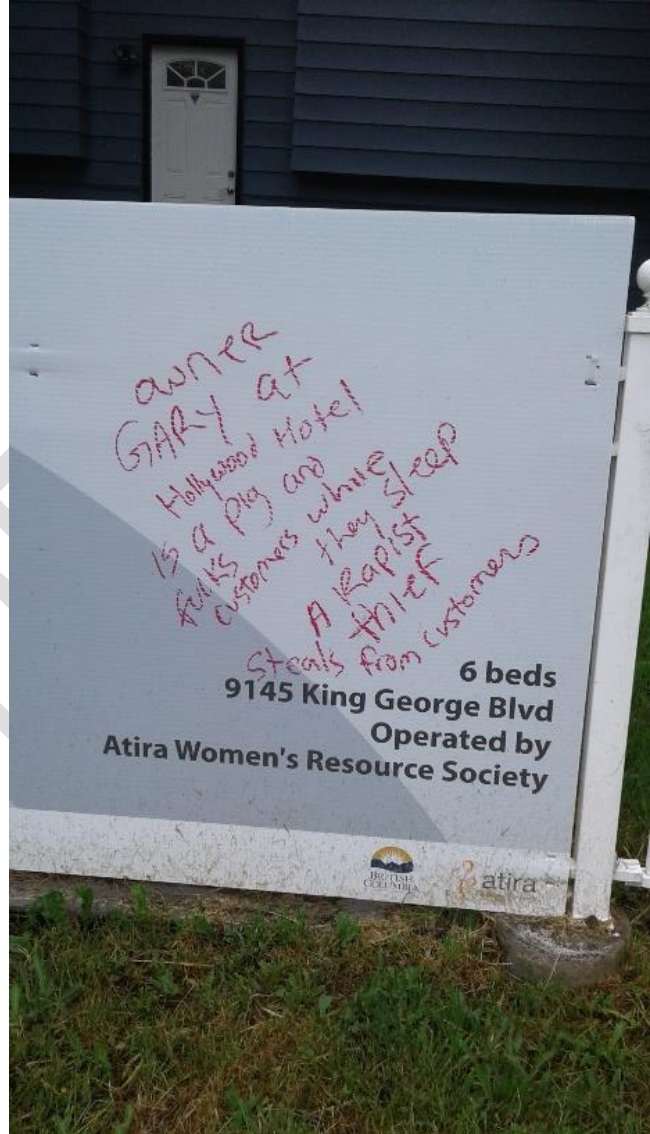
Email 2017-05-31 (Janice to [Redacted])

From: Janice Abbott
Sent: May 31, 2017 1:01 PM
To: [Redacted]
Subject: Motel Hollywood

Hey.

Written on the sign in front of our house this morning. Two the women also stopped in and spent some time with [Redacted].

Janice



Motel Hollywood

Email 2017-04-28 (Janice to BC Housing)

From: Janice Abbott
Sent: April 28, 2017 12:26 PM
To: [VP, BCHousing]
Subject: FW: 14232A Phase 1 ESA Report - 9155 King George Highway

FYI.

From: [Redacted]@pinchinwest.com]
Sent: Friday, April 28, 2017 12:00 PM
To: Janice Abbott <janice_abbott@atira.bc.ca>; [Redacted]@gmail.com>
Cc: [Redacted]@pinchinwest.com>; [Redacted]@pinchinwest.com>
Subject: 14232A Phase 1 ESA Report - 9155 King George Highway

[Redacted] and Janice,

I'm attaching the Phase I Environmental Site Assessment report for 9155 King George Highway, Surrey.

We did not find any reason to suspect that the site was contaminated and hence did not make any recommendations for further work (clean site).

Let us know if you have any questions and thank you for reaching out to us.

Warm Regards,

[Redacted], P.Eng.
Senior Environmental Engineering Manager

Committed to Service, Integrity and Excellence

Pinchin West Ltd.
Suite 200, 13775 Commerce Parkway
Richmond, BC V6V 2V4
Office 604.238.2939
Cell 604.790.1643
Fax 604.244.8491
Email banstey@pinchinwest.com
Website www.pinchinwest.com

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(Janice attached a PDF of the Phase 1 Environmental Assessment)

Email 2017-04-26 ([Redacted] to Janice)

From: [Redacted]@surrey.ca
Sent: Wednesday, April 26, 2017 2:57 PM
To: [Redacted]@surrey.ca; Janice Abbott <janice_abbott@atira.bc.ca>
Subject: Motel Hollywood

The Purchase of the Motel Hollywood

Hi [Redacted], thank you so much for the chat about Motel Hollywood. Janice, [Redacted] thought it might be good to set up a meeting with yourself, SCDC, the City Realty department and [Redacted] from planning to sort out an approach to purchasing the property. [Redacted], it might also be good to invite the chair of the impact investment committee for SHHS. Thank you again [Redacted].
[Redacted]

Response from Janice

From: Janice Abbott [mailto:janice_abbott@atira.bc.ca]
Sent: April-26-17 3:05 PM
To: [Redacted]; [Redacted]
Subject: RE: Motel Hollywood

Thanks [Redacted] and [Redacted].

I am on my way to Halifax on Sunday and will be away for a week. I am in Surrey on Friday morning, on the off chance you have some time then. Can also make myself available tomorrow anytime. Subject removal is on Sunday, but may be a way to extend.

Janice

Response from the City

From: [Redacted]
Sent: April-27-17 3:30 PM
To: janice_abbott@atira.bc.ca
Cc: [Redacted]
Subject: FW: Motel Hollywood

Good afternoon Janice,

I have spoken with [Redacted] regarding a meeting being set up between yourself and the various City departments noted below. Unfortunately [Redacted] will not be able to meet prior to you leaving for Halifax as he is out of the office on business for the balance of the week. Please advise as to your return date and we will endeavour to set up a meeting upon your return.

In advance of this meeting, could you please provide us with details as to the issues that needed to be sorted and we will have staff look into it. [Redacted] has also advised the subjects should be extended at this time, he believes a minimum of one month should be requested.

Should you require any further clarification or wish to discuss over the phone, please do not hesitate to contact myself or my co-worker, who is cc'd in this email.

Thank you in advance.

[Redacted] EXECUTIVE ASSISTANT

CITY OF SURREY
Office of the City Manager
13450 104th Ave, Surrey, BC, Canada V3T 1V8 T 604.591-4640 | F 604.591-4357 |
www.surrey.ca

Response from the City

From: [Redacted]@surrey.ca]

The Purchase of the Motel Hollywood

Sent: Friday, April 28, 2017 10:07 AM
To: Janice Abbott <janice_abbott@atira.bc.ca>
Cc: [Redacted]@surrey.ca>
Subject: RE: Motel Hollywood

Hello Janice,

I'm following up to confirm you received [Redacted] email below regarding subjects should be extended at this time, which [Redacted] believes should be a minimum of one month.

Please let me know if you have any questions.

Thank you
[Redacted]

CITY OF SURREY
Office of the City Manager
13450 104th Ave, Surrey, BC, Canada V3T 1V8 T 604.501.7576 | F 604.591.4357 |
www.surrey.ca

Response from Janice

From: Janice Abbott
Sent: April 29, 2017 9:23 AM
To: [Redacted]@surrey.ca>
Cc: [Redacted]@surrey.ca>; [Redacted]@atira.bc.ca>
Subject: RE: Motel Hollywood

Hi both and sorry not to get back to you yesterday. Just a very busy day.

I have asked for an extension, but no response yet.

I am home on the 8th. [Redacted], copied here, can work on finding a time for a meeting.

With respect to issues, the only one that needs to be sorted out is money. Atira now owns 9145 KGB and 9144 -135A Street, which are the properties immediately to the south of the Motel Hollywood. The acquisition of the Motel would create a site of 120'x300' (roughly), which is a great re-development site for nonmarket housing, as well as a great interim site to house women out of the tent city. We are both looking at trying to raise the money to purchase ourselves, as well as joint ventures, perhaps with the SCDC.

Janice

Outcome

Janice met with [Redacted] [City of Surrey] on May 16th, 2017 at 9:00 a.m.

Email 2017-04-23 (Janice and [Redacted], Vancity Community Investment Bank)

From: Janice Abbott [mailto:janice_abbott@atira.bc.ca]
Sent: April-23-17 12:52 PM
To: [Redacted]@vcib.ca>
Subject: Surrey Assembly - 9155 KGB, 9145 KGB and 9144 -135A Street
Importance: High

Hey [Redacted].

The Purchase of the Motel Hollywood

As discussed, we are trying to close on the Motel Hollywood in Surrey. We are required to remove subjects on April 30th and should have an appraisal available on April 28th. I have attached what documents I have for the site. The motel is currently run on a cash-only basis and rentals are available by the hour. We know of three young women who are “working” out of the motel, one of whom has been “working” there since she was 16. As discussed, this is not working, it’s trafficking. The RCMP and City are aware of the activity in the motel. RCMP seem to attend the motel two or three times a day, every day. There have been at least three major incidents at the motel in the time we have been living next door – motel surrounded by police and King George Blvd. (KGB) shut down.

We own the house immediately to the south of the motel (9145 KGB) and have removed subjects and on May 11th will close on the house behind our house (9144 - 135A Street), which is also immediately to the south of the motel (9144 135A Street).

<https://www.google.ca/maps/place/9145+King+George+Hwy,+Surrey,+BC+V3V+5W1/@49.1691317,-122.8484332,596m/data=!3m1!1e3!4m5!3m4!1s0x5485d9c227fc0705:0x9240d57f9ee9ac6c!8m2!3d49.1691317!4d-122.8462445>.

Together with the Motel Hollywood, this assembly will provide a 120' x 300" redevelopment site. The Feds have approved funding for the LRT line extension, which will run south along the KGB. This site is almost exactly in the middle of two planned stations (11-minute walk to the planned station at 96th and eight-minute walk to the planned station at 88th). Surrey Memorial Hospital and all of its extensions are clustered at 96th and the KGB.

I have met with BCH and the City of Surrey and will continue to work with both on the re-development. We envision a mixed-income re-development including some townhomes fronting 135A Street and a six-storey, wood frame apartment building fronting the KGB. In an in-person meeting with the City of Surrey, they confirmed they would close the lane between our two houses, which currently exits through the Motel Hollywood parking lot. This was subsequently confirmed in an email. While they did say they were open to a six-storey building on the site when we met, they did not confirm this in an email and instead said they would support a four-storey building.

As also discussed, there is an opportunity to pick up two sites immediately to the north of the Motel Hollywood and which would take us to the corner of KGB and 92nd Avenue. This site would be big enough to support a tower.

In addition to the City and BCH, I have spoken with **Redacted** (Townline) and **Redacted** at the Surrey City Development Corporation about a possible JV.

I also spoke with CMHC, which as you know, has a new loan product (Rental Construction Financing) that will be for projects that are/or near shovel ready. The initiative, which is a four year program, will provide lower cost construction loans at fixed rate for up to 10 years and mortgage loan insurance. This provides access to preferred interest rates and simplifies loan renewal throughout the life of the mortgage. During construction there is no payment (interest is capitalized). During rent up to stabilization, interest only payments are required. Principal and interest payments begin only after 12 months of stabilized net operating income.

I believe we will easily meet all of the key eligibility criteria below:

- Affordability - total residential rental income must be at least 10% below its potential rental income as supported by an appraisal report. At least 20% of units have rents that do not exceed 30% of the area's median household income
- Energy Efficiency - 15% reduction in energy efficiency and greenhouse gas emissions
- Accessibility - 10% of the units must meet accessibility requirements.

The Purchase of the Motel Hollywood

There is a list of other criteria that can enhance the application, including partnerships. Here is the link to the more detailed information: <https://www.cmhc-schl.gc.ca/en/hoficlincl/moloin/mupr/rental-construction-financing.cfm>.

There is also, of course, the possibility of BCH financing.

In the meantime, we would operate the motel as supportive housing, focusing on women and women-headed leases and housing women and couples out of the tent city on 135th in North Surrey (Whalley). The request to house couples comes from the City of Surrey. I have been advised operating funding would be made available for this purpose.

Janice

Response by [Redacted] (cc'd [Redacted], New Market Funds)

From: [Redacted]@vcib.ca]
Sent: Sunday, April 23, 2017 1:37 PM
To: Janice Abbott <janice_abbott@atira.bc.ca>
Cc: [Redacted]@newmarketfunds.ca>
Subject: RE: Surrey Assembly - 9155 KGB, 9145 KGB and 9144 -135A Street

Thanks, looks like an interesting potential deal. The thought would be to develop a partnership between New Commons Development and Atira to redevelop the site to your program goals (assuming they are feasible). We would bring capital and development capacity, but happy to reasonable divide development tasks with you. We would be working for mission and fees, but are not looking for a longterm interest in the development. We are looking to make sure fees are of sufficient scale to sustain us and the partners we work with and cover our cost of capital. Attached is a deck. Peter Zimmerman, the new lead is in town tomorrow and Tuesday; his resume is attached. If we move forward more likely work would be done by a very strong women out of Squamish who wants to join our work. We would be looking to sign an mou setting out stages and fee sharing.

You available to meet with [Redacted] tomorrow or Tuesday? Let me know a couple of good times on Tuesday. Andy

[Redacted]@vcib.ca
[Redacted]

Email 2017-04-21 (Janice and [Redacted] + [Redacted], HRSDC)

From: [Redacted]@hrsdc-rhdcc.gc.ca
Sent: Friday, April 21, 2017 10:12 AM
To: Janice Abbott <janice_abbott@atira.bc.ca>
Cc: [Redacted]@hrsdc-rhdcc.gc.ca
Subject: Re: Following Up

Hi Janice,

As promised, I am following up on our conversation earlier this week regarding the purchase of a motel in your community.

As you know, Metro Vancouver is responsible for the selection, approval, and management of Homelessness Partnering Strategy (HPS) projects for the community of Greater Vancouver under the Designated Communities stream of the program, the funding stream that could be used to support your project, given its location and target clientele.

The Purchase of the Motel Hollywood

My understanding is that the \$10.3 million available under this stream for 2017-18 is currently fully committed. But as things can change over the course of the year, it would be worthwhile for you to engage with Metro Vancouver should you not have had a chance yet. You likely know [Redacted], Community Entity Representative, at (604) [Redacted] or [Redacted]@metrovancover.org

Theresa would be the best source on information on the potential eligibility of your project for funding. However, I would note that a minimum of 65% of Greater Vancouver's allocation is to be invested in the Housing First approach, which focuses on moving chronically or episodically homeless individuals from the street or emergency shelters into stable housing, without any preconditions. Eligible capital investments with this funding are limited to furnishing of apartments for Housing First clients or repairing damages in those apartments.

With the remainder of the funding, the HPS does maintain flexibility for communities to invest in other priorities. This includes capital projects, although there are some restrictions, which could apply to your project. In particular, purchasing the motel and creating an emergency shelter with the space would not be eligible for HPS funding. However, if your intention is to convert the motel to transitional housing or permanent supportive housing, then the capital investment would be eligible for funding.

I hope this helps clarify the HPS funding option. I know you are exploring other options with other partners, including CMHC.

While I am out of town next week, please feel free to follow up with [Redacted], Director General of the Community Development and Homelessness Partnerships Directorate in my Branch ([Redacted]@hrsdc-rhdcc.gc.ca or 819 [Redacted]) if you have further questions.

Best regards,

[Redacted]

Response by Janice

From: Janice Abbott
Sent: Friday, April 21, 2017 1:24 PM
To: [Redacted]
Subject: RE: Following Up

Hi [Redacted].

I did have a chance to talk to [Redacted], who is with Vancity and is responsible for administering the grants for HPS, as well as to [Redacted]. I don't know [Redacted], but believe [Redacted] provided her with an update after she and I spoke on Monday. I am also chatting with CMHC about its new loan program, announced yesterday, which looks promising with respect to this project. That said, a capital grant in any amount would absolutely assist with pulling all of these pieces together. We are absolutely not considering an emergency shelter, but rather long-term transitional/supportive housing and in particular, the City of Surrey has asked us to house couples out of the homeless encampment in Whalley.

Janice

Response by [Redacted]

From: [Redacted]@hrsdc-rhdcc.gc.ca
Sent: April 21, 2017 1:37 PM

The Purchase of the Motel Hollywood

To: Janice Abbott <janice_abbott@atira.bc.ca>
Subject: Re: Following Up

Hi Janice,
I'm glad that you've been in touch with [Redacted] and [Redacted], and encourage you to speak to [Redacted] so that she is well aware of the project. From your description it does sound like it would fit program parameters under the non Housing First stream.

Please keep us updated on the evolution of the project and happy to answer any other questions you may have.

[Redacted]

Purchase of Second House

Email 2017-04-18 (Janice to the Board of Directors)

From: Janice Abbott
Sent: Tuesday, April 18, 2017 12:19 PM
To: [Atira Board]
Cc: [Redacted]
Subject: Follow up on 9144-135A Avenue, Surrey

Hi all.

Looks like we are buying the house behind our new house in Surrey! This house is also alongside the Motel Hollywood and together with our property and the motel will form a redevelopment site of about 120' x 300'. The Surrey Homelessness & Housing Society is providing a five-year, interest and payment free loan in the amount of \$250K and we will put in \$120K, which we have sitting in a term deposit for the purposes of acquiring real estate (a grant from about three years ago). Vancity is looking at providing a mortgage. There are tenants in the house on a two-year lease at \$1,800/month. This has all happened so fast and we owe a huge debt to Surrey City Counsellor [Redacted] for her support in securing the loan from the SHHS, which was the missing link in making this happen.

I continue to struggle to raise money for the motel, but have another couple of weeks and had a very positive conversation at 7:30 this morning with the Senior Assistant Deputy Minister at HRSDC in Ottawa. Fingers crossed we can still make this happen. I will keep you posted.

Let me know if you have questions.

Janice

Response by [Atira Director]

From: [Atira Director]
Sent: Tuesday, April 18, 2017 4:22 PM
To: Janice Abbott <janice_abbott@atira.bc.ca>; [Atira Directors]
Cc: [Redacted]@atira.bc.ca>
Subject: Re: Follow up on 9144-135A Avenue, Surrey

As always, Janice: Outstanding!

I drove past our house last week and chortled to see the magenta pink dumpster for the reno- refuse alongside the building.

The Purchase of the Motel Hollywood

And I think I will keep everything possible crossed re the motel. (Do we not want to have the other one, too? Or am I thinking too greedily?)

[Atira Director]

Response by Janice to the Board

From: Janice Abbott <janice_abbott@atira.bc.ca>
Sent: April 18, 2017 4:25 PM
To: [Atira Directors]
Cc: [Redacted]@atira.bc.ca>
Subject: RE: Follow up on 9144-135A Avenue, Surrey

The Bonanza (motel adjacent to the Hollywood) is equally as bad if not worse than the Hollywood, but when our agent contacted the owners they said they wanted \$7.5M, which is at least double its value. We hope if we get control of the Hollywood and can keep an eye on the Bonanza and hold people accountable...

Janice

Response by Janice to [Atira Director]

From: Janice Abbott [mailto:janice_abbott@atira.bc.ca]
Sent: Tuesday, April 18, 2017 12:24 PM
To: [Atira Director]
Subject: RE: Follow up on 9144-135A Avenue, Surrey

Spoke with the RCMP this morning and apparently the house has been a massive problem as well (as the motel), although the tenants are new (April 1st). Hope we know what we are doing there!

Janice

Response by [Atira Director] to Janice

From: [Atira Director]
Sent: Tuesday, April 18, 2017 12:28 PM
To: Janice Abbott <janice_abbott@atira.bc.ca>
Subject: RE: Follow up on 9144-135A Avenue, Surrey

Well. Will have to be vigilant, and take whatever steps needed and allowed.

Response by Janice to [Atira Director]

From: Janice Abbott
Sent: April 18, 2017 12:30 PM
To: [Atira Director]
Subject: RE: Follow up on 9144-135A Avenue, Surrey

Yup.

He (RCMP) also told me they know of three young women who work at the motel and seemed to imply they are the cause of the issues. He also knew that at least one was 16 when she started there. Just pisses me off.

Janice

The Purchase of the Motel Hollywood

Email 2017-04-11 (Redacted to Janice)

On Apr 11, 2017, at 7:46 PM, Redacted@vancity.com wrote:

Hi Janice,

The board of directors made a decision this evening that they would like to provide a loan of \$250,000 with no interest or principle payments, for a period of five years for the purchase of the house at 9144 135A. They have directed staff to work with you to place a mortgage in second place on the property.

The board was very excited to support your project and understands the significance of the social and strategic nature of the purchase of the adjacent property, Motel Hollywood. While they felt that the purchase price was high, and a bit too risky in terms of their first time out with this type of investment, they wanted to make sure you feel comfortable returning with future responsive requests should other funding avenues fall through.

I'm available tomorrow if you have any questions or concerns.

Redacted

Response by Janice

On Apr 11, 2017, at 7:52 PM, Janice Abbott <janice_abbott@atira.bc.ca> wrote:

This is brilliant news! Thanks Redacted. Still working on the motel. Have requested an extension to buy more time. Appraisal coming on the 28th.

Will turn to securing a mortgage for the house tomorrow.

Janice

Response by Redacted

On Apr 11, 2017, at 7:56 PM, Redacted@Vancity.com wrote:

Excellent. I may leave the paperwork with Redacted ;). Have a good night.

Response by Janice

On Apr 11, 2017, at 7:57 PM, Janice Abbott <janice_abbott@atira.bc.ca> wrote:

You too!

Any interest payable?

Response by Redacted

-----Original Message-----

From: Redacted@vancity.com]

Sent: Tuesday, April 11, 2017 8:00 PM

To: Janice Abbott <janice_abbott@atira.bc.ca>

Subject: Re: Board Decision

No. we are writing off the approximately 4 per cent per annum (\$10,000) as a grant and just the \$250,000 will come back to us upon development or in five years.

Sent from my iPad

The Purchase of the Motel Hollywood

Response from Janice

From: Janice Abbott
Sent: April 11, 2017 8:07 PM
To: [Redacted]@vancity.com>
Subject: RE: Board Decision

Wow. Even more brilliant. Thanks [Redacted]!

Janice

Email 2017-04-03 (Janice to the City of Surrey)

From: Janice Abbott [mailto:janice_abbott@atira.bc.ca]
Sent: April 3, 2017 3:33 PM
To: [Redacted]; [Redacted]; [Redacted]
Subject: Motel Hollywood & 9144 - 135A Street
Importance: High

Hi all.

As you know, I have the motel under contract. I expect also to have the house in behind (9144 - 135A Street) under contract by end of day. A couple of things:

- 1.) Does Surrey have any capital grant programs at all. I am looking at ways to raise the money needed to buy both properties and it is going to be tight.
- 2.) When we met, you indicated you would be open to closing off the lane, in view of the potential for a re-development of the four sites. Is that still an option?
- 3.) You also indicated the potential for increased density. I know it will be hard for you to be firm at this time, but can you give me an idea of what you might support?
- 4.) When we met, I think you said you could get information from the RCMP re activities at/visits to the Motel Hollywood? There seem to be almost daily visits to the motel and there were two major incidents last week. My staff were on site for one in which the motel was surrounded and the KGB shut down. She was able to hand out her cards and to speak to a few of the young women who "live" there. One confirmed she has been "living" there since she was 16, that she does not pay rent but "works" for her keep.
- 5.) There is an endless stream of women, many of them very young, in and out of the motel, often through the alley. It would be good to have information from the RCMP.

Thanks! I have until April 15th to remove subjects on both properties.

Janice

Email Response 2017-04-03 (from [Redacted])

From: [Redacted]@surrey.ca]
Sent: Friday, April 07, 2017 9:58 AM
To: Janice Abbott <janice_abbott@atira.bc.ca>; [Redacted]@surrey.ca>; [Redacted]@surrey.ca>; [Redacted]@surrey.ca>
Subject: RE: Motel Hollywood & 9144 - 135A Street

Janice,

Not sure if you got all the responses you are asking for. At any rate below is some information in red below for consideration.

The Purchase of the Motel Hollywood

From: Janice Abbott [mailto:janice_abbott@atira.bc.ca]
Sent: April 3, 2017 3:33 PM
To: [Redacted]; [Redacted]; [Redacted]
Subject: Motel Hollywood & 9144 - 135A Street
Importance: High

Hi all.

As you know, I have the motel under contract. I expect also to have the house in behind (9144 - 135A Street) under contract by end of day. A couple of things:

- 1.) Does Surrey have any capital grant programs at all. I am looking at ways to raise the money needed to buy both properties and it is going to be tight.
If the project was going to be part of the MOU with BC Housing, some of the City Fees could be waived but not all. There is no funding allocated for this type of project at this time. As mentioned, the Surrey Homeless and Housing Society may be a partner for capital grants.
- 2.) When we met, you indicated you would be open to closing off the lane, in view of the potential for a re-development of the four sites. Is that still an option?
Staff check with Engineering and yes they could support a lane closure, however it is likely it would require some type of turnaround at the dead end of the lane.
- 3.) You also indicated the potential for increased density. I know it will be hard for you to be firm at this time, but can you give me an idea of what you might support?
We were thinking 4 storey which would translate to 1.5 FAR or so.
- 4.) When we met, I think you said you could get information from the RCMP re activities at/visits to the Motel Hollywood? There seem to be almost daily visits to the motel and there were two major incidents last week. My staff were on site for one in which the motel was surrounded and the KGB shut down. She was able to hand out her cards and to speak to a few of the young women who "live" there. One confirmed she has been "living" there since she was 16, that she does not pay rent but "works" for her keep.
I believe [Redacted] is following up on this.
- 5.) There is an endless stream of women, many of them very young, in and out of the motel, often through the alley. It would be good to have information from the RCMP.
I believe [Redacted] is following up on this.

Thanks! I have until April 15th to remove subjects on both properties.

Janice

Response from [Redacted]

From: [Redacted]@surrey.ca]
Sent: Tuesday, April 11, 2017 1:26 PM
To: Janice Abbott <janice_abbott@atira.bc.ca>
Cc: [Redacted]@surrey.ca>; [Redacted]@surrey.ca>
Subject: FW: Motel Hollywood & 9144 - 135A Street

Hi Janice,

My name is [Redacted], I work with [Redacted]. I have some info pertaining to items 4 and 5. I think it would be best if we could talk, I will have [Redacted] from my office arrange a time for a phone conversation.

Thanks

The Purchase of the Motel Hollywood

Redacted Manager, Public Safety Operations

Response from Janice

From: Janice Abbott <janice_abbott@atira.bc.ca>
Sent: April 11, 2017 1:38 PM
To: **Redacted** I@surrey.ca>
Cc: **Redacted**@surrey.ca>; **Redacted**@surrey.ca>; **Redacted**@atira.bc.ca>
Subject: RE: Motel Hollywood & 9144 - 135A Street

Thanks **Redacted**.

We have had a tough week again at the house we bought. Another break in and vandalism.

Janice

Follow-up

- Janice had a phone call with **Redacted**, Director of Public Safety (604-**Redacted**) on April 6th at 10:00 a.m. The name of the calendar invitation was *Motel Hollywood - 9144 135A Street - RCMP issues - Janice & Redacted*
- Janice had a phone call with **Redacted** on April 13th, 2017 at 12:45 p.m.

Email 2017-04-05 (Janice and **Redacted** Vancity)

Response by Janice

On Apr 5, 2017, at 6:42 AM, Janice Abbott <janice_abbott@atira.bc.ca> wrote:
Good morning!

As discussed. Please let me know if you have any questions or concerns. Thanks **Redacted**!

Janice

Response by **Redacted**

From: **Redacted**@vancity.com
Sent: April 6, 2017 2:38 PM
To: Janice Abbott <janice_abbott@atira.bc.ca>
Subject: Re: Responsive Grant Application

Hi Janice, this went to the grant committee and they have asked me to do some further due diligence. They are leaning towards an equity stake, as it is a high ask for responsive.

Can you send me:

Capital budget that breaks out purchase price, renovations and property identifiers.

At first glance our board members thought the price seemed high, so if you have a property appraisal, offer to purchase, etc.

A quick cash flow

Thank you!

Redacted

The Purchase of the Motel Hollywood

Response by [Redacted]

From: [Redacted]@vancity.com]
Sent: Monday, April 10, 2017 8:09 AM
To: Janice Abbott <janice_abbott@atira.bc.ca>; [Redacted] [Redacted]@vancity.com>
Subject: Re: Responsive Grant Application

Hi Janice, I have called a special committee meeting at 4:00, and I'm in back to back meetings until around 3:00 today. I have looped Stephanie in so if we can get the information before 2:00 we can put it together for our board.

Thanks!
[Redacted]

Response by Janice

From: Janice Abbott
Sent: April 10, 2017 8:14 AM
To: [Redacted]@vancity.com>; [Redacted]@vancity.com>; [Redacted]@vancity.com>
Subject: RE: Responsive Grant Application

Hi [Redacted].

Thanks for the reminder. I am actually going to withdraw our request, after processing over the weekend. The reality is the price is high, but we know that. It is the only price the owner would agree to and we believe it's worth paying in order to shut down the criminal activity there/exploitation of women. Also and while I am completely OK with the Society taking an equity position, other funders may not be able to accommodate same.

Janice

Email 2017-04-18 (Janice to the Board re: Purchase of 2nd House)

From: Janice Abbott
Sent: Tuesday, April 18, 2017 12:19 PM
To: [Atira's Board of Directors]
Cc: [Redacted]@atira.bc.ca
Subject: Follow up on 9144-135A Avenue, Surrey

Hi all.

Looks like we are buying the house behind our new house in Surrey! This house is also alongside the Motel Hollywood and together with our property and the motel will form a redevelopment site of about 120' x 300'. The Surrey Homelessness & Housing Society is providing a five-year, interest and payment free loan in the amount of \$250K and we will put in \$120K, which we have sitting in a term deposit for the purposes of acquiring real estate (a grant from about three years ago). Vancity is looking at providing a mortgage. There are tenants in the house on a two-year lease at \$1,800/month. This has all happened so fast and we owe a huge debt to Surrey City Counsellor [Redacted] for her support in securing the loan from the SHHS, which was the missing link in making this happen.

I continue to struggle to raise money for the motel, but have another couple of weeks and had a very positive conversation at 7:30 this morning with the Senior Assistant Deputy Minister at HRSDC in Ottawa. Fingers crossed we can still make this happen. I will keep you posted.

Let me know if you have questions.

Janice

Janice met with [Redacted] (Vancity) on March 13th, 2017

Purchase of 9145 King George Blvd (Waaban)

Email 2017-01-16 (Janice to [Director, BCHousing] & [Director, BCHousing])

From: Janice Abbott [mailto:janice_abbott@atira.bc.ca]
Sent: January-16-17 4:16 PM
To: [Director, BCHousing]; [Director, BCHousing]
Cc: [Redacted]@atira.bc.ca
Subject: Letter for Surrey House
Importance: High

Hey you two.

Did we get a confirmation letter from BCH re the Surrey house purchase?

Response by [Director, BCHousing]

From: [Director, BCHousing]
Sent: January-17-17 1:02 PM
To: 'Janice Abbott'; [Director, BCHousing]
Cc: [Redacted]@atira.bc.ca
Subject: RE: Letter for Surrey House

Hi, Janice:

There is no letter for confirmation of the funding. The total approved funding for purchasing the property is up to \$685,000, including all the buying cost including but not limited to appraisal fees, land survey fees, home inspection fees, taxes, and insurance.

Thanks.

Johnny

Response from [Director, BCHousing]

From: [Director, BCHousing]
Sent: Tuesday, January 17, 2017 1:04 PM
To: [Director, BCHousing]; Janice Abbott <janice_abbott@atira.bc.ca>
Cc: [Redacted]@atira.bc.ca>
Subject: RE: Letter for Surrey House

We can write you one if you'd like however.

It was fast and furious ;)

[Redacted]

Response from Janice

From: Janice Abbott
Sent: January 17, 2017 1:22 PM
To: [Director, BCHousing]; [Director, BCHousing]
Cc: [Redacted]@atira.bc.ca>
Subject: RE: Letter for Surrey House

The Purchase of the Motel Hollywood

Nah. I just told CMHC we never got one and that it was because of timing. So far, so good. They have the draft operating agreement and the loan document, so hopefully that completes their due diligence. I will let you know if they come back to me though – thanks!

Janice

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