

Q3: OCTOBER 1 – DECEMBER 31, 2020

Affordable Housing: Quarterly Progress

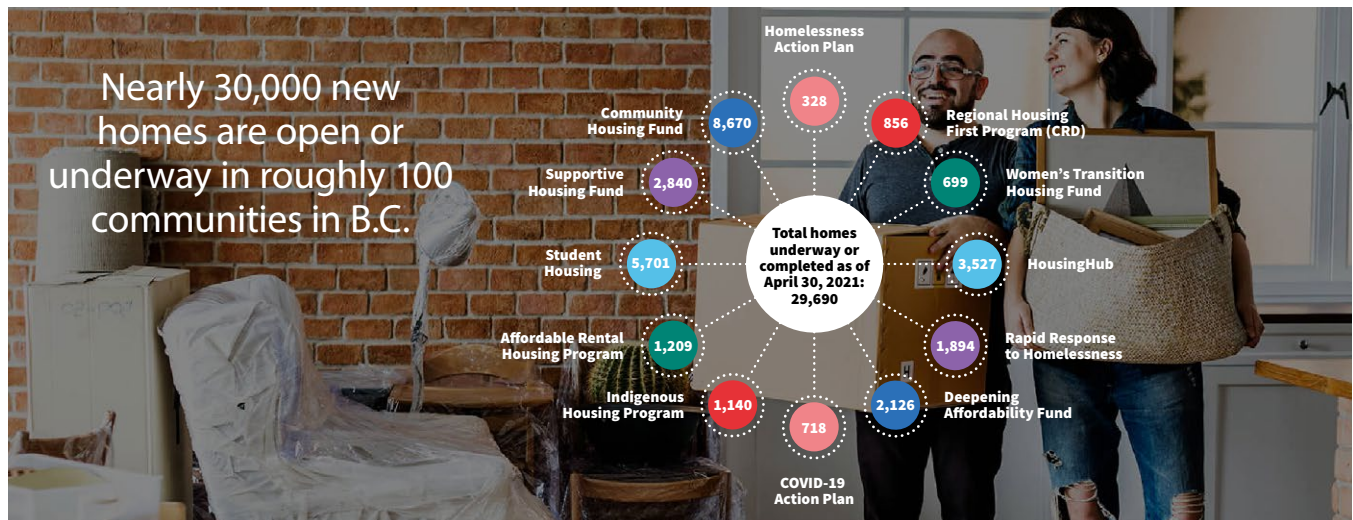
Update on BC Housing's commitments
to British Columbians

B.C. government addressing housing affordability challenges

The B.C. government is taking bold steps to tackle the housing crisis and deliver the affordable homes people need.

In Budget 2018, the Province launched **Homes for BC**, a 30-point housing plan and the largest investment in housing affordability in B.C.'s history – \$7 billion over 10 years. Through this plan, government is working in partnership to deliver 114,000 affordable homes that cover the full spectrum of housing needs for British Columbians by 2028.

As of April 2021, just over three years into the ten-year plan, nearly 30,000 new homes are complete, under construction or in the approvals process for a range of people who are struggling to find a place to live, from people who are experiencing homelessness and seniors on fixed incomes, to middle-income families, students and individuals.



In the first five months of 2021, 22,526 new homes were registered in B.C., including 5,749 single detached and 16,777 multi-unit homes. So far in 2021, total home registrations are up 70.8% from 2020. Registrations for multi-unit homes increased 77.8%, while registrations for single detached homes increased 53.3%.

Other government measures to address the housing crisis include:

Establishing Canada's first ever condo pre-sale registry to track pre-sale flipping and assignments.

Bringing in a rent freeze at the beginning of the COVID-19 pandemic, and extending it to the end of 2021 to give renters more security.

Capping rent increases to inflation, saving renters hundreds of dollars a year.

Introducing the new speculation and vacancy tax to help ensure that people who earn the majority of their income outside B.C. contribute their fair share in taxes, and to encourage owners to return vacant homes to market.

This has helped to add over 18,000 condo units to the long-term rental market in Greater Vancouver (since 2018, according to data from the Canada and Mortgage Housing Corporation).

INTRODUCTION

Affordable homes for British Columbians

Few issues are as important to British Columbians as affordable housing. Creating safe, affordable and quality housing is core to BC Housing's purpose. We make a difference in people's lives by offering a range of subsidized and affordable housing options across the province. This report explains our progress toward ensuring residents of BC have affordable places to call home.

In the pages that follow is information about new homes being created by BC Housing. Through partnerships, the province **will deliver 114,000 affordable homes over 10 years (by 2028)**. BC Housing will build 29,100 of these homes through the BuildingBC and Regional Housing First programs. Included is information about renovations taking place to maintain existing social housing. The rental assistance programs we offer are also covered.

We created this report because it is important that the people of BC have up-to-date information on affordable housing in our province. This is the third version. It covers the third quarter of the 2020-21 fiscal year, October 1 – December 31, 2020. Much of the work in the third quarter was dedicated to COVID-19 response. Efforts to help people with housing during the pandemic are also summarized in this report.

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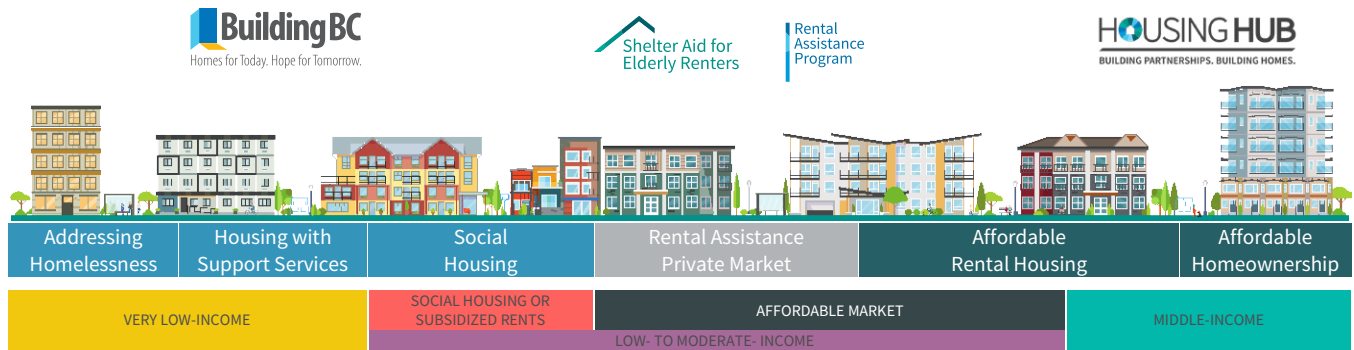
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AFFORDABLE HOMES

Homes for very low-, low- to moderate- and middle-income people

BC Housing works hard to provide a range of affordable housing options for people. From very low incomes, low to moderate incomes, and middle incomes.



Typically \$375/month
(supportive housing & shelter-rate rentals)

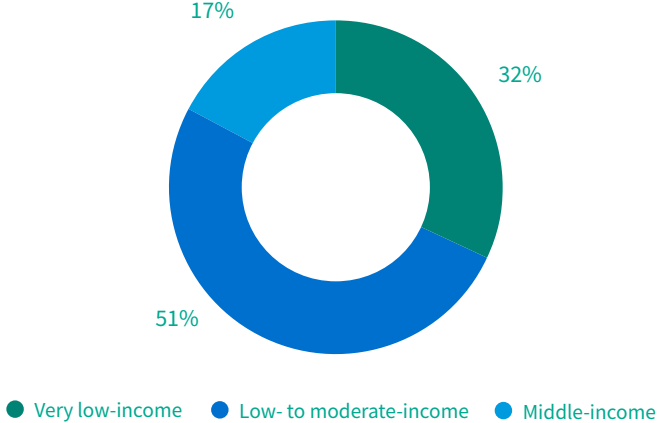
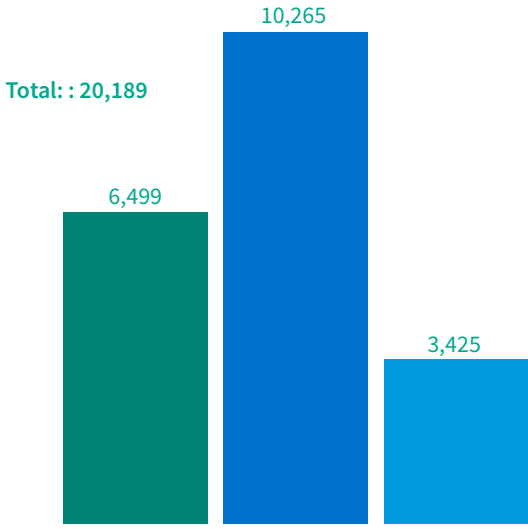
Social Housing: < \$65,000
Private Market Rental Housing: < \$74,000

< \$99,000

**Income limits are based on the Statistics Canada Annual Household Income Survey*

HOMES IN PROGRESS, AS OF DECEMBER 31, 2020
Through the Building BC, HousingHub and Regional Housing First Program funding programs.

For very low incomes, BC Housing offers shelters and supportive housing. For low to moderate incomes we provide subsidized housing with rent-geared-to-income and affordable rental housing. We also have rental assistance programs to help low- to middle-income households pay their rent. For middle-income earners, we support affordable rentals and affordable homeownership.



Homes in progress, as of December 31, 2020

Service Plan goals

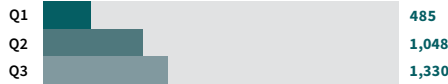
BC Housing has a Service Plan with goals, objectives and performance measures. The 2020-2023 Service Plan has a goal to: **Create safe, affordable and functional housing for British Columbians.** Within this goal, we aim to “Deliver on provincial investment and financial assistance to increase the supply of affordable, social and supportive housing.” To this end, we have two performance measures:

1.

Number of affordable and supportive housing units completed, including affordable rental and social housing

Results at the end of second quarter

2,863



Target
3,174

Total for Q1, Q2 and Q3 is 2,863 homes, of which 2,793 are newly constructed homes

2.

Number of households receiving rental assistance in the private market

Second quarter results

36,162



Target

33,894

Includes RAP, SAFER and other rental supplements in the private market.

8,567

Rental Assistance Program (RAP)



25,409

Shelter Aid for Elderly Renters (SAFER)

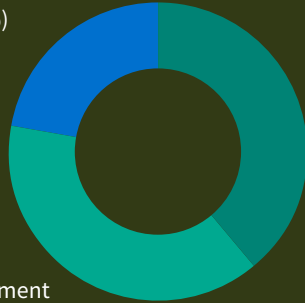


*The Service Plan was created before COVID-19. It does not include COVID-19 response objectives.

Schedule performance

BC Housing strives for projects to be ahead of schedule but recognizes that residential construction schedules must often be adjusted. In addition to the 27 projects (1,330 homes) that completed in the third quarter, there are currently 18 projects (711 homes) set to complete in the 2020/21 fiscal year.

Delayed > 6 Months
4 Projects (22%)
107 Homes



Minor Adjustment
7 Projects (39%)
174 Homes

On Track
7 Projects (39%)
430 Homes

18

(711 homes)

Projects set to complete in the 2020/2021 fiscal year

604

85% Homes On Track, or Minor Schedule Adjustments

Out of the 711 homes set to complete in this fiscal year, 85% (604 homes) are on track, or exhibiting minor schedule adjustments, while 15% (107 homes) are delayed.

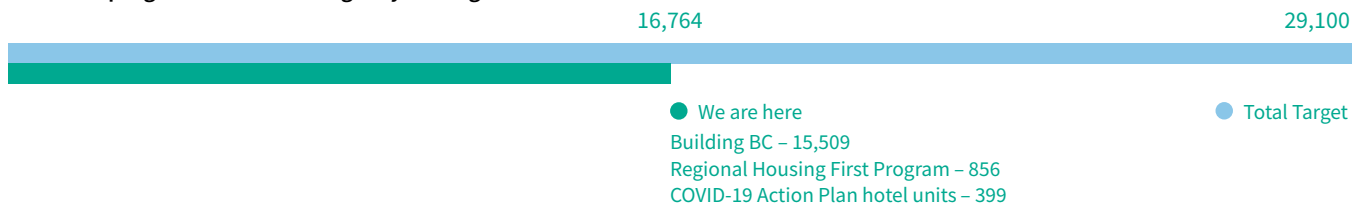
The information on this page includes all projects Under Construction set to complete within the current fiscal year 2020-2021. This includes projects from many funding programs: Building BC, Ministry Funded Group Homes, Housing Endowment Fund, Community Partnership Initiative, Federal Investment in Affordable Housing, Federal Social Infrastructure Fund, Provincial Investment in Affordable Housing and Investment in Affordable Housing.



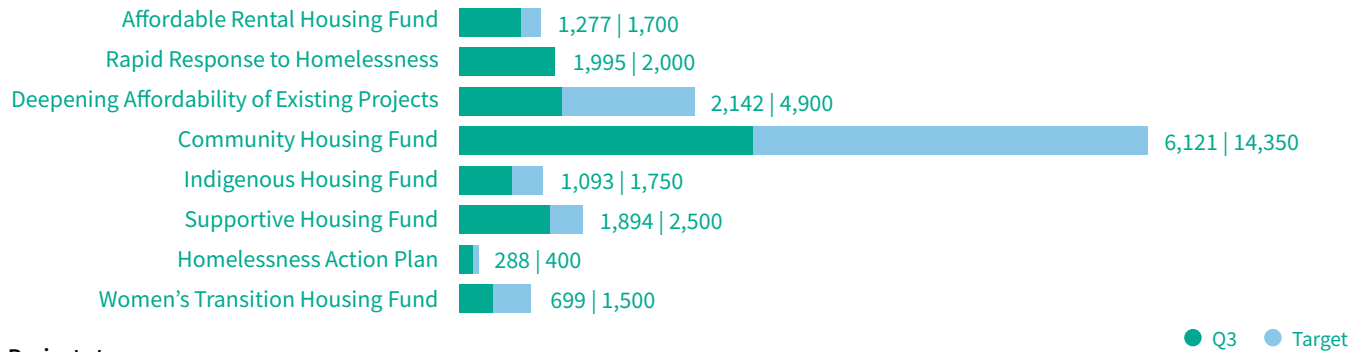
Building BC: homes being built

Building BC is a program to create new, affordable, public-rental homes. These homes are for very low- to moderate-income households. They include: housing to address homelessness, housing with support services, social housing, housing for women and children fleeing violence, and housing for Indigenous communities, families and individuals. There are seven funding programs within Building BC. These are: Rapid Response to Homelessness, Affordable Rental Housing, Deepening Affordability, Community Housing Fund, Indigenous Housing Fund, Supportive Housing Fund and Women’s Transition Housing Fund. By 2028, BC Housing has a goal to build 29,100 homes through Building BC and the Regional Housing First Program.

Homes in progress vs. BC Housing 10-year target



Homes in progress under Building BC programs



Project stages

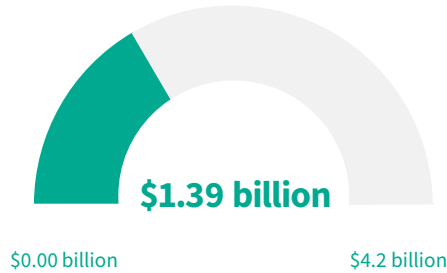
Funding program	Initiated	In development	Under construction	Completed	Total
Affordable Rental Housing	676	41	451	109	1,277
Rapid Response to Homelessness	61		40	1,894	1,995
Deepening Affordability		139	913	1,090	2,142
Community Housing Fund	4,161	189	1,567	204	6,121
Indigenous Housing Fund	549	117	378	49	1,093
Supportive Housing Fund	353	305	682	554	1,894
Women’s Transition Housing Fund	313	179	139	68	699
Homelessness Action Plan		40	101	147	288
Total	6,113	1,010	4,271	4,115	15,509

This report is a snapshot in time as of Dec. 31, 2020. It only reports on homes being delivered through BC Housing, and does not include all the housing government is building, including significant investments in student housing. The figures on this page are just the homes created under Building BC. HousingHub figures are not captured here, they are captured on page 8 of this report.

Building BC: funding streams

Building BC programs have a combined capital total of \$4.2 billion. BC Housing has allocated more than \$1.39 billion to date.

Building BC funds allocated to date



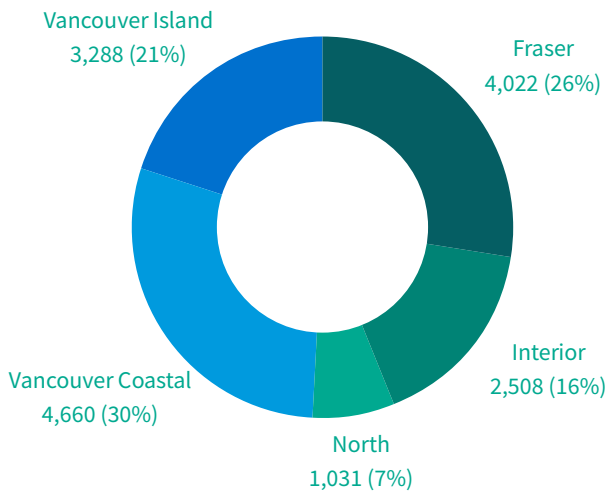
Funding Program	Program Allocation	Funds Allocated	Funds Remaining
Affordable Rental Housing	\$207,900,000	\$112,170,660	\$95,729,340
Rapid Response to Homelessness	\$291,000,000	\$329,159,910	\$0
Deepening Affordability of Existing Projects	\$75,000,000	\$74,475,000	\$525,000
Community Housing Fund	\$1,639,700,000	\$207,477,752	\$1,432,222,248
Indigenous Housing Fund	\$366,500,000	\$116,940,409	\$249,559,591
Supportive Housing Fund	\$1,025,031,433	\$366,727,350	\$658,304,083
Women's Transition Housing Fund	\$564,756,000	\$132,184,035	\$432,571,965
Homelessness Action Plan	\$70,388,566	\$59,705,410	\$10,683,156
Total	\$4,240,276,000	\$1,398,840,526	\$2,879,595,384



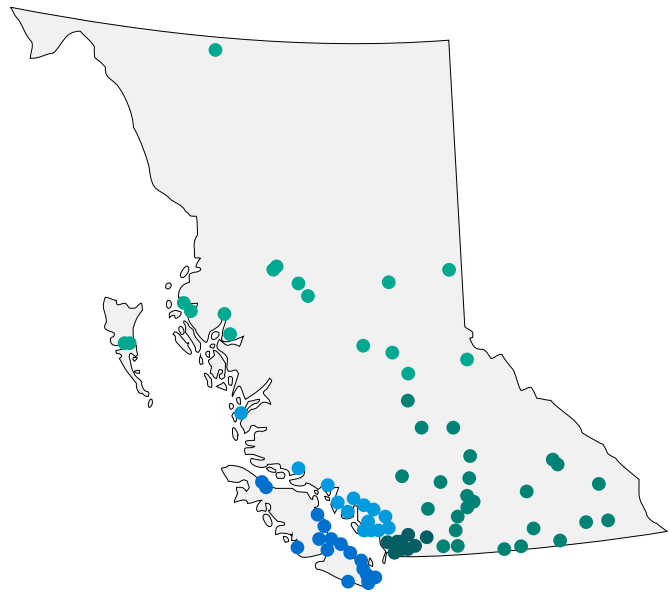
Building BC: By region

	Fraser	Interior	North	Vancouver Coastal	Vancouver Island	Total
Affordable Rental Housing	191	170	30	789	97	1,277
Rapid Response to Homelessness	586	413	112	730	154	1,995
Deepening Affordability of Existing Projects	626	285	171	543	517	2,142
Community Housing Fund	1,883	938	97	1,634	1,569	6,121
Indigenous Housing Fund	243	158	239	231	222	1,093
Supportive Housing Fund	305	332	215	488	554	1,894
Women's Transition Housing Fund	76	174	167	107	175	699
Homelessness Action Plan	112	38		138		288
Total	4,022	2,508	1,031	4,660	3,288	15,509

Homes in progress by region



Homes in progress by community



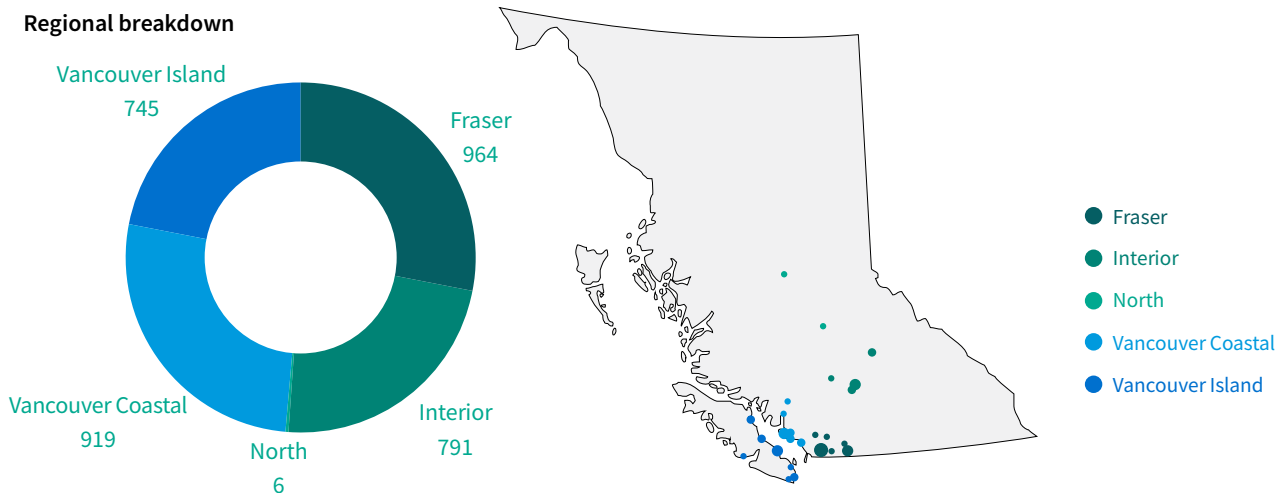
HousingHub

HousingHub is an innovative program that creates new, affordable, rental homes and new, affordable homes for purchase. The program was created in 2018 and works with community, government, Indigenous, non-profit, and private-sector partners to help create new, affordable, rental housing and homeownership options for middle-income British Columbians. BC Housing gives low-cost financing and no- or low-capital equity, as well as offering expertise with new construction or redevelopment. The HousingHub program has helped create hundreds of affordable homes.

HousingHub homes in progress: Phases of development

Funding program	Initiated	In development	Under construction	Completed	Total
Provincial Rental Supply	186	223	1,413	1,062	2,884
Affordable Home Ownership	410	131			541
Total	596	354	1,413	1,062	3,425

Regional breakdown



Rendering of HousingHub project at 535 Marmont Street, Coquitlam.

Maintenance and renovations

CAPITAL RENEWAL FUND

The Capital Renewal Fund is \$1.36 billion for repairs and upkeep of existing provincially owned, and non-profit owned, social housing. By maintaining current housing, we protect public housing already helping 113,507 households in British Columbia. It restores and repairs buildings, increases safety against fire or earthquake, and improves energy performance in existing affordable housing.

Why are repairs and maintenance important?

Facility Condition Index (FCI) is used to measure the condition of a building. It measures the total cost of needed repairs or upgrades compared to the current replacement value of the building. The ratio of the “repair needs” to “replacement value” is shown as a percentage. A lower value means a better building condition. As buildings age, their condition worsens if they are not maintained. Once a building reaches a FCI of 60%, it is deemed to be in a condition that can no longer provide service. Repairs, maintenance and upgrades lengthen the life of buildings by increasing the number of years it takes before a building reaches an FCI of 60%. If well maintained, buildings can be used indefinitely. Buildings are measured each month. BC Housing staff and third-party consultants also do in-depth building condition assessments.

BC HOUSING TARGET: AN AVERAGE FCI BETWEEN 16-21% ACROSS THE PROVINCE.

At the start of 2020/21, the Facility Condition Index of the Housing Portfolio was 19.5%. Without Capital Renewal Fund investment, the FCI will reach 22.6% by year end.

Capital Renewal Fund progress towards 10-year target

● Progress ● Target

Non-profit owned projects  \$178.28 M | \$884.23 M

Provincially owned projects  \$100.43 M | 461.27 M

Region	Completed	Construction	Design /initiation	In tender	Tender ready	Total
Fraser	34	35	22	1	4	96
Interior	21	32	9	2	2	66
North	19	26	10	2		57
Vancouver Coastal	54	58	50	2	4	168
Vancouver Island	19	34	21	2	5	81
Total	147	185	112	9	15	468

468

Total renewal projects

200

Non-profit owned

191

Provincially owned

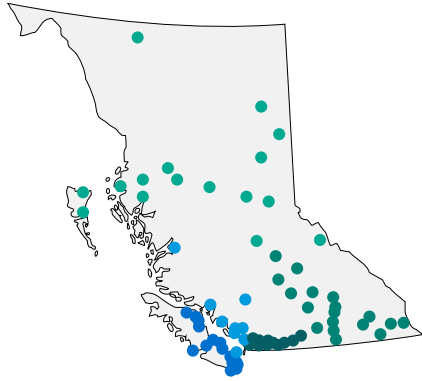
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Other

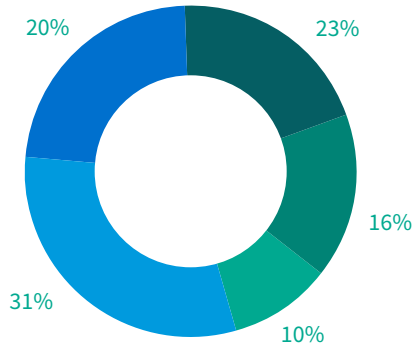
Maintenance and renovations

CAPITAL RENEWAL FUND

Non-profit owned projects (200 projects total)



By region

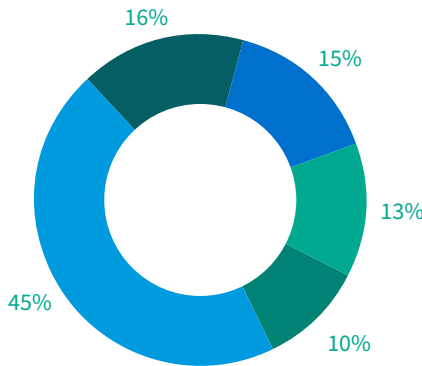
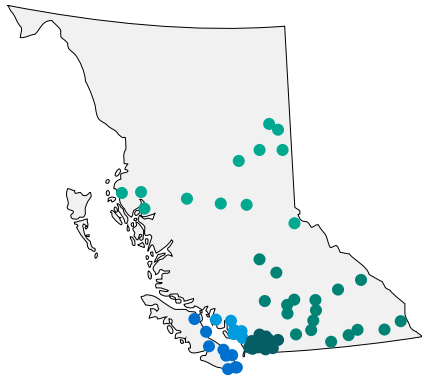


Types of projects

Energy performance	147
Fire safety	166
Routine capital	199
Seismic upgrades	125

Note: projects may consist of more than one of the above categories.

Provincially owned projects (191 projects total)



Types of projects

Energy performance	127
Fire safety	148
Routine capital	165
Seismic upgrades	106

Note: projects may consist of more than one of the above categories.

● Fraser ● Interior ● North ● Vancouver Coastal ● Vancouver Island



Generator replacement (before and after).

Indigenous partnerships

BC Housing is working with Indigenous communities – both on- and off-nation – to facilitate change, strengthen existing housing in Indigenous communities and increase self-reliance in the Indigenous housing sector. Off-nation, BC Housing works with the Aboriginal Housing Management Association (AHMA) and the Indigenous non-profit housing sector. In the 2020/21 fiscal year, BC Housing will continue to approve funding for new projects and for projects that repair, maintain and upgrade existing social housing that serves Indigenous people.

On-nation, various Memoranda of Understanding (MOU) were initiated with First Nations. These agreements will develop and share best practices in residential building management. The goal is to improve the quality of existing on-nation* housing. The following First Nations are working with BC Housing toward this goal:

The Nicola Nations and the Ktunaxa and Shuswap Nations

On January 15, 2019, BC Housing entered a three-year MOU with five Nicola Valley First Nations located in the Merritt area: Lower Nicola, Upper Nicola, Coldwater, Nooaitch, and Shackan Nations. A similar agreement was signed on January 31, 2019, with 4 First Nations in the East Kootenays: Tobacco Plains, Shuswap, ʔaq'am, and ʔakisq̓nuk Nations. In the 2020/21 fiscal year, activities under these two MOUs will continue, focusing on completing building condition reviews and developing capital plans.

*On-nation, in this report means reserve lands, or fee simple lands under agreement or treaty

The Nisga'a Nations and the Tsilhqot'in National Government

On February 21, 2020, BC Housing entered into a three-year MOU with the five Nisga'a Nations located north of Terrace: Nisga'a Nation, and Villages of Gitlaxt'aamiks, Gitwinksihlkw, Laxgalts'ap, and Gingolx. The most recent MOU signing was scheduled for March 16, 2020, with the Tsilhqot'in National Government in the Williams Lake area. The official signing was delayed in response to the COVID-19 pandemic. In fiscal year 2020/21, activities under these MOUs will start focusing on establishing committees, training and completing building condition assessments.



Rental assistance

Through rental assistance programs, BC Housing helps low-income working families, seniors, and those who have lost income because of COVID-19 continue to have places to call home. There were two primary rental assistance programs in Q3: Rental Assistance Program (RAP) and Shelter Aid For Elderly Renters (SAFER).

Number of households receiving rental supplements

Program	Households
Rental Assistance Program (RAP)	8,567
Shelter Aid For Elderly Renters (SAFER)	25,409
Total	33,976

**Note: this figure is April-August 2020*

Rental Assistance Program

Rental Assistance Program (RAP)

RAP gives eligible low-income working families cash assistance to help with their monthly rent payments. To qualify, families must have a gross household income of \$40,000 or less, have at least one dependent child and were employed at some point over the last year. As of December 31, 2020, 8,567 families were receiving RAP.

Shelter Aid for Elderly Renters

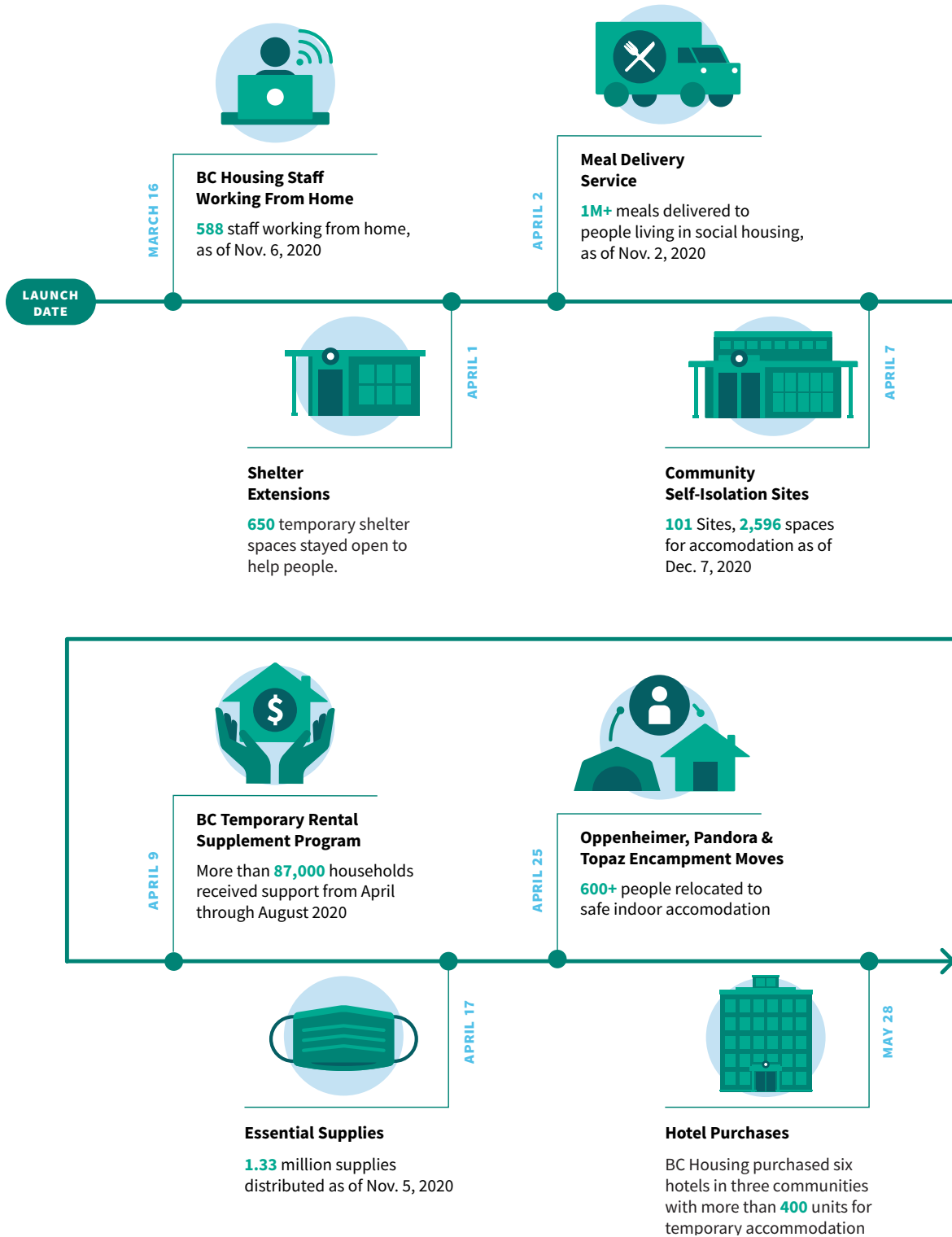
Shelter Aid For Elderly Renters (SAFER)

The SAFER program helps make rents affordable for BC seniors with low- to moderate- incomes. SAFER gives monthly cash payments to subsidize rents for eligible BC renters who are age 60 or over. As of December 31, 2020, 25,409 seniors' households were receiving SAFER.

**BC Housing administers other rental support programs in the private market. Including, the Homeless Prevention Program and Housing Outreach Program for those experiencing homelessness. There are also rent supplements under the Independent Living BC program, in private assisted-living buildings.*

COVID-19 response

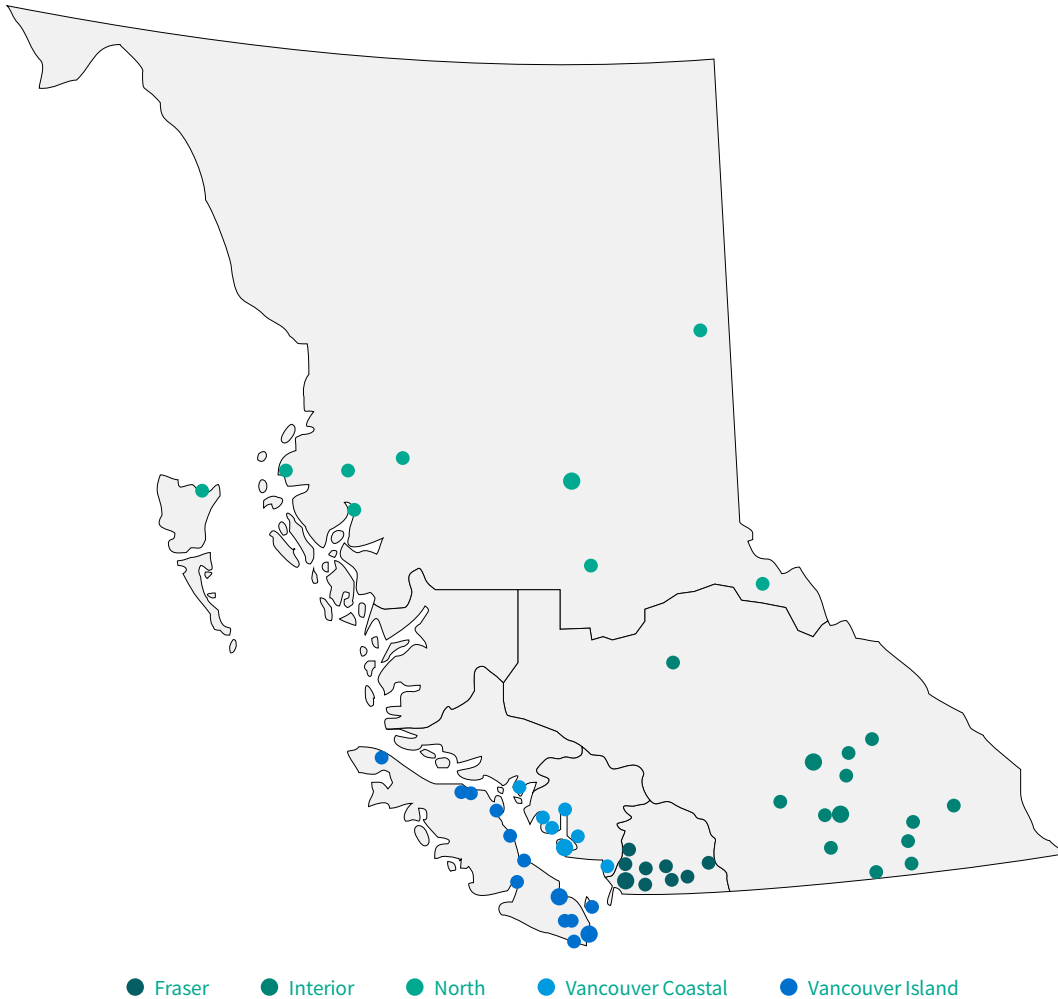
Since the onset of the COVID-19 pandemic, BC Housing worked with regional health authorities, municipal partners, experienced non-profit shelter and housing providers, and local businesses to develop community-based response plans. These plans are continuing and ongoing activities. BC Housing and the Province are not through this pandemic and the spread of COVID-19 remains an active and evolving situation. Together, with our partners, we will continue to support people through this crisis.



Continued: COVID-19 response

Community self-isolation sites, emergency response centres & shelter expansions

As of December 7, 2020, BC Housing had 101 sites open, with a total of 2,596 spaces across British Columbia.



Map shows one dot per community. Some communities have multiple sites, as listed on page 15.

Regions

Fraser	19 sites, 557 spaces
Interior	33 sites, 705 spaces
North	14 sites, 137 spaces
Vancouver Coastal	15 sites, 619 spaces
Vancouver Island	20 sites, 578 spaces

Continued: COVID-19 response

Regional isolation sites as of December 31, 2020

Fraser	19 sites, 557 spaces
Abbotsford	3 sites, 63 spaces
Burnaby	1 site, 64 spaces
Chilliwack	2 sites, 25 spaces
Coquitlam	1 site, 30 spaces
Hope	1 sites, 16 spaces
Langley	2 sites, 56 spaces
Maple Ridge	2 sites, 35 space
Mission	1 site, 19 spaces
Surrey	6 sites, 249 spaces

Interior	33 sites, 705 spaces
Castlegar	1 sites, 2 spaces
Cranbrook	3 sites, 96 spaces
Grand Forks	1 site, 3 spaces
Kamloops	5 sites, 140 spaces
Kelowna	5 sites, 100 spaces
Merritt	1 sites, 26 spaces
Nelson	3 sites, 51 spaces
Penticton	3 sites, 101 spaces
Revelstoke	2 site, 7 spaces
Salmon Arm	2 sites, 61 spaces
Trail	1 site, 6 spaces
Vernon	4 sites, 64 spaces
West Kelowna	1 site, 40 spaces
Williams Lake	1 site, 6 spaces

North	14 sites, 137 spaces
Fort St. John	1 site, 10 spaces
Kitimat	1 site, 2 spaces
Masset	1 site, 2 spaces
Prince George	3 sites, 57 spaces
Prince Rupert	2 sites, 40 spaces
Quesnel	2 sites, 7 spaces
Smithers	2 sites, 13 spaces
Terrace	1 site, 5 spaces
Valemount	1 site, 1 space

Vancouver Coastal	15 sites, 619 spaces
Gibsons	1 site, 2 spaces
North Vancouver	1 site, 20 spaces
Powell River	2 sites, 18 spaces
Richmond	1 site, 45 spaces
Sechelt	1 site, 15 spaces
Squamish	1 sites, 3 spaces
Vancouver	8 sites, 516 spaces

Vancouver Island	20 sites, 578 spaces
Campbell River	2 sites, 6 spaces
Courtenay	1 sites, 32 spaces
Duncan	2 site, 36 spaces
Nanaimo	4 sites, 69 spaces
Parksville	1 site, 16 space
Port Alberni	1 site, 1 space
Port Hardy	1 site, 1 space
Salt Spring Island	1 site, 7 spaces
Sooke	1 site, 17 spaces
Victoria	6 sites, 300 spaces

Continued: COVID-19 response

Expanded shelter use

Strong health and safety practices were required in existing shelters to protect the health of vulnerable residents. Resources, training and supplies were provided and are continuing. Fifty shelters, a total of 650 spaces, originally to close at the end of March, were kept open to support individuals experiencing homelessness. BC Housing was provided with \$14 million from the Province of BC towards the costs for additional shelter spaces.

Essential supplies & meal delivery service

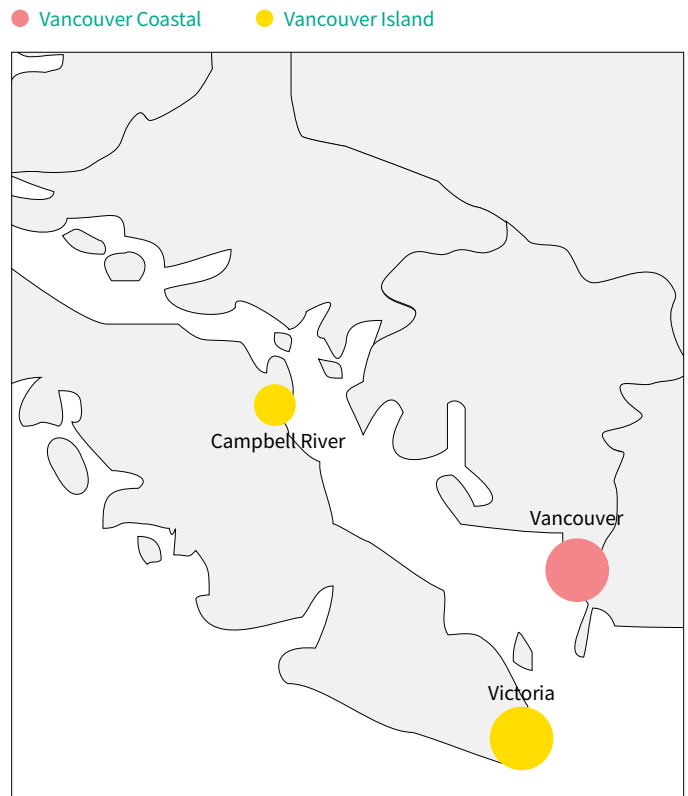
BC Housing received an allocation of \$43 million for COVID-19 response to support marginalized residents in BC Housing or other non-profit managed buildings, including Single Room Occupancy hotels (SROs). BC Housing is providing deep cleaning services, security and meal delivery for those in need. Cleaning supplies and Personal Protective Equipment were purchased and distributed to non-profit housing providers.

COVID-19 Hotel Purchases

BC Housing purchased six hotels in three communities with more than 400 units for temporary accommodation.

INITIATIVE	UNITS
Supportive Housing Fund	
Heritage River Inn	41
The American Hotel	42
COVID-19 Action Plan	
Buchan Hotel	63
Comfort Inn	151
Luugat (Howard Johnson Hotel)	110
Paul's Motor Inn	75
Total	482

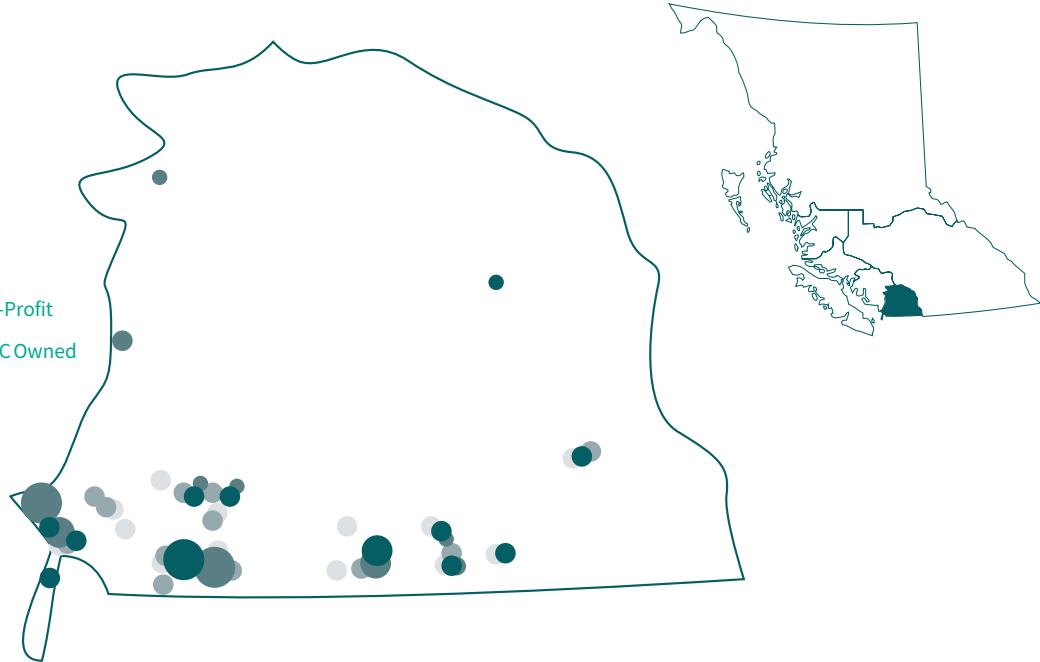
**The 83 units, within two hotels, listed under Supportive Housing Fund are included in the BC Building homes figures on pages 5-7.*



Fraser

Map of projects

- BuildingBC
- HousingHub
- Capital Renewal Non-Profit
- Capital Renewal PRHC Owned



Homes in progress

Under the Building BC and HousingHub programs. The information below does not include Capital Renewal Fund projects, shown on pages 9 and 10.

Affordability:	Homes
Very Low-Income	1,456
Low- to Moderate-Income	2,566
Middle-Income	964
Total	4,986
Project stages:	Homes
Initiated	2,082
In development	205
Under construction	1,468
Completed	1,231
Total	4,986

Total of 9,624 homes:	
BuildingBC	4,022
Capital Renewal Fund	4,638*
HousingHub	964

*Note: in previous reports we shared the number of maintenance and renovation projects. This report shares project numbers on p. 10, and here we are sharing the number of units to align with the other reporting on this page.

Fraser

new development

Community	Number of projects	Homes
Abbotsford	6	316
Burnaby	11	822
Chilliwack	4	118
Coquitlam	5	395
Delta	3	362
Hope	4	117
Katzie First Nation	1	40
Kwikwetlem First Nation	1	14
Langley	5	420
Maple Ridge	5	281
Mission	2	142
New Westminster	2	110
Port Coquitlam	3	187
Port Moody	2	61
Surrey	16	1,542
Tsawwassen	1	36
Tzeachten First Nation	1	23
Total	72	4,986

This information is from the Building BC and HousingHub programs. It includes projects in all stages of development.

Fraser stories



HUNDREDS OF NEW AFFORDABLE RENTAL HOMES COMING TO B.C.

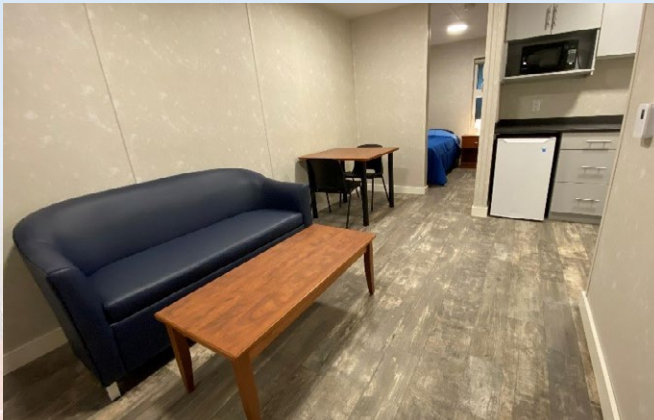
December 2, 2020

More than 600 new affordable rental homes are on the way for people with low- to-moderate incomes through the Building BC: Community Housing Fund.

“These projects will mean new, affordable homes for a wide range of people – from seniors on fixed incomes to growing families and people with disabilities,” said David Eby, Attorney General and Minister Responsible for Housing. “There’s a lot more to do, and I look forward to working with the non-profit housing sector and all our partners to continue delivering the homes people need.”

The 16 projects selected, which will provide a total of 634 new homes.

[The full story is available on the BC Housing website.](#)



NEW SUPPORTIVE HOMES OPEN, MORE ON THE WAY IN SURREY

December 17, 2020

Thirty-eight new supportive homes are opening in Surrey, while construction is set to start on 40 additional homes for people experiencing or at risk of homelessness in the community.

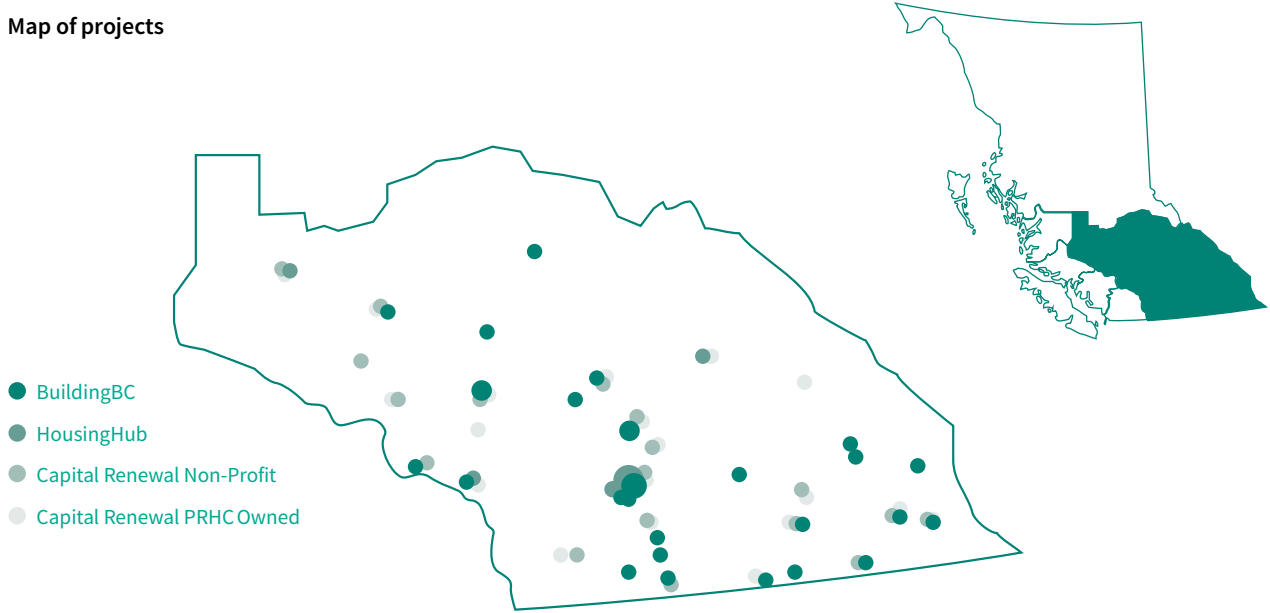
Located at 13245 King George Blvd., Peterson Place has finished construction and consists of 38 studio units, each with a private washroom and kitchen. The building will also include a commercial kitchen, dining and lounge areas, storage and amenity space, laundry and a medical room. Residents will arrive in the New Year.

Both projects are part of a commitment between the Province and the City of Surrey to deliver 250 permanent supportive modular homes in the community. Construction on 61 supportive homes at 14706 104 Ave. in Surrey is also underway.

[The full story is available on the BC Housing website.](#)

Interior

Map of projects



Homes in progress

Under the Building BC and HousingHub programs. The information below does not include Capital Renewal Fund projects, shown on pages 9 and 10.

Affordability:	Homes
Very Low-Income	1,145
Low- to Moderate-Income	1,363
Middle-Income	791
Total	3,299
Project stages:	Homes
Initiated	576
In development	150
Under construction	1,405
Completed	1,168
Total	3,299

Total of 5,010 homes:

BuildingBC	2,508
Capital Renewal Fund	1,711*
HousingHub	791

*Note: in previous reports we shared the number of maintenance and renovation projects. This report shares project numbers on p. 10, and here we are sharing the number of units to align with the other reporting on this page.

REGIONAL DETAILS

Interior new development

Community	Number of projects	Homes
100 Mile House	1	33
Akisknuk First Nation	1	3
Clearwater	2	40
Cranbrook	2	59
Fernie	1	14
Grand Forks	2	86
Invermere	1	15
Kamloops	10	515
Kanaka Bar	1	20
Kelowna	16	995
Keremeos	2	59
Lower Kootenay Band	1	6
Merritt	2	115
Nakusp	1	9
Nelson	2	94
Okanagan Falls	1	26
Okanagan Indian Band	1	16
Oliver	1	46
Penticton	3	128
Revelstoke	2	117
Salmon Arm	2	105
Sicamous	1	36
Trail	1	9
Upper Nicola Band	1	24
Vernon	10	350
West Kelowna	2	241
Westbank First Nations	3	68
Williams Lake	1	38
Total	76	3,299

This information is from the Building BC and HousingHub programs. It includes projects in all stages of development.

Interior stories



Photo caption: Rachel, Resident, My Place supportive housing in Vernon



MY PLACE - SUPPORTIVE HOUSING IN VERNON, BC

My Place in Vernon offers homes with supports for people experiencing homelessness. Turning Points Collaborative Society is managing the housing. Staff are on site 24/7 providing support to the residents.

[The video is available on the BC Housing YouTube channel.](#)

NEW AFFORDABLE HOMES COMING TO CRANBROOK

People with low incomes soon will have more access to affordable homes in Cranbrook with construction underway on a 20-unit rental housing project in the community.

“We know there’s an urgent need for more affordable homes in communities in every corner of the province,” said David Eby, Attorney General and Minister Responsible for Housing. “These new homes will give people a safe, clean and modern place they can afford, another example of how our government is putting people first.”

Located at 126 and 130 21st Ave. South, the four-storey apartment building is a redevelopment of a BC Housing-owned property and will provide one- and two-bedroom units for individuals, seniors and families. Three units will be available for people with disabilities. Monthly rents for the 20 homes are projected to range from \$375 to \$674.

“It’s great to see work underway on this much-needed affordable housing project in Cranbrook,” said Brittney Anderson, MLA for Nelson-Creston. “These new homes will provide security and peace of mind for people, something everyone deserves.”

The project is located close to many amenities and services, including Laurie Middle school, Balment Park and the East Kootenay Regional Hospital.

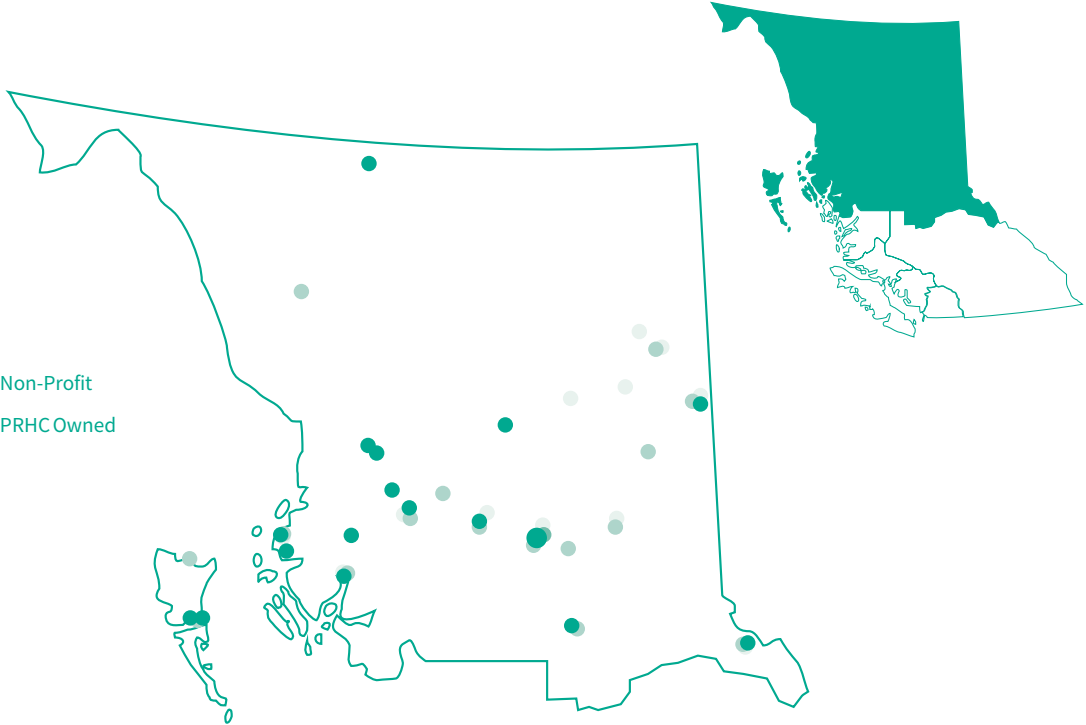
“We are very pleased that the Province has recognized the need for affordable housing in Cranbrook and has provided funding for these much-needed units,” said Lee Pratt, mayor, City of Cranbrook. “Once completed, they will be appreciated by the occupants and their families, providing a very affordable and safe place for them to live. This is a great fit for our strategic plan on the housing requirements for our city.”

[The full story is available on the BC Housing website.](#)

North

Map of projects

- BuildingBC
- HousingHub
- Capital Renewal Non-Profit
- Capital Renewal PRHC Owned



Homes in progress

Under the Building BC and HousingHub programs. The information below does not include Capital Renewal Fund projects, shown on pages 9 and 10.

Affordability:	Homes
Very Low-Income	513
Low- to Moderate-Income	518
Middle-Income	6
Total	1,037
Project stages:	Homes
Initiated	296
In development	144
Under construction	255
Completed	342
Total	1,037

Total of 2,357 projects:	
BuildingBC	1,031
Capital Renewal Fund	1,320*
HousingHub	6

*Note: in previous reports we shared the number of maintenance and renovation projects. This report shares project numbers on p. 10, and here we are sharing the number of units to align with the other reporting on this page.

North

new development

Community	Number of projects	Homes
Dawson Creek	1	32
Gitxan First Nation	1	40
Haisla Nation	1	23
Kitimat	1	42
Lax Kw'alaams First Nation	3	38
Lhtako Dene Nation	1	10
Lower Post	2	16
Mackenzie	1	3
New Hazelton	1	13
Port Edward	1	8
Prince George	5	188
Prince Rupert	5	203
Queen Charlotte	2	23
Quesnel	4	126
Skidegate Nation	1	24
Smithers	2	36
Telkwa	1	12
Terrace	3	119
Valemount	2	27
Vanderhoof	1	28
Witset First Nation	1	26
Total	40	1,037

This information is from the Building BC and HousingHub programs. It includes projects in all stages of development.

North stories



NEW HOMES, SHELTER COMING FOR PEOPLE IN NEED IN PRINCE GEORGE

December 17, 2020

People experiencing homelessness in Prince George will soon have more housing and shelter options in the community.

“Everyone deserves a place to call home. We are working hard to make sure people experiencing homelessness in Prince George have a safe and secure place to stay,” said David Eby, Attorney General and Minister Responsible for Housing. “When vulnerable people have access to housing and shelter with supports, they can stabilize and rebuild their lives, and the whole community benefits.”

The Province, through BC Housing, has purchased the National Hotel at 1201 1st Ave. with the intention to renovate the building to provide 27 homes with wraparound supports. The homes are expected to be ready in early 2022. BC Housing will select an experienced non-profit service provider to manage the building with staff on site 24-7 to provide supports, including meal programs, life and employment skills training, as well as health and wellness support services.

Since summer 2019, BC Housing has leased 18 units at the hotel and operated them as temporary supportive housing. The purchase ensures much-needed supportive homes permanently remain in the community.

The renovations will improve the operator’s ability operate the building as supportive housing and provide wraparound supports for residents. The renovations will include new office space for outreach and service providers to help them provide supports to clients and residents, as well as newly refurbished administrative space on the ground floor and support other 24-hour adult housing facilities in Prince George.”

[The full story is available on the BC Housing website.](#)

EXTREME WEATHER SPACES AND TEMPORARY SHELTERS OPENING THROUGHOUT PROVINCE

October 30, 2020

People in need of a warm, safe place to go during the months ahead will have access to additional emergency shelter spaces through BC Housing’s temporary and extreme weather response shelter programs.

This season, BC Housing will be opening approximately 1,500 temporary shelter spaces and over 290 extreme weather response shelter spaces. These emergency shelters supplement the more than 2,250 permanent, year-round emergency shelter spaces.

Over the coming months, BC Housing will continue to work with municipalities and communities to open even more shelter spaces, where there is an identified need in the community.

Temporary shelters will be open every night for the season. Many will be open 24/7 and offer meals. Some temporary shelters have already opened, with more to come later this season.

Extreme weather response shelters will be available from Nov. 1, 2020 until March 31, 2021. Individual communities establish a plan of the weather conditions that warrant an extreme weather alert and determine the number of spaces to activate on a given night, depending on the capacity of existing shelters and the estimated need.

In response to COVID-19, BC Housing worked with its partners to keep 185 temporary winter shelter spaces open throughout the summer months to ensure that people who were vulnerable to the virus had the ability to safely self-isolate and access hygiene facilities. These shelter spaces will remain open throughout the winter months.

These emergency shelter programs are made possible through partnerships with communities and non-profits throughout B.C. to provide temporary but immediate places to stay for anyone who is experiencing or at risk of homelessness.

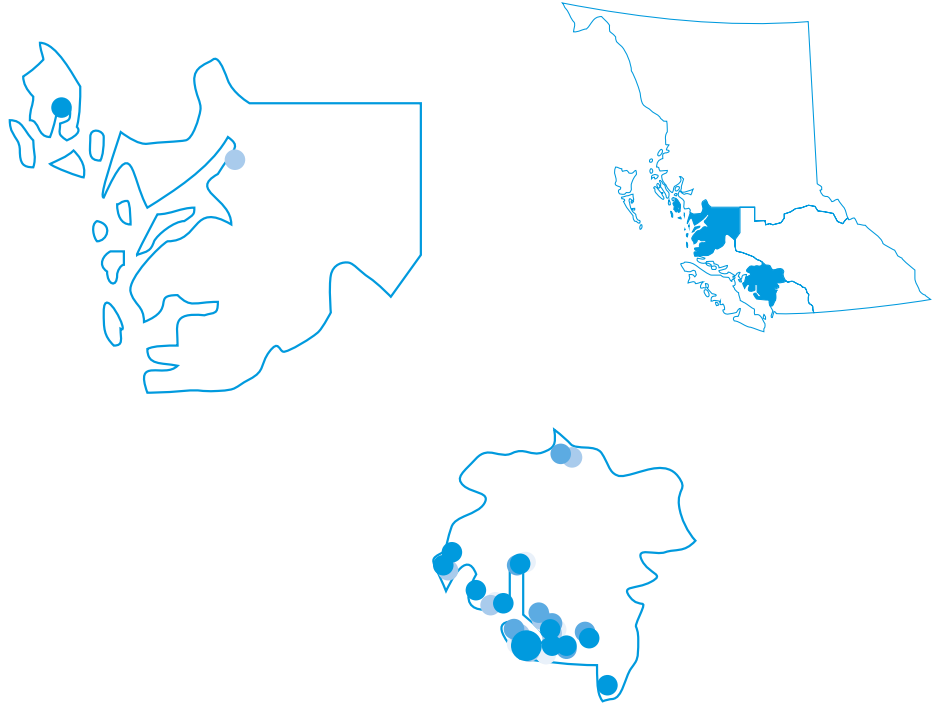
A current list of temporary and extreme weather response shelters by community is included in the Background section.

[The full story is available on the BC Housing website.](#)

Vancouver Coastal

Map of projects

- BuildingBC
- HousingHub
- Capital Renewal Non-Profit
- Capital Renewal PRHCOwned



Homes in progress

Under the Building BC and HousingHub programs. The information below does not include Capital Renewal Fund projects, shown on pages 9 and 10.

Affordability:	Homes
Very Low-Income	1,963
Low- to Moderate-Income	2,870
Middle-Income	919
Total	5,752
Project stages:	Homes
Initiated	2,419
In development	323
Under construction	1,344
Completed	1,666
Total	5,752

Total of 17,940 projects:	
BuildingBC	4,660
Capital Renewal Fund	12,188*
HousingHub	919
Hotel Purchase	173

*Note: in previous reports we shared the number of maintenance and renovation projects. This report shares project numbers on p. 10, and here we are sharing the number of units to align with the other reporting on this page.

Vancouver Coastal new development

Community	Number of projects	Homes
Gibsons	1	40
Heiltsuk Nation	1	12
Madeira Park	1	14
Musqueam Indian Band	1	74
North Vancouver	4	299
Powell River	2	88
Richmond	7	366
Sechelt	4	213
shíshálh Nation	1	34
Squamish	3	183
Vancouver	50	4,056
West Vancouver	2	233
Whistler	1	45
Total	79	5,752

This information is from the Building BC and HousingHub programs. It includes projects in all stages of development.



Vancouver Coastal stories



FROM HOMELESS TO HOME AT NAOMI PLACE

January 11, 2020

Nestled near Vancouver’s Trout Lake and Nanaimo Skytrain Station at 3598 Copley Street, is a new, modular three-level housing project with a modern look. Opened in March 2020, Naomi Place is a white building, splashed with black and bright, yellow features. An outdoor courtyard with a covered picnic table welcomes residents outside year-round. Raised community garden beds line the cedar-colour stained fence.

“A lot of our new residents may not have slept in a real bed in years, months. A bed of their own is much appreciated by our residents when they move in,” explained Julie Roberts, Executive Director, Community Builders Group. The non-profit organization is an experienced housing operator and manager of Naomi Place.

Julie and the Community Builders Group team provide support services to residents.

These include meal services, cooking lessons, life and employment skills training and volunteer work. If needed, residents are connected to community-based services and programs like medical care, mental health care and substance-use services.

Naomi Place provides affordable, permanent, subsidized housing for up to 58 single adults and seniors. Each self-contained unit includes a washroom, kitchen, living area and bed. Six of the units are accessible, built for people that use mobility aids like wheelchairs or walkers. Residents pay rent to live here.

People living at Naomi Place are referred from BC Housing’s

Supportive Housing Registry. Priority is given to applicants experiencing homelessness from the surrounding area. Local outreach teams, including staff from Community Builders Group, made sure local people without homes were included in the application process.

David, a senior, moved to Naomi Place from a local shelter. Before that he lived in Vancouver’s Stanley Park for over 15 years.

He says he is, “happy, relieved, to finally have a home that feels safe and secure”.

Another senior, Doug, moved to Naomi Place after living in Hornby Shelter for over a year. Once he was able to get his Canadian Pension and disability income, after years without teeth, Doug got dentures. Then he moved to Naomi Place. Doug says he’s, “so happy to have my own place to finally call home. Now I can enjoy my golden years.”

Not everyone living at Naomi Place moved from a shelter.

Richard, also a senior, lived in Stanley Park off and on for over 20 years. He preferred not to live in shelters, choosing to be on his own. All that changed once he moved to Naomi Place. “It’s the happiest I’ve been in over 20 years. I’m over the moon to have my own bathroom.”

Amanda, another new resident, feels “safe” at Naomi Place, “look at the surroundings, the security. I feel safe here. I get to be independent. This is the best place I have been in for a long time.”

With neighbours and local school kids, Cedar Cottage Neighbourhood House welcomed residents to Naomi Place.

Recognizing many residents may not have kitchen and bath supplies, Cedar Cottage Neighbourhood House coordinated bright blue welcome packages for all new residents. Donations of soap, towels, chocolates and more were collected from the community. Each resident was given a new, blue bag of welcome filled with toothbrushes, toothpaste, soap, toilet paper, kitchen towels and more.

The local school chipped in too. “Elementary school students took a significant amount of time to write handwritten notes for each resident,” said Roberts. She holds up a brightly coloured welcome card decorated with stars.

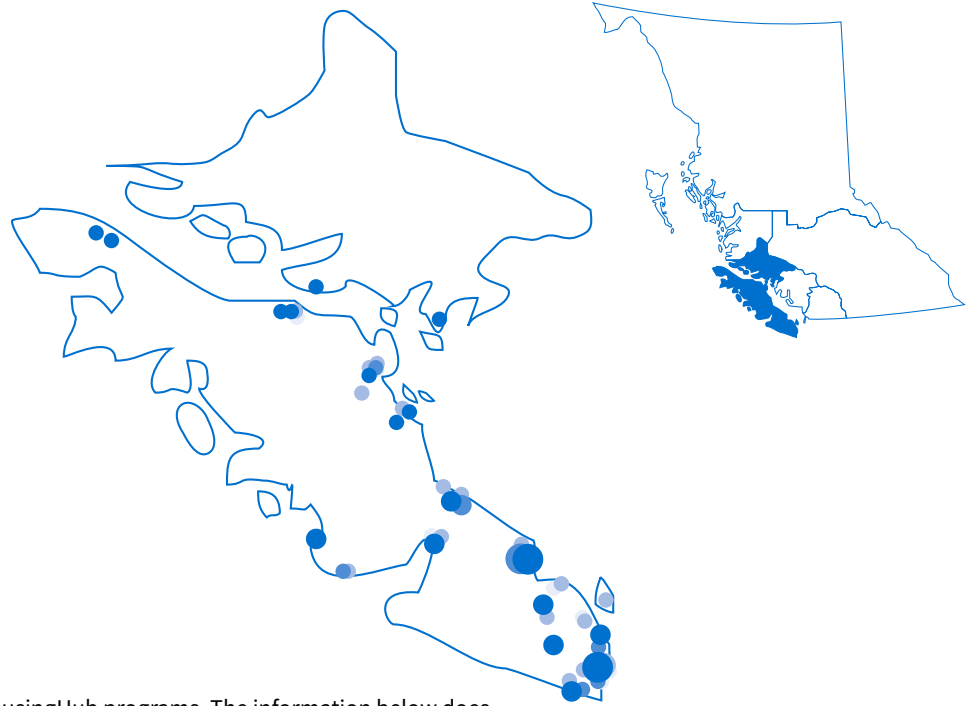
Inside, the card reads: “Congratulations! May you find great happiness at your new place. All the best.”

[The full story is available on the BC Housing website.](#)

Vancouver Island

Map of projects

- BuildingBC
- HousingHub
- Capital Renewal Non-Profit
- Capital Renewal PRHC Owned



Homes in progress

Under the Building BC and HousingHub programs. The information below does not include Capital Renewal Fund projects, shown on pages 9 and 10.

Affordability:	Homes
Very Low-Income	1,423
Low- to Moderate-Income	2,947
Middle-Income	745
Total	5,115
Project stages:	Homes
Initiated	1,506
In development	621
Under construction	1,404
Completed	1,584
Total	5,115

Total of 8,253 projects:	
BuildingBC	3,288
Capital Renewal Fund	3,128*
HousingHub	745
Regional Housing First Program	856
Hotel Purchase	226

*Note: in previous reports we shared the number of maintenance and renovation projects. This report shares project numbers on p. 10, and here we are sharing the number of units to align with the other reporting on this page.

Vancouver Island

new development

Community	Number of projects	Homes
Bowser	1	22
Campbell River	5	175
Colwood	3	274
Courtenay	4	145
Duncan	4	138
Esquimalt	2	161
Hornby Island	1	26
Kwakiutl First Nation	1	6
Ladysmith	1	36
Langford	7	599
Mansons Landing	1	4
Nanaimo	16	1,022
Parksville	4	219
Port Alberni	5	172
Port Hardy	1	24
Quathiaski Cove	1	16
Sannich	3	255
Salt Spring Island	3	80
Sidney	1	73
Sooke	3	278
Tofino	1	35
Tsawaout First Nation	1	28
Ucluelet	1	33
Victoria	14	1,142
View Royal	1	152
Total	85	5,115

This information is from the Building BC, HousingHub and Regional Housing First Program programs. It includes projects in all stages of development.

Vancouver Island stories



PROVINCE RETURNS TRADITIONAL TERRITORY TO TSARTLIP FIRST NATION

December 17, 2020

The Tsartlip First Nation took possession of the former Woodwynn Farm property on the Saanich Peninsula on Dec. 16, 2020, after the provincial government and Tsartlip signed a historic agreement to transfer the land to the Nation.

“With the history of colonization in the Saanich Peninsula, Tsartlip people lost much of our land base, our traditional communities,” said Tsartlip First Nation Chief Don Tom. “This territory is Saanich, and Saanich is the emerging land and we are its emerging people. Our nation is excited to acquire this property to expand our land base for our membership. Tsartlip is one of the fastest growing communities in southern Vancouver Island, and land is scarce so close to the city. Acquiring this property almost doubles the amount of land we currently have, so we can begin to plan for current and future generations to support our growing population. We recognize the importance of stewardship to ensure the environment of this land is sustainable.”

The 78-hectare property, once used by the Nation for hunting, farming and traditional practices, is immediately adjacent to Tsartlip First Nation’s only reserve. Tsartlip now has over 1,000 members and the community has run out of space to address the housing, recreational and cultural needs of a rapidly growing population.

[The full story is available on the BC Housing website.](#)



PEOPLE MOVING INTO NEW AFFORDABLE HOMES IN NANAIMO

December 18, 2020

Construction is complete on 23 new affordable rental homes in Nanaimo through a partnership between the Province and the Vancouver Island Mental Health Society.

“These new homes are part of our efforts to make sure people in need have a safe and affordable place to call home,” said David Eby, Attorney General and Minister Responsible for Housing. “We’re working hard to deliver hundreds of more homes like these in Nanaimo.”

Located at 285 Rosehill St., the three-storey building provides studio-unit homes. Vancouver Island Mental Health Society, an organization experienced in providing mental health and addiction supports and education, owns and manages the building.

Residents started moving into the building on Dec. 1, 2020. The affordable rental homes are available to people with a variety of income levels. The monthly rents are:

- four units for people with very low incomes: \$375 per month;
- 12 rent-g geared-to-income units (people with low to moderate incomes): approximately \$539 per month; and
- seven affordable market units: approximately \$800 per month.

“It’s great to see people moving into these much-needed homes,” said Sheila Malcolmson, MLA for Nanaimo. “Our government will continue to work with community partners to open more homes people can afford in Nanaimo.”

[The full story is available on the BC Housing website.](#)

Appendix

Capital project funding and programs

FUNDING TOOLS

BC Housing supports the creation of new housing through a range of funding tools. Funding tools include:

- **Interim construction financing and take-out mortgages**

Interim construction financing may be provided during the construction phase of the project. At construction completion, BC Housing, as a lender under the National Housing Act, may facilitate a take-out mortgage for the non-profit housing provider.

- **Capital grant initiatives**

A grant for the full project cost, or a partial capital contribution, may be provided.

- **Operating subsidies**

BC Housing can provide housing providers with operating subsidies to offset their a mortgage costs. The subsidy is provided to bridge the difference between project revenues, e.g. tenant rents, and approved operational expenditures.

- **Partnerships**

By leveraging the expertise of BC Housing staff, HousingHub provides a centre for community partners and private industry to collaborate on developing new construction or redeveloping existing sites for affordable housing. Through these partnerships, HousingHub provides low-cost financing, access to land, and no or low-capital equity.

COVID-19 PANDEMIC ACTION PLAN

Funding created to quickly offer new housing for those experiencing homelessness during the COVID-19 pandemic. The funding was used to purchase hotels for immediate homes.

PROGRAMS FOR NEW DEVELOPMENT

PROGRAMS INITIATED THROUGH BUDGET 2019, BUILDING BC:

- **Homelessness Action Plan (HAP)** – HAP was built on the success of the Rapid Response to Homelessness (RRH) program initiated in September 2017. An additional \$53.49 million in capital funding was put forward to build 100 temporary and 100 permanent modular housing units. Capital funding of \$7.29 million will be available in 2021/22 for relocation of the temporary units to a permanent site.

PROGRAMS INITIATED THROUGH HOUSINGHUB:

- **Provincial Rental Supply (PRS)** – PRS aims to increase the supply and range of affordable, and appropriate rental housing options for middle-income households across BC. This program allows opportunities for partnerships with non-profits, private developers, faith groups, property owners, federal and local governments to locate, use, develop, or redevelop land in communities where affordability is an issue. Partner contributions may include capital funding, land, or other equity contributions.
- **Affordable Home Ownership Program (AHOP)** – AHOP supports the development of new, affordable units for eligible home buyers. This program provides an opportunity for households to access private market homeownership by providing interim construction financing at reduced rates and leveraging land and other contributions from project partners. This allows units to be at 5-20% below market value for eligible home buyers, with the difference secured by an AHOP mortgage registered on title.

Appendix

Capital project funding and programs *continued*

PROGRAMS INITIATED THROUGH BUDGET 2018, BUILDING BC:

- **Community Housing Fund (CHF)** – CHF facilitates the development of mixed-income, affordable rental housing projects for independent families and seniors. Through this 10-year program, CHF aims to create 14,350 new units at \$100,000 granted per unit across British Columbia to address gaps in the market, creating homes for growing families and seniors.
- **Indigenous Housing Fund (IHF)** – IHF aims to create 1,750 new units of affordable rental housing for Indigenous persons on and off-reserve over a 10-year span at \$200,000 granted per unit. This program is in partnership with the Aboriginal Housing Management Association (AHMA), First Nations, Indigenous non-profit housing providers and non-profit housing providers with an Indigenous-client focus.
- **Supportive Housing Fund (SHF)** – SHF will create 2,500 new units of PRHC-owned housing over 10 years for a total capital investment of \$907.9 million. Successful projects will be operated by non-profit providers servicing individuals experiencing or at risk of homelessness.
- **Women’s Transition Housing Fund (WTHF)** – WTHF will create 1,500 new units of PRHC-owned housing with appropriate supports over 10 years for a total capital investment of \$564.8 million. Successful program projects will be operated by non-profit providers serving women and children experiencing or at risk of violence. This program addresses gaps in service along the spectrum of safe homes, transition houses, and independent, affordable, rental accommodation for women and children.

PROGRAMS INITIATED THROUGH BUDGET 2017 UPDATE:

- **Rapid Response to Homelessness (RRH)** – RRH commits \$291 million to create 2,000 modular housing units for those experiencing homelessness, 600 of these are in the City of Vancouver. The program is for two years (2017/18 to 2019/20) and will include funding of \$170 million for support services over 3 years.
- **Affordable Rental Housing (ARH)** – ARH commits \$208 million over 4 years (2017/18 through 2021/22) to create approximately 1,700 new affordable rental housing units. Through ARH, individuals with low-to-moderate incomes will have access to additional affordable housing options across the province.
- **Deepening Affordability** – Deepening Affordability provides \$75 million to previously approved projects in provisional project approval or final project approval status as of April 1, 2018. The full \$75 million was committed in 2018/19 to ensure 4,900 units remained affordable.

PRIOR HOUSING PROGRAMS:

- **Provincial Investment in Affordable Housing (PIAH)** – PIAH commits \$355 million over five years (2016/17 through 2021/22) to create approximately 2,000 new affordable housing units. This funding will be available from the cash proceeds generated under the Non-Profit Asset Transfer program. Through PIAH, individuals with low-to-moderate incomes will have access to additional affordable housing options across the province.
- **Mental Health Housing (MHH)** – MHH commits \$65 million from the Housing Priority Initiatives Special Account for the acquisition and renovation of affordable and appropriate rental housing in partnership with: non-profit societies, local governments, government agencies, community organizations, and the private sector. Housing will be acquired under MHH to meet the needs of low- and moderate-income individuals with mental health and substance-use issues.
- **Social Infrastructure Fund (SIF)** – In April 2016, the Province of British Columbia and the Government of Canada signed the SIF Agreement, to provide \$150 million in federal funding over 2 years. As part of this, the federal government will increase the annual commitment for 2016/17 and 2019/20 under the 2014 – 2019 IAH Agreement Extension as well as provide \$25.1 million in new funding for seniors. The \$63 million of additional funding to the IAH Agreement extension must be matched by the Province. The provincial matching will be invested in PRHC-owned affordable housing.

Appendix

Capital project funding and programs *continued*

- **Regional Housing First Program (RHFP)** – RHFP will invest a total of up to \$90 million (\$30 million per partner) towards affordable housing projects that meet a variety of needs including addressing the needs of people experiencing homelessness in Greater Victoria. The program was announced May 2016 and is the result of a partnering agreement between the Capital Regional District (CRD), BC Housing and Canada Mortgage and Housing Corporation (CMHC).
- **Investment in Affordable Housing (IAH) Agreement Extension** – March 2014, the Province of British Columbia and the Government of Canada signed a \$300 million extension to the IAH Agreement. Both levels of Government will provide matching contributions of \$150 million from 2014/15 to 2021/22. The provincial match will be invested in PRHC-owned affordable housing, housing, to improve and increase housing options for British Columbians.
- **Group Homes** – BC Housing provides administration and property management support for group homes owned by the Province operated under PRHC. PRHC purchases or constructs group homes in its own right, or on behalf of a sponsoring agency, to provide housing for residents with disabilities. The ongoing operation of the program is delivered and funded by the sponsoring agency.
- **Investment in Housing Innovation (IHI)** – IHI commits \$500 million to create 2,900 rental units in partnership with non-profit societies, local governments, government agencies, community organizations and the private sector. The IHI Program will develop housing to meet the needs of a variety of people, including low-to moderate-income renters, adults with developmental disabilities, seniors, youth, students, Indigenous Peoples, and women and children fleeing violence. Eligible projects under this program must be identified and committed by March 2017.

PROGRAMS FOR MAINTENANCE AND REHABILITATION

PROGRAM INITIATED THROUGH BUDGET 2018:

- **Capital Renewal Fund (CRF)** – CRF is provided to protect existing social housing that is provincially owned, or owned by non-profit housing societies or housing co-operatives. This program commits \$461 million towards PRHC-owned buildings and \$896.5 million towards non-profit-owned buildings, for a total investment of almost \$1.36 billion over 10 years.