

# Building BC

## Community Housing Fund 2025

**RFP #1070-2526-022**

Webinar: June 16, 2025

## Land Acknowledgement

We would like to acknowledge that BC Housing is located on the ancestral homelands of hundreds of Indigenous Peoples and Nations across British Columbia, each with their own unique traditions and history. At this location we are on the ancestral and unceded homelands of the Musqueam, Squamish and Tsleil-Waututh Nations who have been the caretakers of these lands for thousands of years. We offer our respect to their peoples, past and present.

# Agenda

- CHF Program Introduction
- CHF Development Requirements
- CHF Operations Requirements
- 2025 CHF Rolling RFP
- RFP Schedule
- Evaluation and Selection
- Submission Locations



# CHF Program Introduction

## What is the Community Housing Fund?

The Province of British Columbia created the Community Housing Fund (CHF) in 2018. This fund develops rental housing for individuals, families, seniors, and people with disabilities.

The CHF is a \$3.3-billion investment to build more than 20,000 affordable rental homes for people with moderate and low incomes by 2031-32. As of March 2025, more than 13,400 of these homes are open or underway across the province.

# CHF Program Introduction

## Who can apply?

- Proponent must be a non-profit society, housing co-operative, municipal housing provider legally incorporated in Canada, or First Nation.
- Public/private partnerships are allowable under the condition that one of the aforementioned entities will ultimately hold ownership and will be the recipient of grant funds and long-term financing.

# CHF Program Introduction

## Funding and Financing

- 1. Capital Grant per unit** (secured by 35-year forgivable mortgage):
  - 2025-2026 Provisional Project Approval is \$171,211 for all unit types.
  - 2026-2027 Provisional Project Approval is \$178,059 for all unit types.
- 2. Interim Construction/Takeout Financing:** up to 100% of construction cost of the residential/housing component, subject to BC Housing lending criteria.
  - Interim construction financing is provided by BC Housing directly secured as a demand loan
  - Long term takeout financing is facilitated by BC Housing and is insured by Canada Mortgage and Housing Corporation (CMHC) and is secured by 35-year amortized repayable mortgage
- 3. Operating Subsidy:** Limited operating subsidy is available for eligible residential/housing components, where required. Operating subsidy is based on the approved budget, calculated as the shortfall between the approved rental revenue and the approved total operating costs including mortgage payments.

# CHF Development Requirements

## Project Concept

- Demonstrate local community need
- Mortgageable Interest & Restrictions
- Cross Subsidy
- Redevelopment Projects



# CHF Development Requirements

## Project Development Team

- Project team to demonstrate capacity, skill and experience in developing residential projects
- Contract Requirements
- Fair and transparent procurement strategy

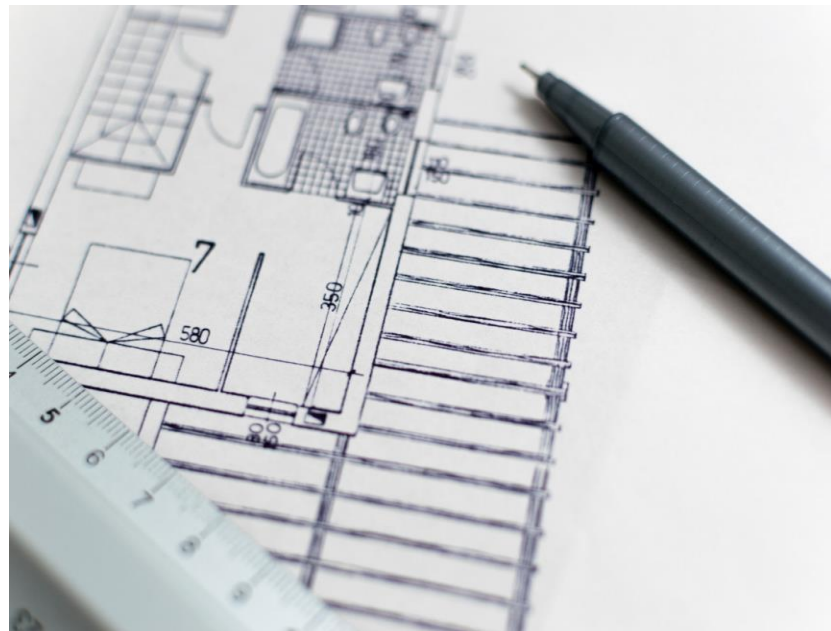




# CHF Development Requirements

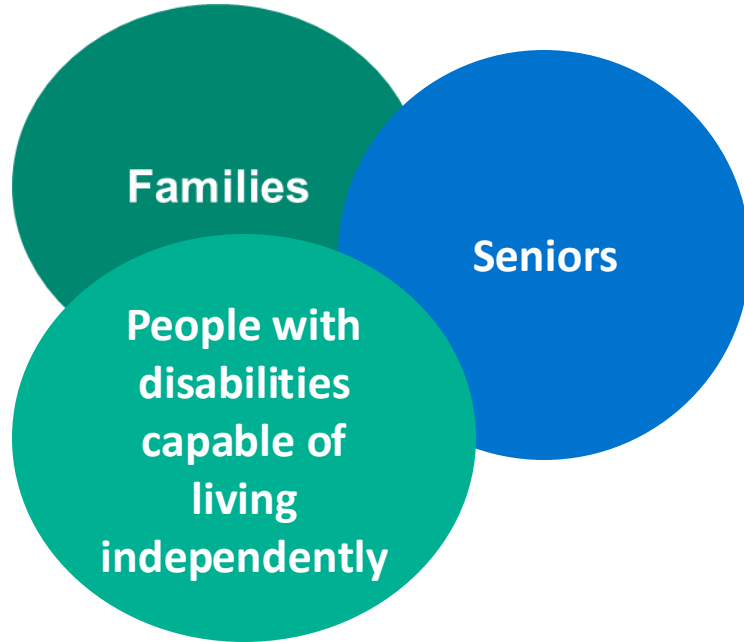
## Project Design

- Development Design Requirements
- Energy and Sustainability
- Schedule
- Risk and Insurance
- Capital Budget



# CHF Operation Requirements

## Target Population



This may include:

- Women and women with children who have experienced or are at risk of violence.
- Youth, including those transitioning out of care.
- Individuals leaving transitional or supportive housing, referred by CAA Table, and can live independently without supports.
- Equity and/or Rights-seeking community members.
- Other priority groups consistent with the CHF Program, as identified by the Proponent

This program does not include support services or residential care components.

# CHF Operation Requirements

## Operation of the Project

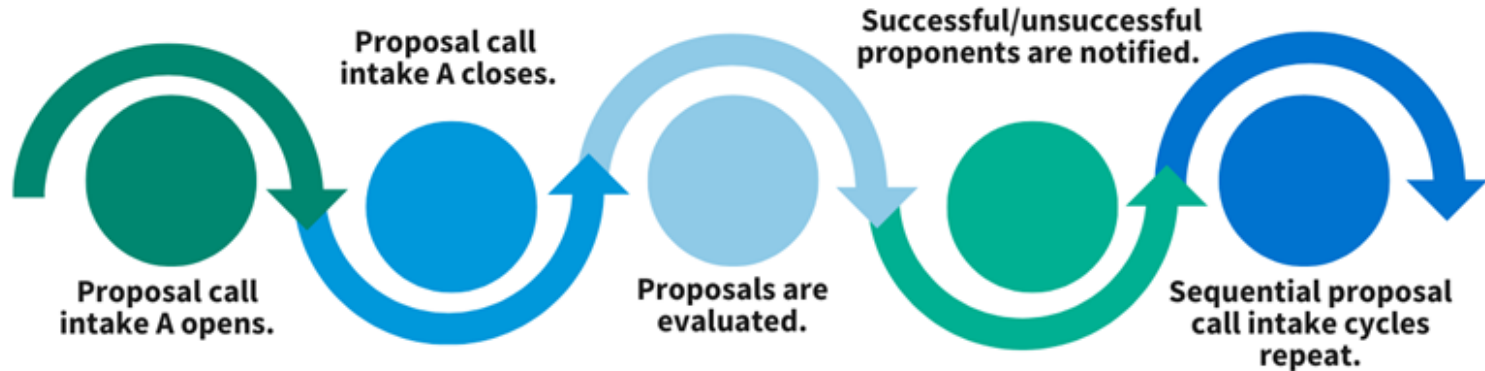
Income Category	Program Requirement	Rent Category	Income Testing	Rent Amount	Resident Selection
<b>Low to Moderate Income:</b> Households willing to pay the established market rent, with incomes up to BC Housing's current Low- and Moderate-Income Limits per unit size (\$85,870/\$138,770 effective March 1, 2025 )	30% of Units	Market Rent Unit	Proof of Income and Assets at move-in only.	Initial market rent approved by BC Housing. Greater or equal to CMHC Average Market Rent	Provider selects residents (using Housing Registry as applicable)
<b>Low Income:</b> Household incomes below the applicable Housing Income Limits (HILs) but above Deep Subsidy Income.	50% of Units	Rent Geared to Income (RGI)	Proof of Income and Assets at move in and annually thereafter for RGI rent calculation.	Varies based on RGI Rent Scale	Provider selects residents from BC Housing's Housing Registry
<b>Deep Subsidy Income:</b> Household income below the Deep Subsidy Income Limits, as established by BC Housing.	20% of units				

# CHF Operation Requirements

## Housing Provider's Organization Capacity and Team

- Financial Capacity
- Form of Agreements and Security
- Operate the Future Development
- Reconciliation, Equity and Diversity

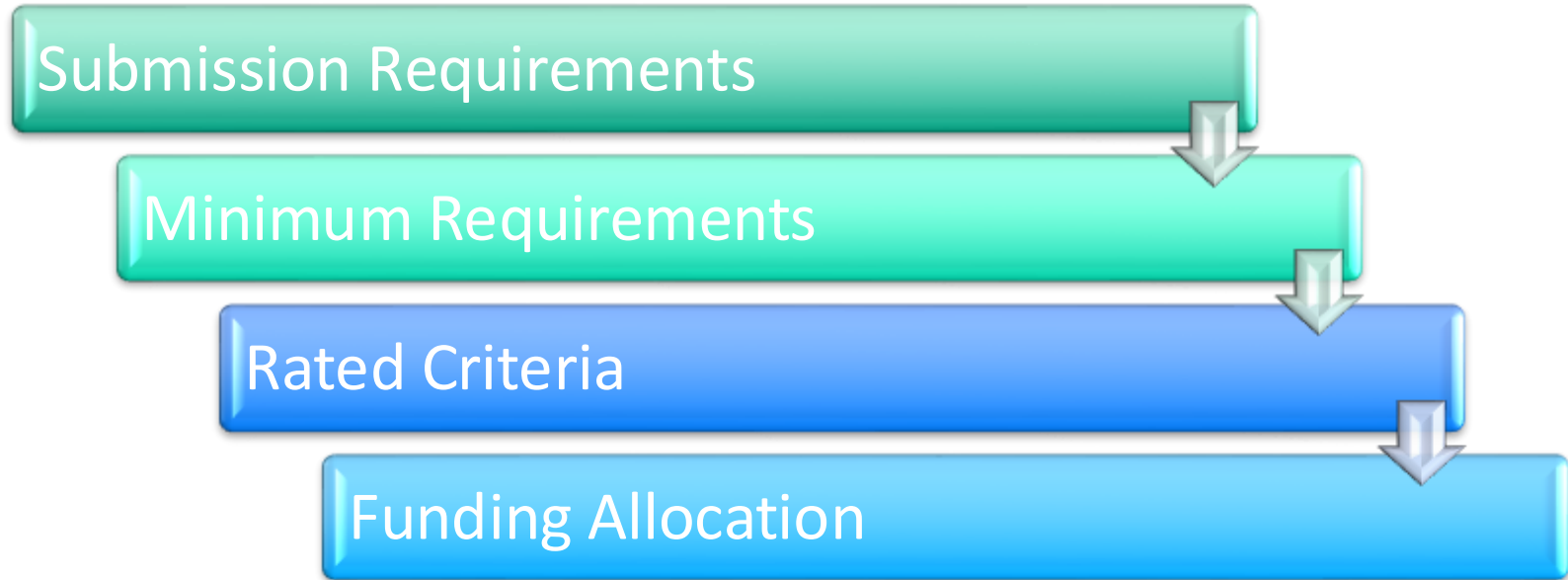
## 2025 CHF Rolling RFP



## RFP Schedule

Event	Date
Issue Date of RFP	May 30, 2025
Information Webinar (pre-recorded)	June 16, 2025
Deadline for Enquiries	June 23, 2025 @ 2:00 p.m. PT
Deadline for Issuing Addenda	June 30, 2025
Submission Deadline	July 31, 2025 @ 2:00 p.m. PT
Sequential proposal intake to Intake D estimated in Spring 2026	Intake B Intake C Intake D

## Evaluation and Selection



# Evaluation and Selection

## Submission Requirements

- Submission Form (Appendix 5)
- Relationship & Conflict Disclosure Form (Appendix 6)
- Minimum Requirement Check List (Appendix 7)
- Response Form – Part A, B & C (Appendix 8)
- A detailed project schedule signed off by entire development team
- Any additional documents specified in the response form

**Note: proponents must follow the instruction outlined in Appendix 4 – Submission Requirements**



# Evaluation and Selection

## Minimum Requirements

- ☐ Proponent Eligibility
- ☐ Mortgageable Interest & Restrictions
- ☐ Cross-subsidy
- ☐ Site Investigation & Land Analysis
- ☐ Design
- ☐ Fire and Life Safety
- ☐ Development Consultant Agreement
- ☐ Schedule
- ☐ Financial Capacity
- ☐ Capital Budget
- ☐ Operating Budget

# Evaluation and Selection

## Rated Criteria

Rated Criteria Category	Weighting (Percent)	Minimum Threshold
<b>Development</b> Proposed Project Profile (Site Information, Design, Team & Capacity, Schedule, Risk,) and Capital Budget	60	35%
<b>Operations</b> Housing Provider Operations, Experience, Capacity & Operating Budget	40	25%
<b>Total Percentage</b>	<b>100%</b>	

# Evaluation and Selection

## Funding Allocation

- Meet all minimum requirements;
- Meet or exceed minimum score threshold in both development and operations weighted criteria;
- Highest ranked proponents proposing a project in the prioritized communities;
- Highest ranked proponents within each respective region to create regional parity; and
- Limitation of available funding.

# Submission Location

BC Bid: [www.bcbid.gov.bc.ca](http://www.bcbid.gov.bc.ca) (*Preferred*)

E-mail to: [BuildingBC@BCHousing.org](mailto:BuildingBC@BCHousing.org)

**NOTE:** Proponents must submit proposals only to one of the above-mentioned Submission Locations.

# Submission Location

## E-mail Submission

### [BuildingBC@bchousing.org](mailto:BuildingBC@bchousing.org)

- The subject line of the email submissions must contain this RFP number, proponent's name and location/address of the proposed project.
- The capacity of [BuildingBC@bchousing.org](mailto:BuildingBC@bchousing.org) inbox is **10MB**. Proponents must reduce the size of submissions to ensure that their submissions can be successfully transmitted. Should a submission be larger than **10MB**, proponents must distribute their submission over several emails adding email number in the subject line (i.e., Email 1 of 3, Email 2 of 3, etc.)
- Submission sent via link to the third-party providers may not be accepted.

# Submission Location

## Questions and Enquiries

Please submit your questions to [BuildingBC@bchousing.org](mailto:BuildingBC@bchousing.org)

An addendum will be issued in responses to proponents' questions received before Questions deadline



# Thank you