

Welcome

Community Open House

BC Housing projects and supports in Cranbrook

July 7, 2026



Find out more about:

- Housing and Homelessness in Cranbrook
- The Province's HEART & HEARTH Program
- Proposed Temporary Housing and Permanent Supportive Housing
- Development & Operational Details
- Additional BC Housing Supports

We acknowledge, with gratitude, that the BC Housing projects are and will be on the unceded traditional territory of the Ktunaxa Nation. We recognize, honour, and respect the Ktunaxa lands upon which we live, work and play.

City of Cranbrook Housing Strategy

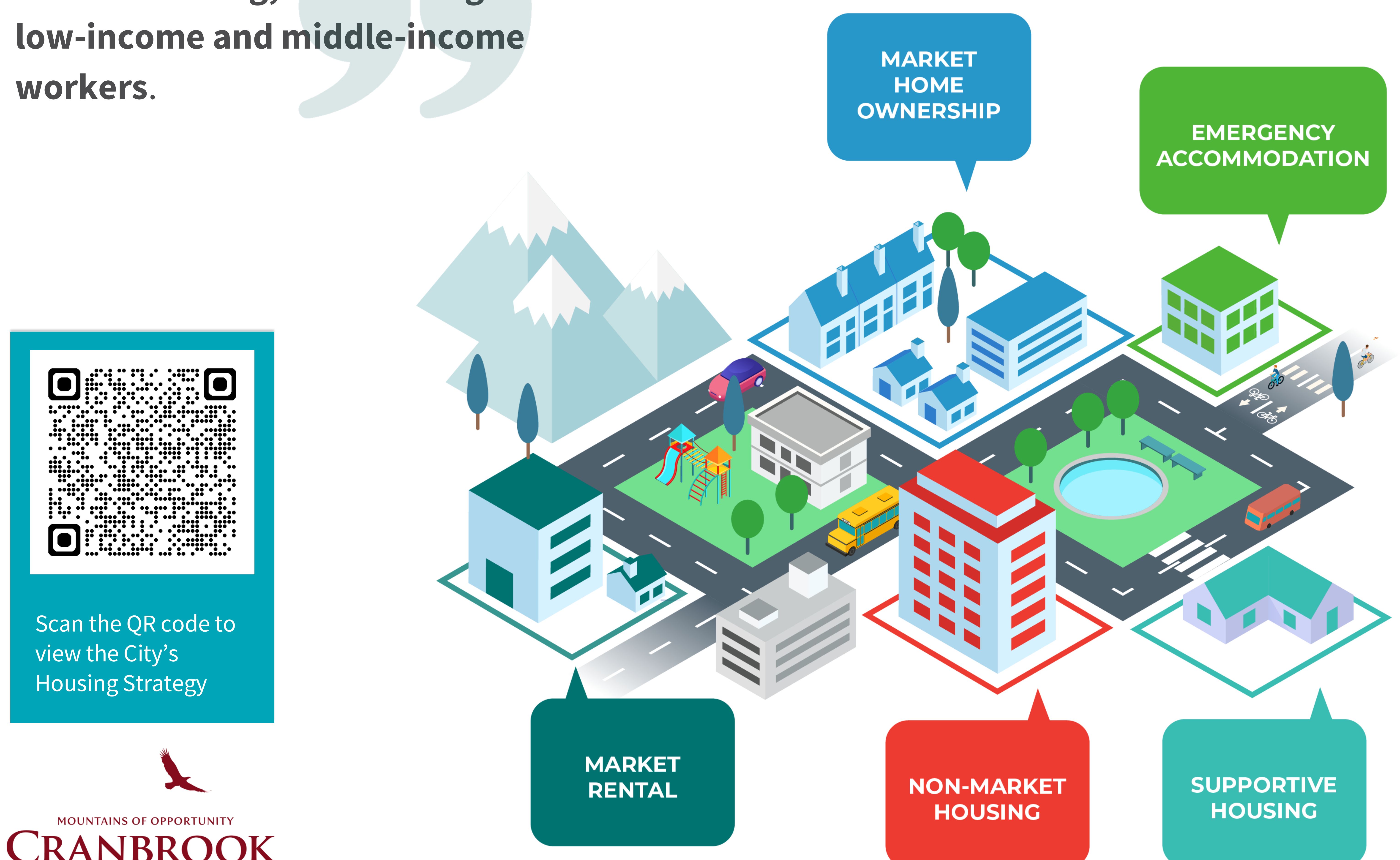
Over the next 5, 10, and 20 years, housing in Cranbrook will be diverse, safe, equitable, and inclusive, with an adequate and appropriate housing supply that is affordable to all renter and owner households.

This will be achieved with outside-the-box creative approaches, coordinated and strategic densification and alignment with government funding programs to meet housing needs.

To address identified needs and gaps, new housing will include more **supportive housing, seniors housing, and housing for low-income and middle-income workers.**

Housing System Gaps

- Affordable homeownership opportunities
- Housing for those experiencing or at risk of experiencing homelessness, including:
 - Permanent year-round emergency shelter
 - Transitional housing
 - Supportive housing
- Low-end of market rental housing
- Market rental housing
- Social (affordable/non-market) housing



Estimating 10-Year Housing Need in Cranbrook

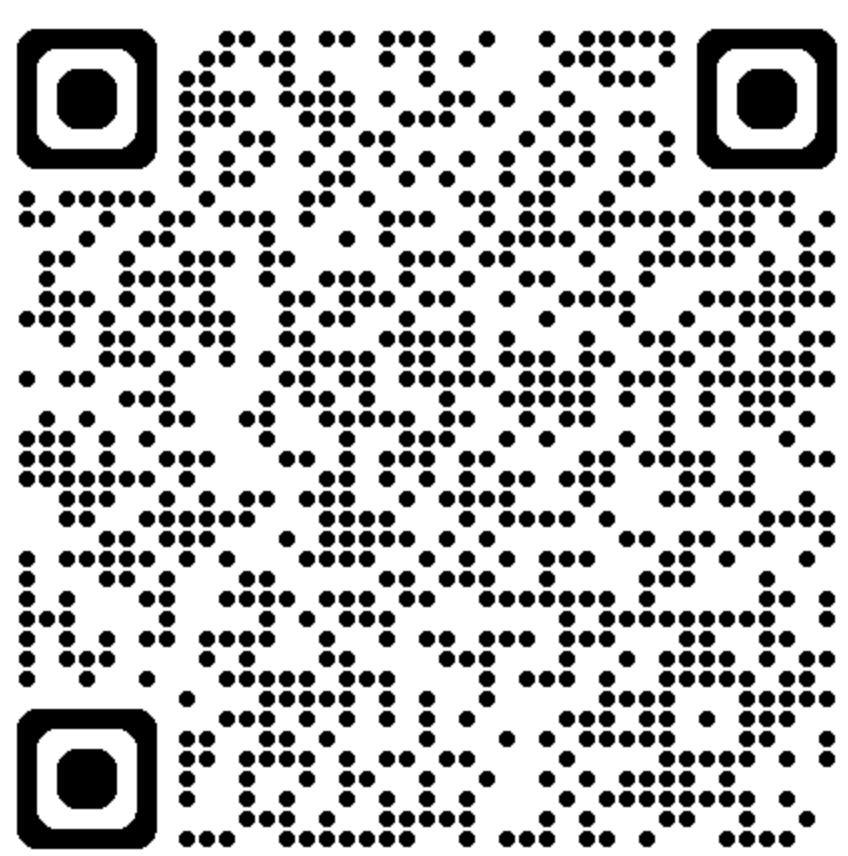
Based on the medium growth scenario of Cranbrook’s Official Community Plan (0.85% annual population growth), it is **estimated approximately 1,460 additional units of housing will be needed in Cranbrook between 2021 and 2031**, with half of the need being for low income households (51%) earning between \$15,000 and \$39,999, and a similar share for 1 person households (49%).

Estimated Housing Need by Income Quintile and Household Size (2021-2031 Unmet Need and Projected Growth)

1 Person + Low Income Need Predominates

Source: Statistics Canada. Custom Data Report: ORD-07412-P4R3D8.

Income Quintile	Very Low	Low	Moderate	Average	Above Average		
Household Income	Up to \$15,000	\$15,000 to \$39,999	\$40,000 to \$64,999	\$65,000 to \$94,999	More than \$95,000		
Monthly Affordable Housing Cost	Up to \$375	\$376 to \$999	\$1,000 to \$1,624	\$1,625 to \$2,375	More than \$2,375	TOTAL	%
1-Person	65	540	65	35	15	720	49%
2-Persons	0	150	75	90	130	445	30%
3-Persons	0	50	15	25	70	160	11%
4-Persons	0	0	5	20	110	135	9%
TOTAL	65	740	160	170	325	1,460	100%
% of New Dwellings	4%	51%	11%	12%	22%	100%	
Annual Units Required	7	74	16	17	33	146	



Scan the QR code to view the City’s Housing Strategy

2025 Cranbrook Point-in-Time Count

There is an urgent need for housing in Cranbrook.

The Point-in-Time Count is an estimate of the minimum number of people experiencing homelessness in a 24-hour period. It is important to recognize that this is an undercount and the actual number is likely higher.

172

People experienced homelessness in Cranbrook on April 14, 2025

+173%

Increase in people experiencing homelessness over the past 5 years

26%

Of respondents were 55+ years old

Figure 1: Total Number of Persons Experiencing Homelessness and Included in the Count

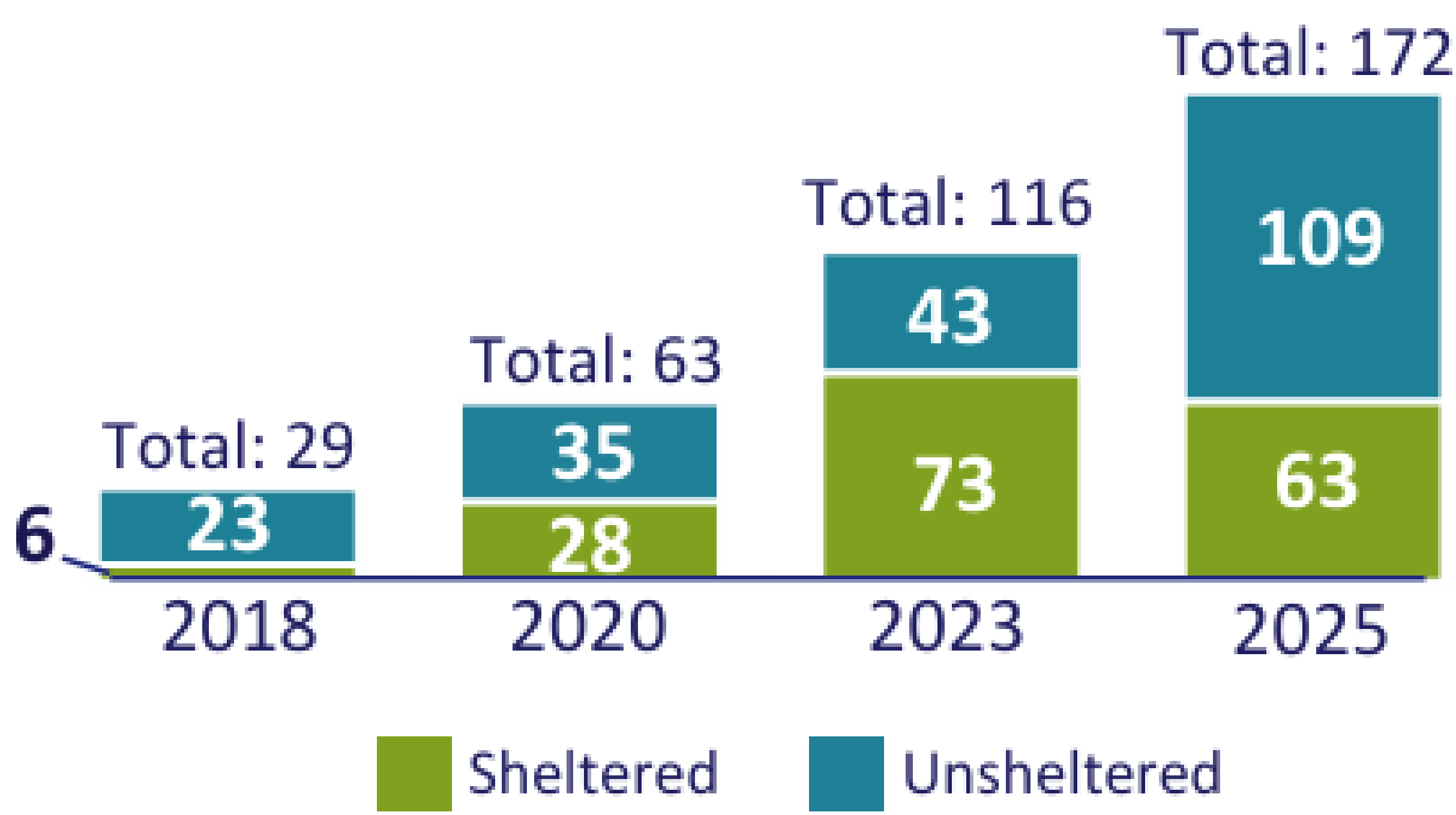


Figure 7: Top Reasons for Housing Loss All Respondents (n=151)

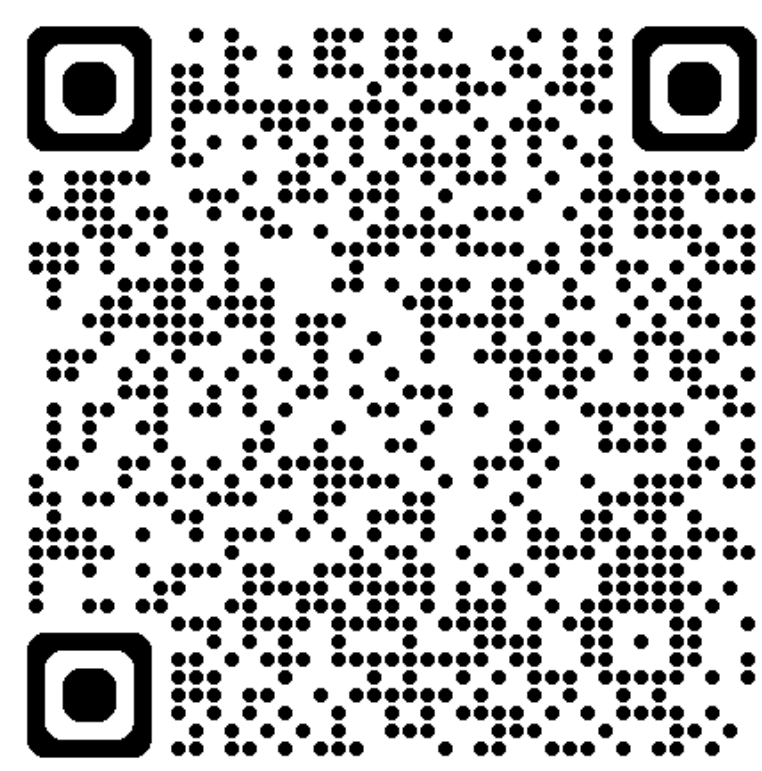


42%

of respondents identified as Indigenous



Homelessness disproportionately impacts Indigenous Peoples across Canada. This is a direct result of colonization and government strategies to eradicate Indigenous Peoples and their cultures.



Scan the QR code to view the 2025 Point-in-Time Count.

Housing Continuum

This continuum represents the range of projects that BC Housing develops.

These projects provide British Columbians with access to safe, quality, accessible, and affordable housing options.



This continuum does not represent a linear journey. Safe, quality housing looks different for every person and depends on their individual needs and goals.

Proposed Projects Overview

Temporary Housing with Supports

1525 Industrial Road 2

Estimated completion in fall 2027



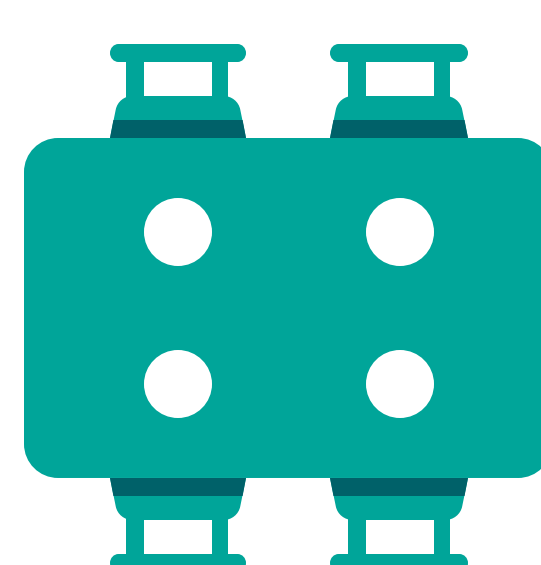
50 deeply affordable temporary homes with support services. Built quickly using modular construction



Self-contained sleeping suites with a shared bathroom



24/7 staffing to support residents and maintain the building and property



Indoor and outdoor common areas, central kitchen, laundry facilities and office space for staff.



CPTED features such as fenced grounds, access control, staffed reception, security cameras and lighting

Permanent Supportive Housing

217 16th Avenue North

Estimated completion in late 2028



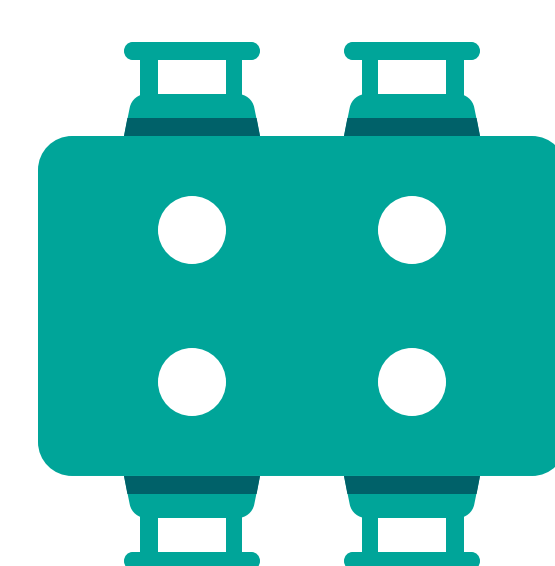
50 deeply affordable supportive homes. Designed and constructed using Digitally Accelerated Standardized Housing (DASH) tools



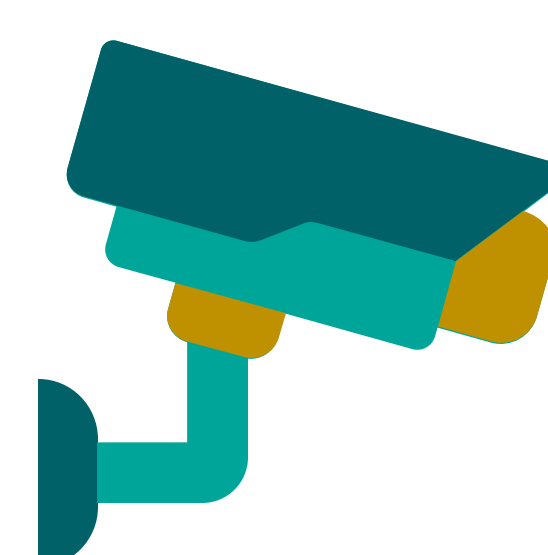
Self-contained studio apartments with kitchenette and private bathroom



24/7 staffing to support residents and maintain the building and property



Indoor and outdoor common areas, central kitchen, laundry facilities and office space for staff.



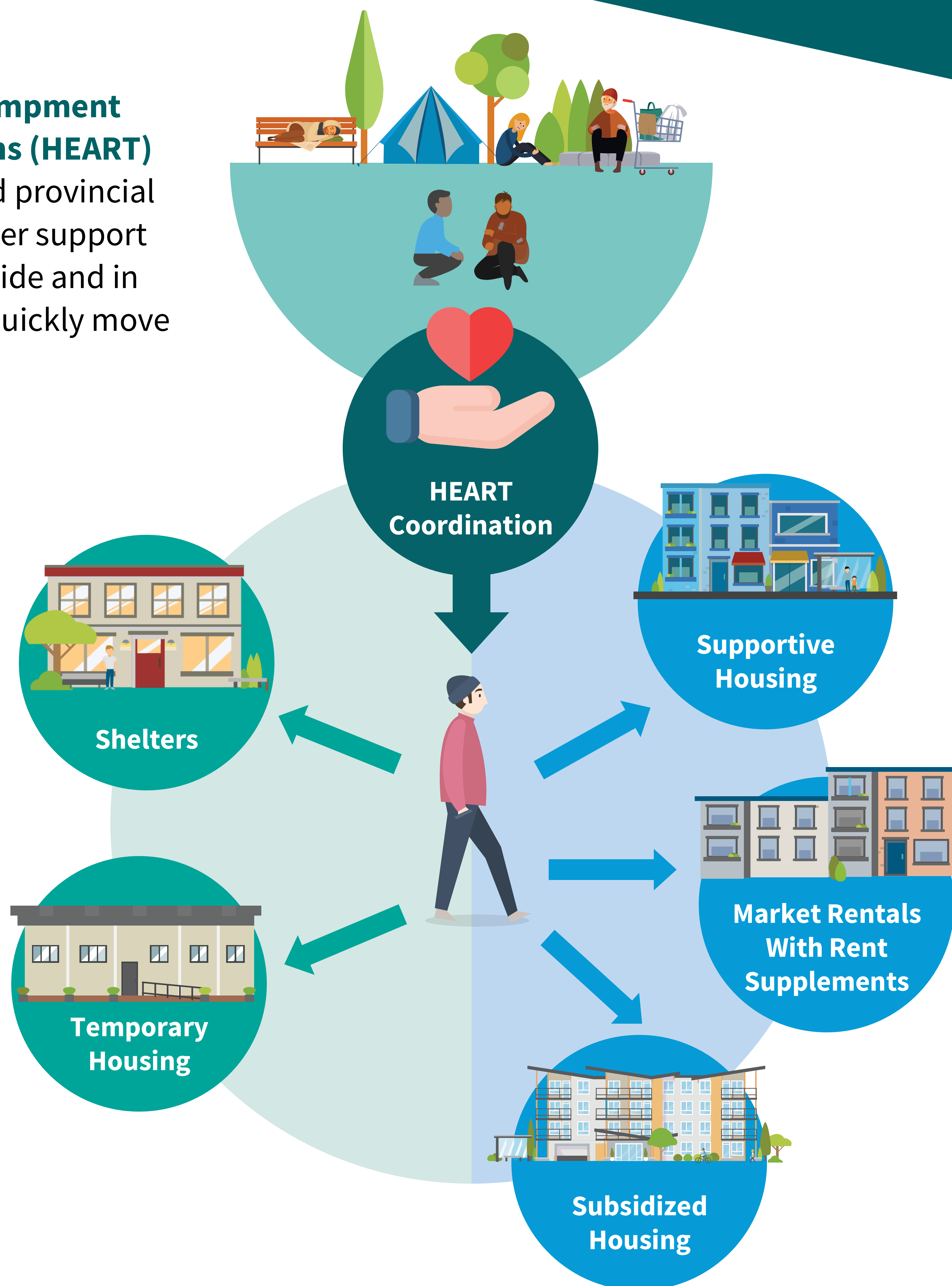
CPTED features such as fenced grounds, access control, staffed reception, security cameras and lighting

Responding to Homelessness

HEART & HEARTH: Transitioning to Housing

Homelessness Encampment Action Response Teams (HEART) bring together local and provincial outreach teams to better support people sheltering outside and in encampments to more quickly move indoors.

Homelessness Encampment Action Temporary Housing (HEARTH) projects provide safe, indoor spaces quickly as the Province continues to build more permanent supportive and affordable homes.



Site Location & Project Timeline

Temporary housing
with supports

1525 Industrial Road 2



February 2026 – Ministry of Housing announces new funding for Cranbrook through HEART & HEARTH program.

June 2026 – BC Housing announces HEARTH temporary housing proposal at 1525 Industrial Road 2

- Letters delivered to neighbours with project details
- Project webpage published

July 2026 – Community Open House
Municipal Permitting Process

This site requires a Temporary Use Permit. The TUP application would be for 3 years with the possibility to extend it for 3 more years. Council would need to approve the TUP and any extension.

Winter 2026/2027 – Anticipated construction start

Fall 2027 – Anticipated construction completion
Operator begins welcoming residents

What to expect – Continued communication at key milestones and updates to project webpage

Please note: this timeline is subject to change

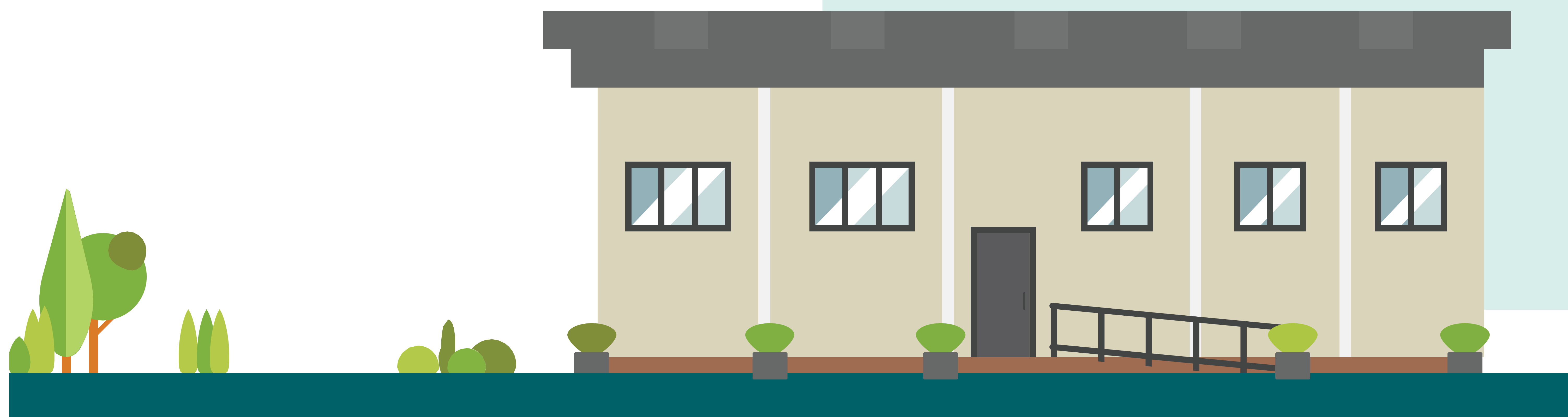
About Temporary Housing

Temporary housing offers targeted supports that help people prepare for and find a more permanent home

- Serves as a step between a shelter and a permanent home
- Residents must be willing to engage in case planning and work towards long-term housing & health goals
- Provides urgently needed housing for people experiencing homelessness
- All residents sign housing related agreements and pay rent
- Can be built and occupied quickly
- Is a key part of a broader plan to reduce homelessness in Cranbrook

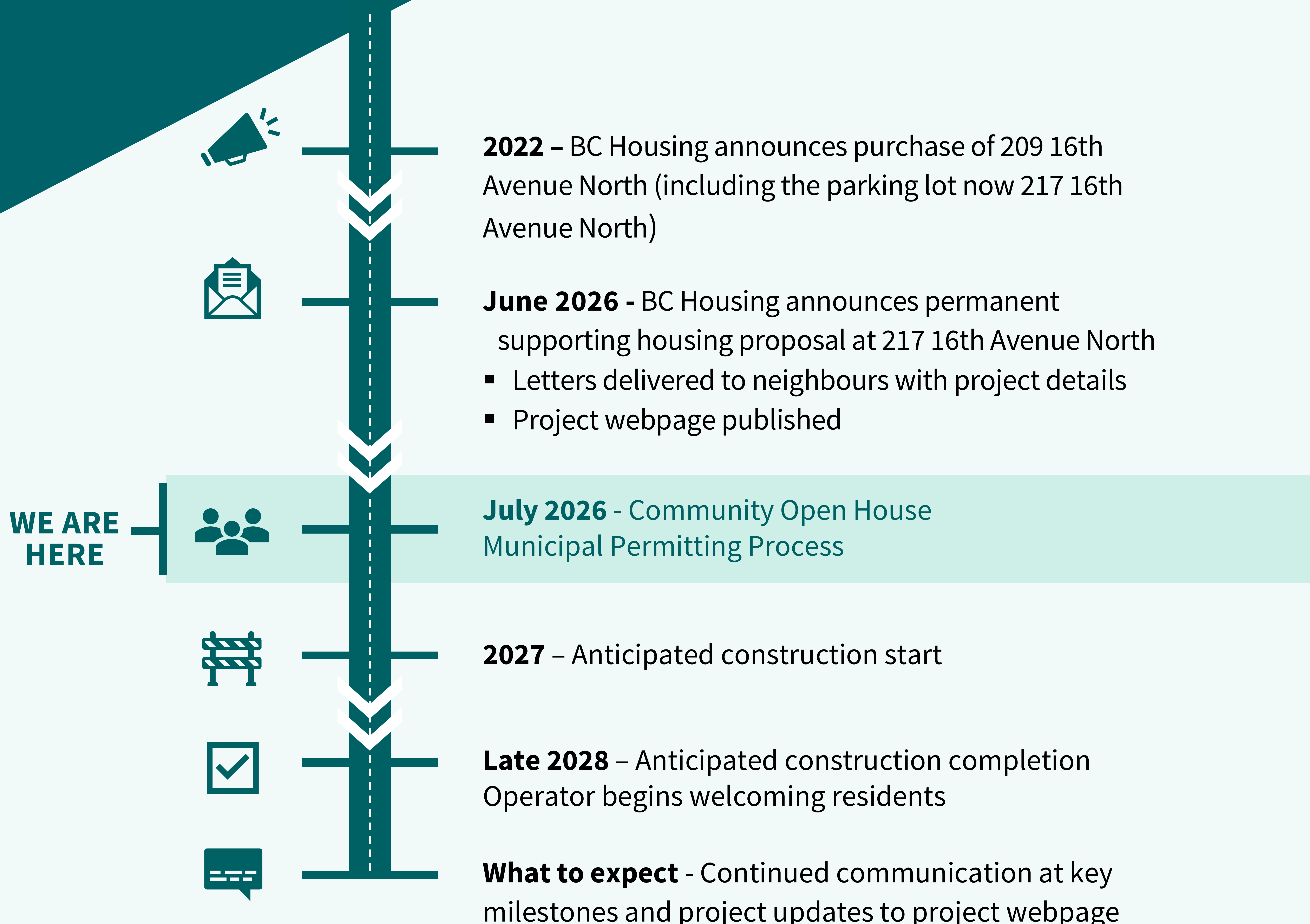


We will assess potential residents through a community-based process and offer temporary housing to people based on their individual needs and supports available. This process will help ensure residents are set up for success and more likely to remain housed.



Site Location & Project Timeline

Permanent Supportive Housing
217 16th Avenue North



Please note: this timeline is subject to change

Resident Supports and Services

Temporary Housing and Permanent Supportive Housing

Typical resident supports and services include:



Individual rooms or suites with locking doors



Connections to community services



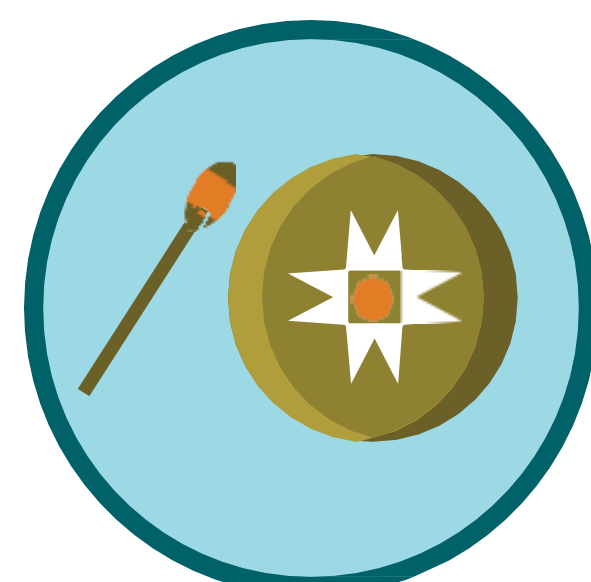
Staff onsite 24/7



Life skills and employment training



Daily meals



Connection to culturally appropriate services



Shared dining and gathering spaces



Individualized case planning



Onsite kitchen, washrooms, laundry and storage



Access to health supports, including overdose prevention and community-based mental health and substance-use programs

*There would be **no drop-in services** at these housing sites.*

Safety & Security

Safety is always a priority for our BC Housing projects.

These measures will support **site safety:**



24/7 on-site staffing with appropriate training



24/7 staffed reception

Exterior lighting, security cameras, perimeter fencing and access control



These will further support **community safety and **neighbourhood inclusion**:**



Who To Call | When To Call info sheet with direct contact information to be provided to neighbours



Regular maintenance of the housing site to ensure safety and cleanliness



Collaboration of operator and community partners (bylaw, RCMP, emergency services) to ensure accountability and responsiveness

Rent Subsidies and Additional Housing

BC Housing provides rent subsidies to help people maintain their housing in Cranbrook.

Rent subsidies and supports are provided through the Homeless Outreach Program (HOP), Homeless Prevention Program (HPP) and Canada-BC Housing Benefit (CBCHB).

Teams operate locally, across the province, to help people secure permanent housing, connect with community resources, and maintain their tenancies by offering direct income, housing, and health supports.

In Cranbrook, Community Connections Society of Southeast BC (CCSSEBC) **administers more than 100 rent subsidies each month.**

Shelter and Supportive Housing in the Community

Step Beyond Shelter

209 16th Avenue North
Emergency shelter

Opened August 2025
Operated by CCSSEBC
40 beds

Shelters offer free, immediate places to stay for people who are experiencing or at risk of homelessness. They play an important role in addressing unsheltered homelessness and encampments in a community.

Cozy Bear Lodge

621 Cranbrook Street North
Supportive housing mainly for older adults

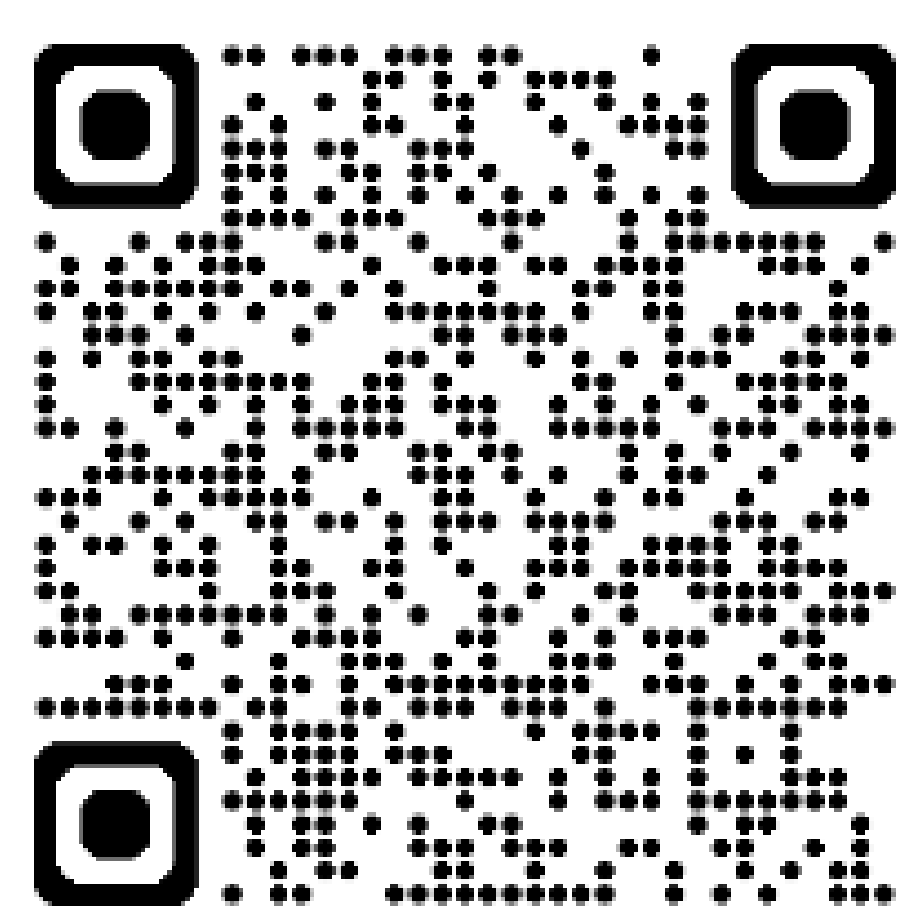
Opening in late July 2026
Operated by CCSSEBC
31 homes

Supportive housing is subsidized housing with 24/7 on-site supports. For people with ongoing support needs, supportive housing can become their permanent home. All residents sign tenancy agreements and pay rent.

Thank you for joining us. Stay in touch.

Project Webpages

Keep up to date about these projects by visiting our webpages:



bchousing.org/
cranbrook-
1525-industrial-
road-2



bchousing.org/
cranbrook-217-
16-avenue-
north

BC Housing Community Relations Inbox

If you have any questions about these projects, please contact BC Housing by emailing **communityrelations@bchousing.org**.

