

Q2: JULY 1 – SEPT 30, 2020

Affordable Housing: Quarterly Progress

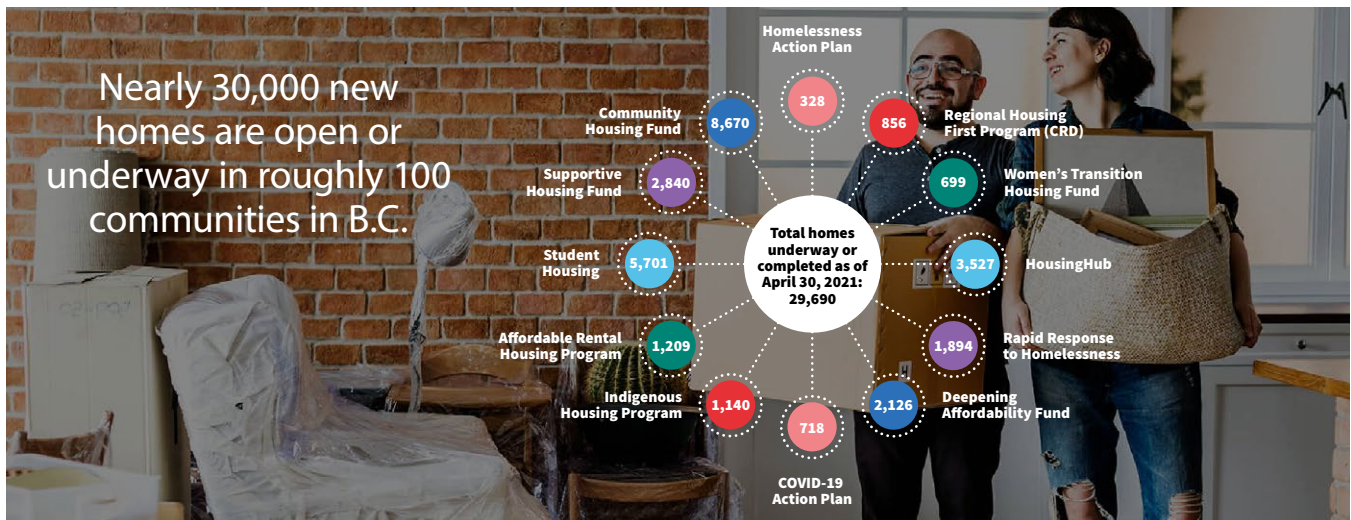
Update on BC Housing's commitments
to British Columbians

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 second version. It covers the second quarter of the 2020-21 fiscal year, July 1 – September 30, 2020. Much of the work in the second quarter was dedicated to COVID-19 response. Efforts to help people with housing during the pandemic are also summarized.

Table of Contents

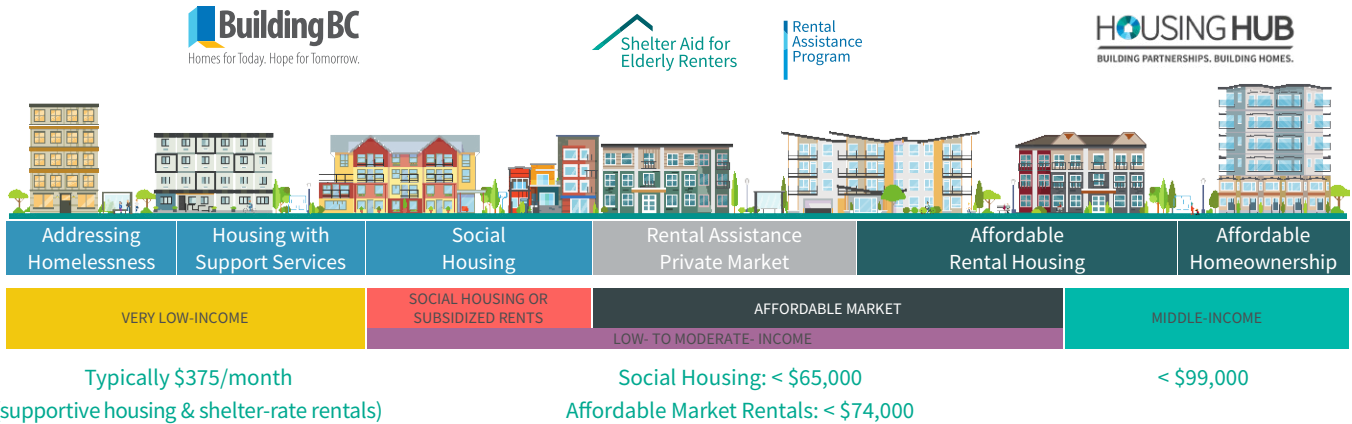
Affordable homes	1
Service Plan goals	3
Building BC	5
HousingHub	8
Maintenance and renovations	9
Indigenous partnerships	11
Rental assistance	12
COVID-19 response	13
Regional details: Fraser	18
Regional details: Interior	21
Regional details: North	24
Regional details: Vancouver Coastal	27
Regional details: Vancouver Island	30
Appendix	33



AFFORDABLE HOMES

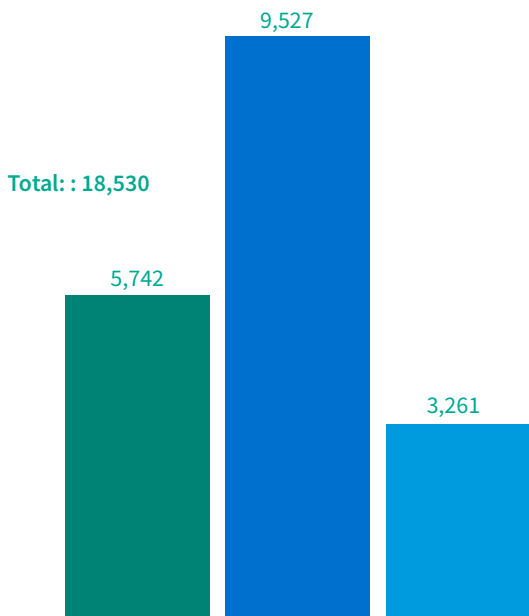
Homes for very low-, low- to moderate- and middle-income people

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.

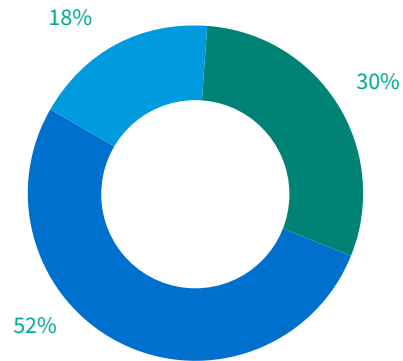


**Income limits are based on the Statistics Canada Annual Household Income Survey*

HOMES IN PROGRESS, AS OF SEPTEMBER 30, 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.



● Very low-income ● Low-to moderate-income ● Middle-income

Service Plan goals

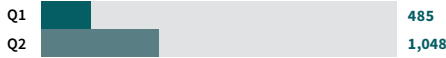
BC Housing has a Service Plan with goals, objectives and performance measures. The 2020-2023 Service Plan has a goal to: **Create safe, affordable and functional housing for British Columbians.** Within this goal, we aim to “Deliver on provincial investment and financial assistance to increase the supply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

1,533



Target

3,174

Total for Q1 and Q2 is 1,533 homes, of which 1,463 are newly constructed homes

2.

Number of households receiving rental assistance in the private market

Second quarter results

36,020



Target

33,894

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

8,529

Rental Assistance Program (RAP)



25,365

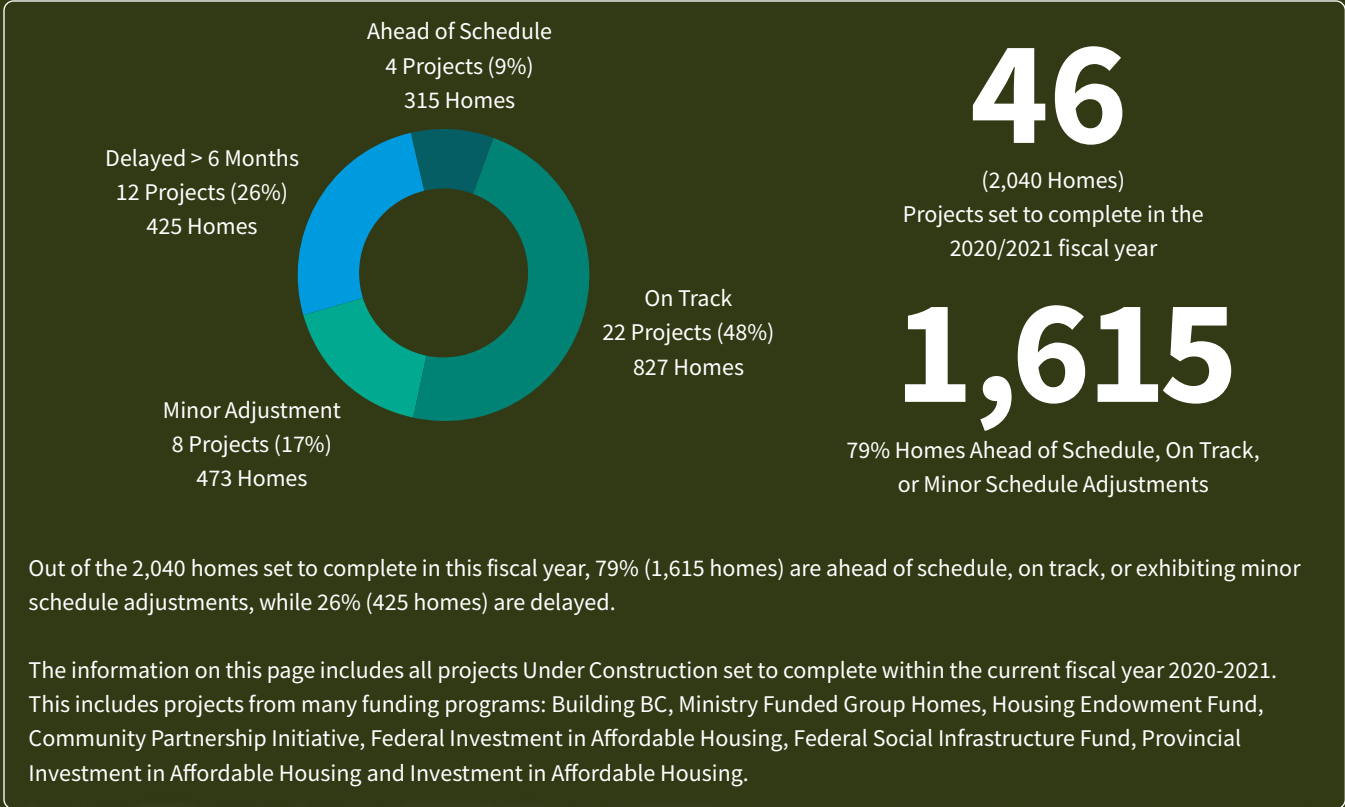
Shelter Aid for Elderly Renters (SAFER)



*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 26 projects (999 homes) that completed in the second quarter, there are currently 46 projects (2,040 homes) set to complete in the 2020/21 fiscal year.



Out of the 2,040 homes set to complete in this fiscal year, 79% (1,615 homes) are ahead of schedule, on track, or exhibiting minor schedule adjustments, while 26% (425 homes) are delayed.

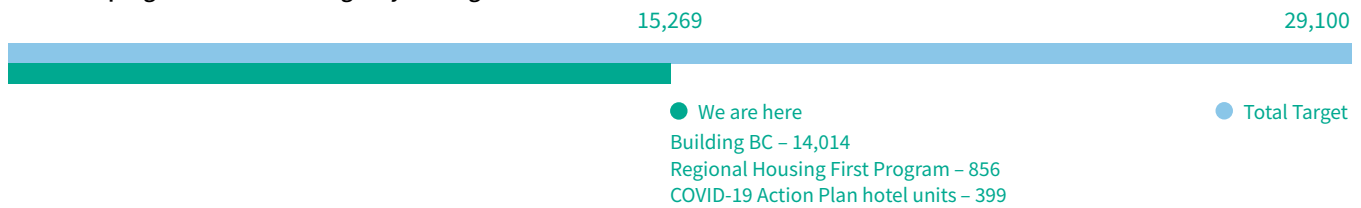
The information on this page includes all projects Under Construction set to complete within the current fiscal year 2020-2021. This includes projects from many funding programs: Building BC, Ministry Funded Group Homes, Housing Endowment Fund, Community Partnership Initiative, Federal Investment in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



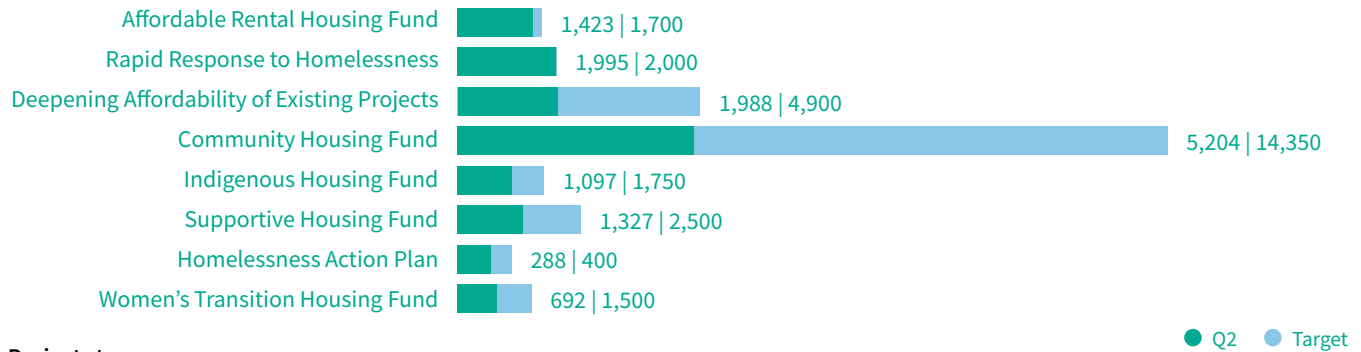
Building BC: homes being built

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

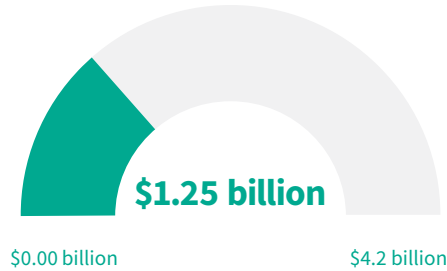
Funding program	Initiated	In development	Under construction	Completed	Total
Affordable Rental Housing	676	104	534	109	1,423
Rapid Response to Homelessness	61		40	1,894	1,995
Deepening Affordability		197	791	1,000	1,988
Community Housing Fund	3,318	366	1,464	56	5,204
Indigenous Housing Fund	555	124	418		1,097
Supportive Housing Fund	152	97	621	457	1,327
Women’s Transition Housing Fund	418	67	139	68	692
Homelessness Action Plan		40	139	109	288
Total	5,180	995	4,146	3,693	14,014

This report is a snapshot in time as of Sept 30, 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. To date, BC Housing allocated more than \$1.25 billion.

Building BC funds allocated to date



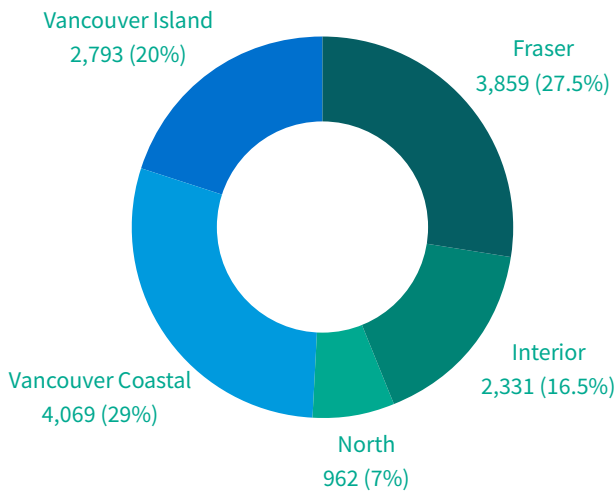
Funding Program	Program Allocation	Funds Allocated	Funds Remaining
Affordable Rental Housing	\$207,900,000	\$112,170,660	\$95,729,340
Rapid Response to Homelessness	\$291,000,000	\$323,624,393	\$0
Deepening Affordability of Existing Projects	\$75,000,000	\$74,225,000	\$775,000
Community Housing Fund	\$1,639,700,000	\$199,130,272	\$1,440,596,728
Indigenous Housing Fund	\$366,500,000	\$108,999,749	\$257,500,251
Supportive Housing Fund	\$1,025,031,433	\$269,405,811	\$755,625,622
Women's Transition Housing Fund	\$564,756,000	\$102,245,504	\$462,510,496
Homelessness Action Plan	\$70,388,566	\$59,705,410	\$10,683,156
Total	\$4,240,276,000	\$1,249,506,799	\$3,023,393,594



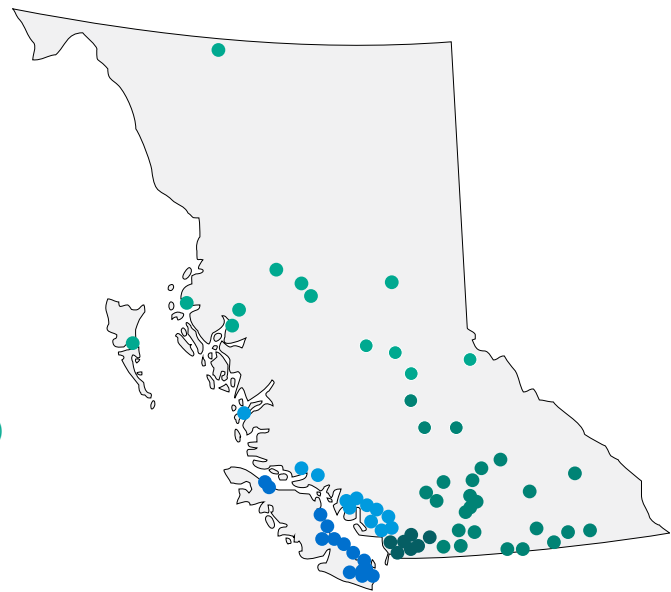
Building BC: By region

	Fraser	Interior	North	Vancouver Coastal	Vancouver Island	Total
Affordable Rental Housing	191	170	30	789	243	1,423
Rapid Response to Homelessness	586	413	112	730	154	1,995
Deepening Affordability of Existing Projects	626	285	163	543	371	1,988
Community Housing Fund	1,720	756	63	1,334	1,331	5,204
Indigenous Housing Fund	243	162	239	231	222	1,097
Supportive Housing Fund	305	332	188	197	305	1,327
Women's Transition Housing Fund	76	175	167	107	167	692
Homelessness Action Plan	112	38		138		288
Total	3,859	2,331	962	4,069	2,793	14,014

Homes in progress by region



Homes in progress by community



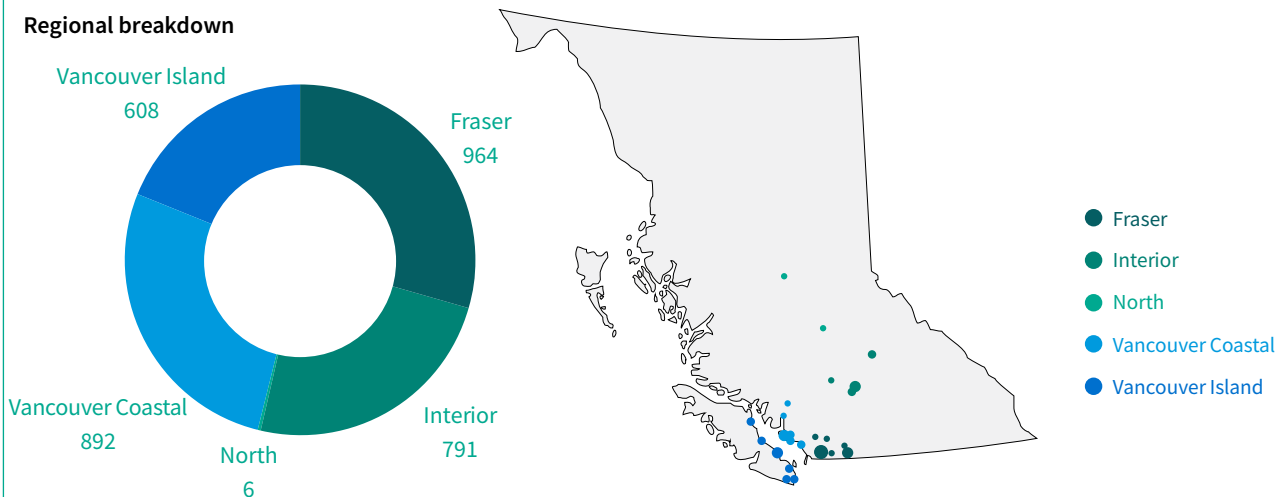
HousingHub

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	153	336	1,316	974	2,824
Affordable Home Ownership	410	27			437
Total	563	363	1,316	974	3,261

Regional breakdown



2570 Fifth St., Victoria – 60 new rental homes under construction in Victoria through the HousingHub program.

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 \$161.10 M | \$884.23 M

Provincially owned projects \$100.19 M | 461.27 M

Region	Completed	Construction	Design /initiation	In tender	Tender ready	Total
Fraser	35	34	14	3	4	90
Interior	20	29	7	1	2	59
North	17	13	12	1	1	44
Vancouver Coastal	46	51	43	3	6	149
Vancouver Island	19	30	17	3	3	72
Total	137	157	93	11	16	414

414

Total renewal projects

187

Non-profit owned

151

Provincially owned

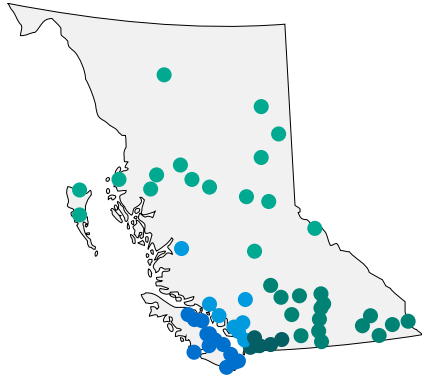
76

Other

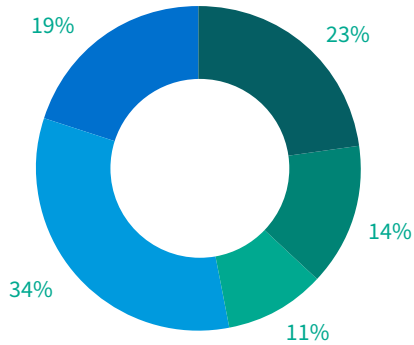
Maintenance and renovations

CAPITAL RENEWAL FUND

Non-profit owned projects (187 projects total)



By region

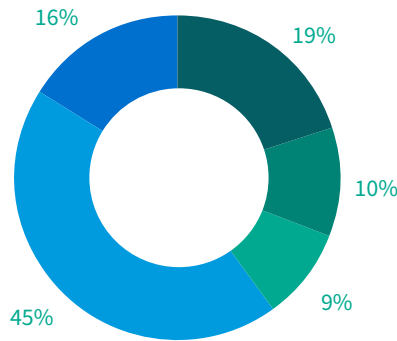
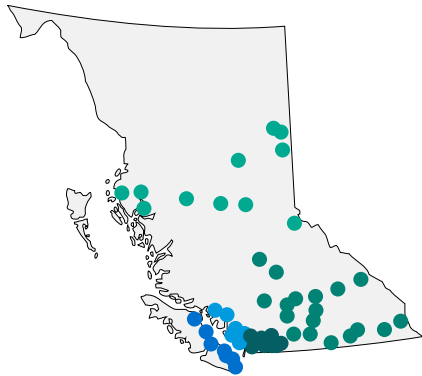


Types of projects

Energy performance	93
Fire safety	40
Routine capital	187
Seismic upgrades	34

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

Provincially owned projects (151 projects total)



Types of projects

Energy performance	86
Fire safety	56
Routine capital	142
Seismic upgrades	42

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 three primary rental assistance programs in Q2: Rental Assistance Program (RAP), Shelter Aid For Elderly Renters (SAFER) and BC Temporary Rental Supplement (BC-TRS)*.

Number of households receiving rental supplements

Program	Households
Rental Assistance Program (RAP)	8,529
Shelter Aid For Elderly Renters (SAFER)	25,365
BC Temporary Rental Supplement (BC-TRS)	87,852*
Total	121,863

*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 Sept 30, 2020, 8,529 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 Sept 30, 2020, 25,365 seniors' households were receiving SAFER.



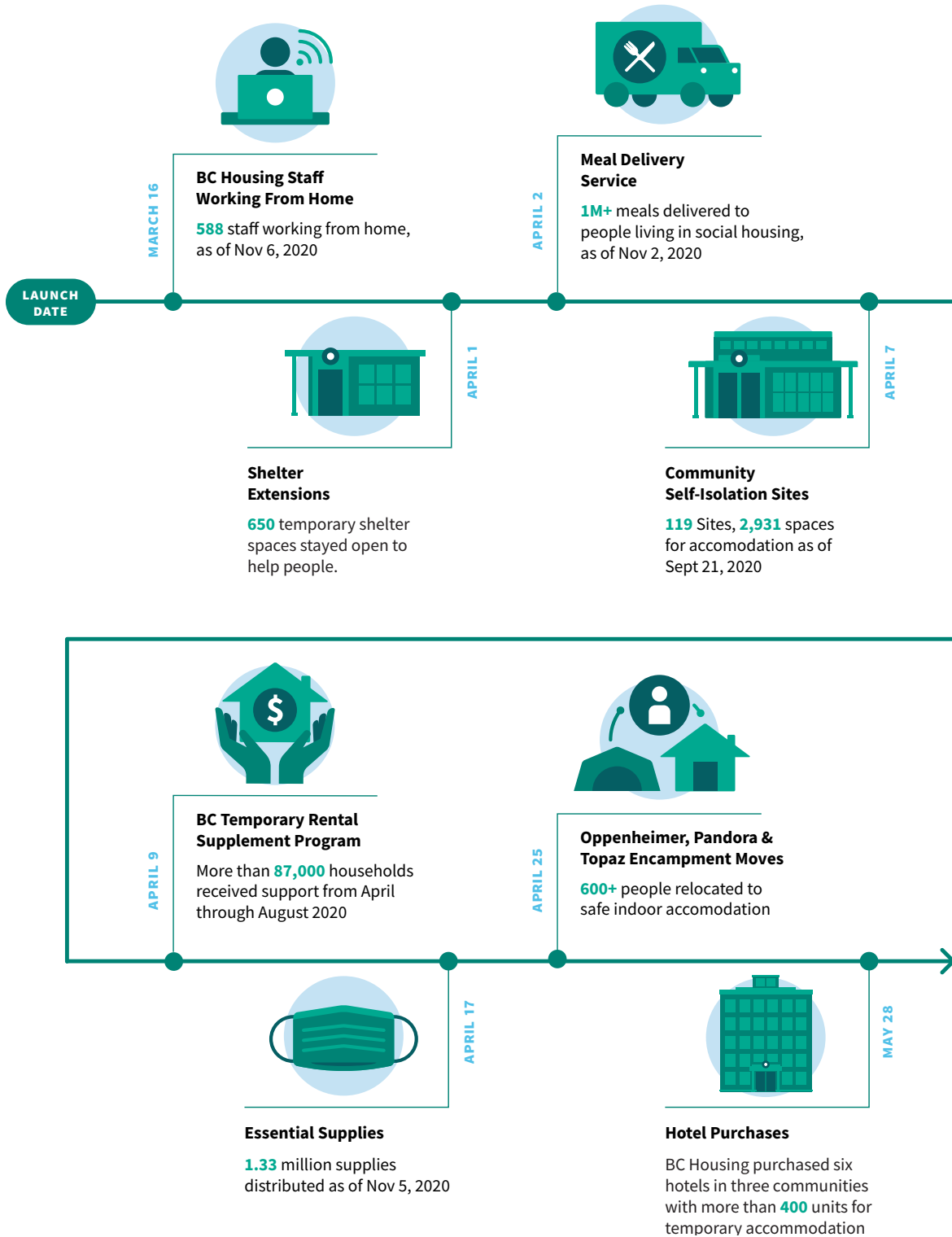
BC Temporary Rental Supplement (BC-TRS)

BC-TRS program was created by the Provincial government as part of the support response to COVID-19. It gave tenants and landlords temporary support toward rent payments for low- and moderate-income renters who lost income as a result of COVID-19. Payments were made directly to the landlords of eligible households. The program gave \$300 for eligible households with no dependents, and \$500 for eligible households with dependents. The program was available from April to August 2020. This report captures program totals for April to August, 2020. In those months, 87,852 households received BC-TRS.

*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

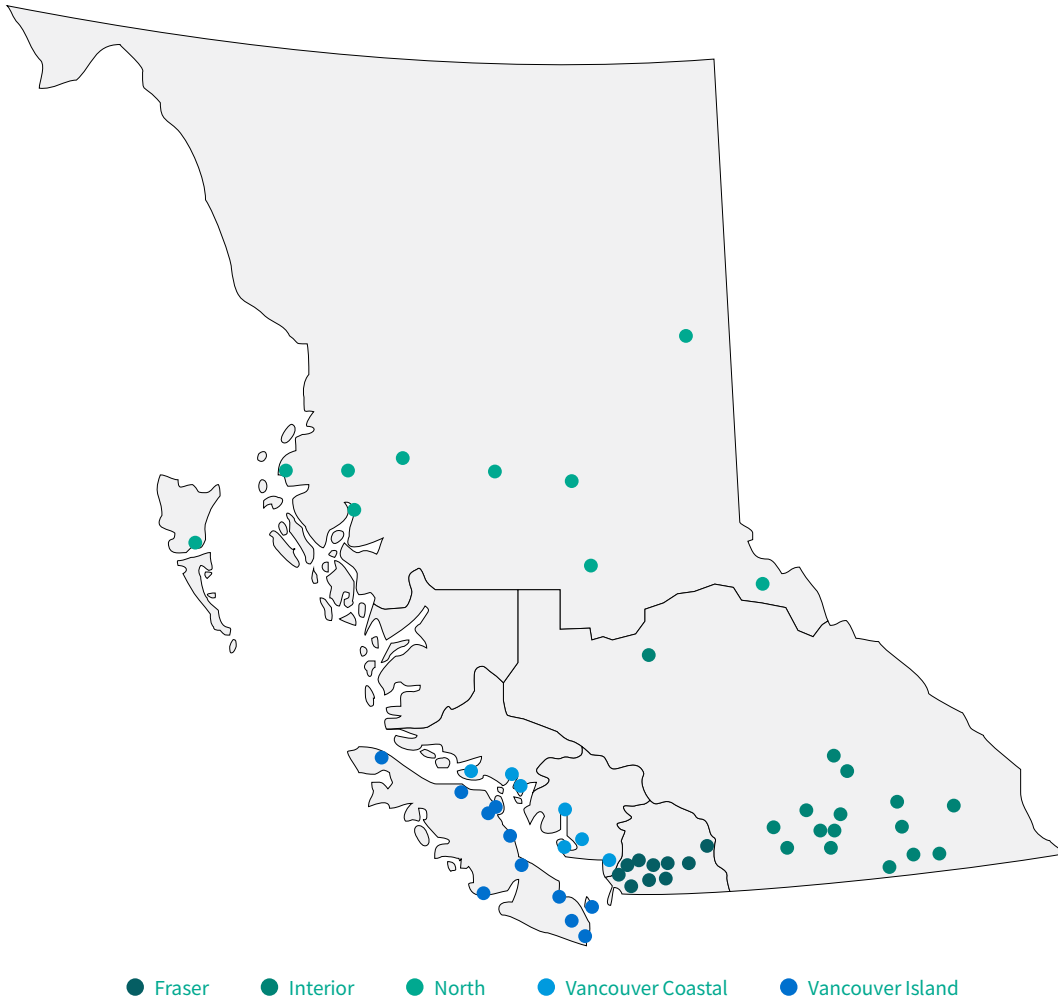
Since the onset of the COVID-19 pandemic, BC Housing worked with regional health authorities, municipal partners, experienced non-profit shelter and housing providers, and local businesses to develop community-based response plans. These plans are continuing and ongoing activities. BC Housing and the 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 September 21, 2020, BC Housing had 119 sites open, with a total of 2,931 spaces across British Columbia.



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

Regions

Fraser	20 sites, 532 spaces
Interior	40 sites, 724 spaces
North	16 sites, 136 spaces
Vancouver Coastal	19 sites, 864 spaces
Vancouver Island	24 sites, 675 spaces

Continued: COVID-19 response

Regional isolation sites as of Sept 21, 2020

Fraser	20 sites, 532 spaces	North	16 sites, 136 spaces
Abbotsford	3 sites, 73 spaces	Burns Lake	1 site, 10 spaces
Burnaby	1 site, 64 spaces	Fort St. John	1 site, 10 spaces
Chilliwack	2 sites, 26 spaces	Kitimat	1 site, 2 spaces
Coquitlam	1 site, 30 spaces	Masset	1 site, 2 spaces
Hope	2 sites, 18 spaces	Prince George	3 sites, 50 spaces
Langley	2 sites, 56 spaces	Prince Rupert	2 sites, 40 spaces
Maple Ridge	2 sites, 35 space	Quesnel	2 sites, 8 spaces
Mission	1 site, 17 spaces	Smithers	2 sites, 13 spaces
Surrey	6 sites, 213 spaces	Terrace	1 site, 5 spaces
Interior	40 sites, 724 spaces	Vanderhoof	1 site, 5 spaces
Castlegar	2 sites, 4 spaces	Valemount	1 site, 1 space
Cranbrook	2 sites, 51 spaces	Vancouver Coastal	19 sites, 864 spaces
Creston	1 site, 10 spaces	Gibsons	1 site, 2 spaces
Grand Forks	1 site, 3 spaces	North Vancouver	1 site, 20 spaces
Kamloops	5 sites, 140 spaces	Powell River	2 sites, 18 spaces
Kelowna	5 sites, 100 spaces	Richmond	1 site, 45 spaces
Lake Country	1 site, 2 spaces	Sechelt	1 site, 15 spaces
Merritt	2 sites, 4 spaces	Squamish	3 sites, 67 spaces
Nelson	4 sites, 52 spaces	Vancouver	10 sites, 697 spaces
Penticton	6 sites, 129 spaces	Vancouver Island	24 sites, 675 spaces
Revelstoke	1 site, 2 spaces	Campbell River	2 sites, 9 spaces
Salmon Arm	3 sites, 64 spaces	Comox	1 site, 10 spaces
Trail	1 site, 3 spaces	Courtenay	2 sites, 37 spaces
Vernon	4 sites, 114 spaces	Duncan	1 site, 3 spaces
West Kelowna	1 site, 40 spaces	Nanaimo	4 sites, 69 spaces
Williams Lake	1 site, 6 spaces	Parksville	1 site, 16 space
		Port Alberni	1 site, 1 space
		Port Hardy	1 site, 1 space
		Salt Spring Island	1 site, 6 spaces
		Sooke	1 site, 17 spaces
		Ucluelet	1 site, 1 space
		Victoria	8 sites, 505 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

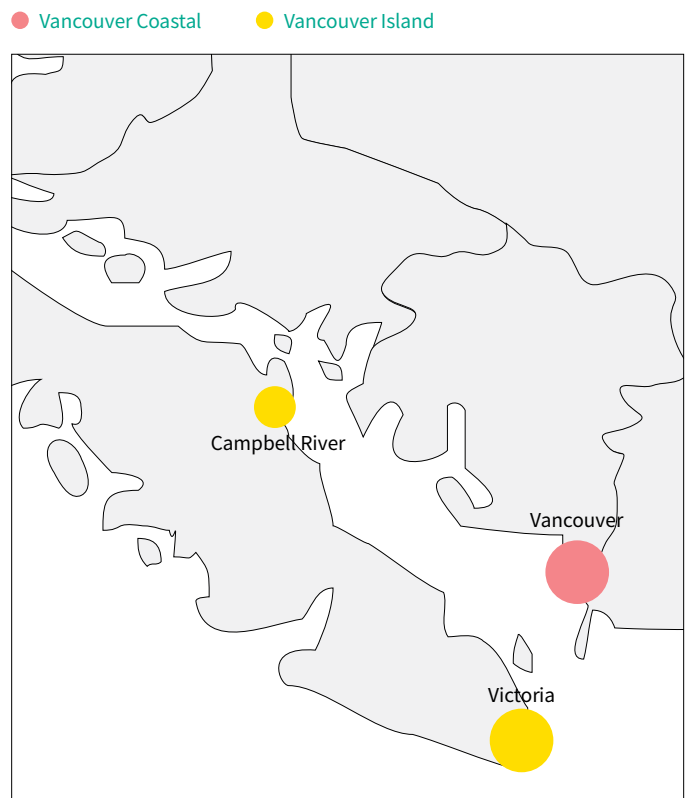
BC Housing received an allocation of \$43 million for COVID-19 response to support marginalized residents in BC Housing or other non-profit managed buildings, including Single Room Occupancy hotels (SROs). BC Housing is providing deep cleaning services, security and meal delivery for those in need. Cleaning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



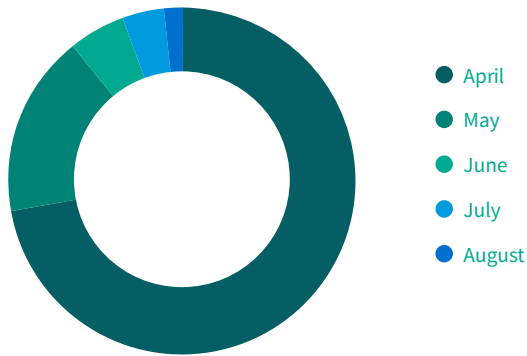
Continued: COVID-19 response

BC Temporary Rental Supplement

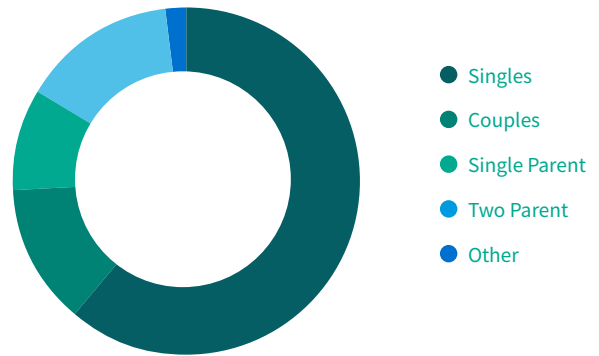
The BC Temporary Rental Supplement Program gave tenants and landlords temporary support toward rent payments for low- and moderate-income renters who lost income as a result of COVID-19. The program gave \$300 for eligible households with no dependents, and \$500 for eligible households with dependents. The program ran from April to August 2020. Below are the total program figures.

BC Temporary Rental Supplement	
Applications received	98,851
Approved applications	87,852

Applications Received
(Total: 98,851)



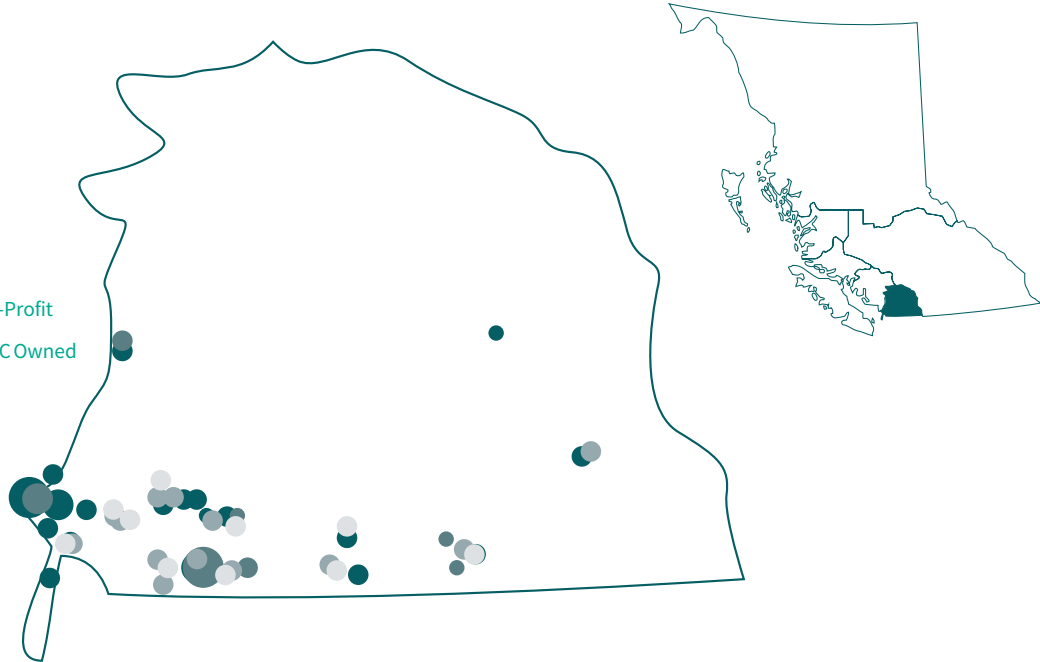
Approved Applications
(Total: 87,852)



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	1,423
Low- to Moderate-Income	2,436
Middle-Income	964
Total	4,823
Project stages:	Homes
Initiated	1,919
In development	305
Under construction	1,488
Completed	1,111
Total	4,823

Total of 4,913 homes:	
BuildingBC	3,859
Capital Renewal Fund	90
HousingHub	964

Fraser

new development

Community	Number of projects	Homes
Abbotsford	6	316
Burnaby	10	802
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	6	281
Mission	2	142
New Westminster	2	110
Port Coquitlam	3	170
Port Moody	2	61
Surrey	15	1,439
Tsawwassen	1	36
Total	70	4,823

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

Fraser stories



SUPPORTIVE HOUSING FOR YOUTH COMING TO THE FRASER VALLEY

July 14, 2020

Youth experiencing or at risk of homelessness in the Fraser Valley will soon have access to 16 new homes with supports, funded by the Province.

“Young people in our province should always have a safe and secure home,” said Selina Robinson, Minister of Municipal Affairs and Housing. “These 16 new homes will provide the supports and care that young people who are experiencing homelessness deserve and will help them have a bright future.”

Located at 46003 Mellard Ave., the two-storey building consists of eight one-bedroom and eight two-bedroom suites, each with a private washroom, kitchen and in-suite laundry. The building has been recently renovated and has a shared kitchen, dining area, storage and amenity space, and a dedicated supportive services suite for on-site staff. Youth will begin moving in fall 2020.

People living in the building will be youth between the ages of 16 and 24 who are homeless or at-risk of homelessness, precariously housed or transitioning out of care.

“This new housing for youth is an important step to help them achieve their dreams and build the future they want and deserve,” said Katrine Conroy, Minister of Children and Family Development. “Ministry staff will be on hand to help youth access the resources they need and provide them with the right tools and supports so they can get back on their feet.”

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



NEW SUPPORTIVE HOMES FOR WOMEN OPEN IN NEW WESTMINSTER

August 14, 2020

Over 40 new supportive homes are open in New Westminister, providing safe, warm homes with around-the-clock care and supports to help women experiencing homelessness in the community.

“Everyone deserves a good, safe place to call home,” said Judy Darcy, MLA for New Westminister. “We’re proud to be working with our partners to create homes like these for women in need that will help them stabilize their lives and build a better future. When we come together and support one another, we build a safer and healthier community for everyone.”

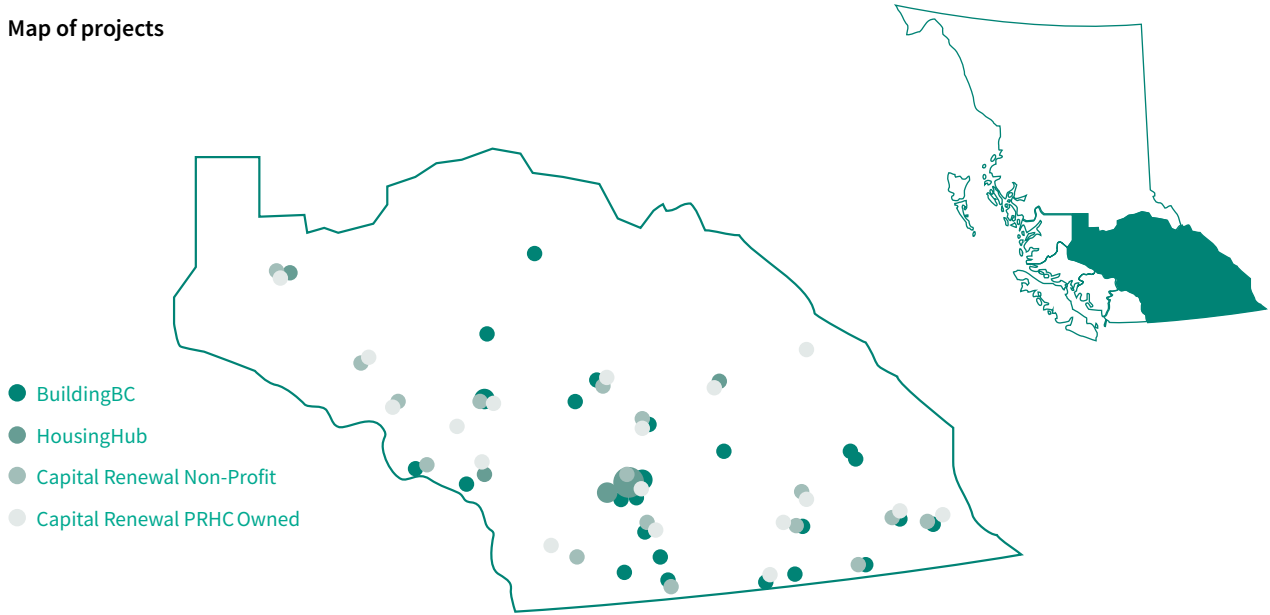
Located at 838 Ewen Ave., Mazarine Lodge is a three-storey wood-frame modular apartment building with 44 self-contained units. Each has a private washroom and mini kitchen. Shared amenities include a laundry room, commercial kitchen and a dining lounge area where residents can enjoy meals together. The building also has a medical room to provide on-site care for residents.

“This project will provide hope and a brighter future for women experiencing homelessness in New Westminister,” said Patrick Johnstone, acting mayor, City of New Westminister. “It is an example of what can be achieved when we collectively work together to tackle complex and pervasive issues such as homelessness. The City of New Westminister is looking at future collaborative projects to ensure that everyone has a home that they can call their own and a neighbourhood in which they can feel a sense of belonging and inclusion.”

[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	1,109
Low- to Moderate-Income	1,222
Middle-Income	791
Total	3,122
Project stages:	Homes
Initiated	502
In development	131
Under construction	1,428
Completed	1,061
Total	3,122

Total of 3,181 homes:

BuildingBC	2,331
Capital Renewal Fund	59
HousingHub	791

REGIONAL DETAILS

Interior new development

Community	Number of projects	Homes
100 Mile House	1	33
Akisknuk First Nation	1	6
Clearwater	1	20
Cranbrook	2	59
Fernie	1	14
Grand Forks	2	86
Invermere	1	15
Kamloops	10	536
Kanaka Bar	1	20
Kelowna	15	873
Keremeos	2	59
Lower Kootenay Band	1	7
Merritt	2	115
Nakusp	1	9
Nelson	2	94
Okanagan Falls	1	26
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	9	337
West Kelowna	2	242
Westbank First Nations	3	68
Williams Lake	1	38
Total	70	3,122

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

Interior stories



ROSETHORN HOUSE

Rosethorn House is located in Kamloops, BC. It offers homes with supports for people experiencing homelessness. The Canadian Mental Health Association Kamloops is managing the housing. Staff are on site 24/7 providing support to the residents.

[Link to video: https://www.youtube.com/watch?v=6uikXiGoa24](https://www.youtube.com/watch?v=6uikXiGoa24)



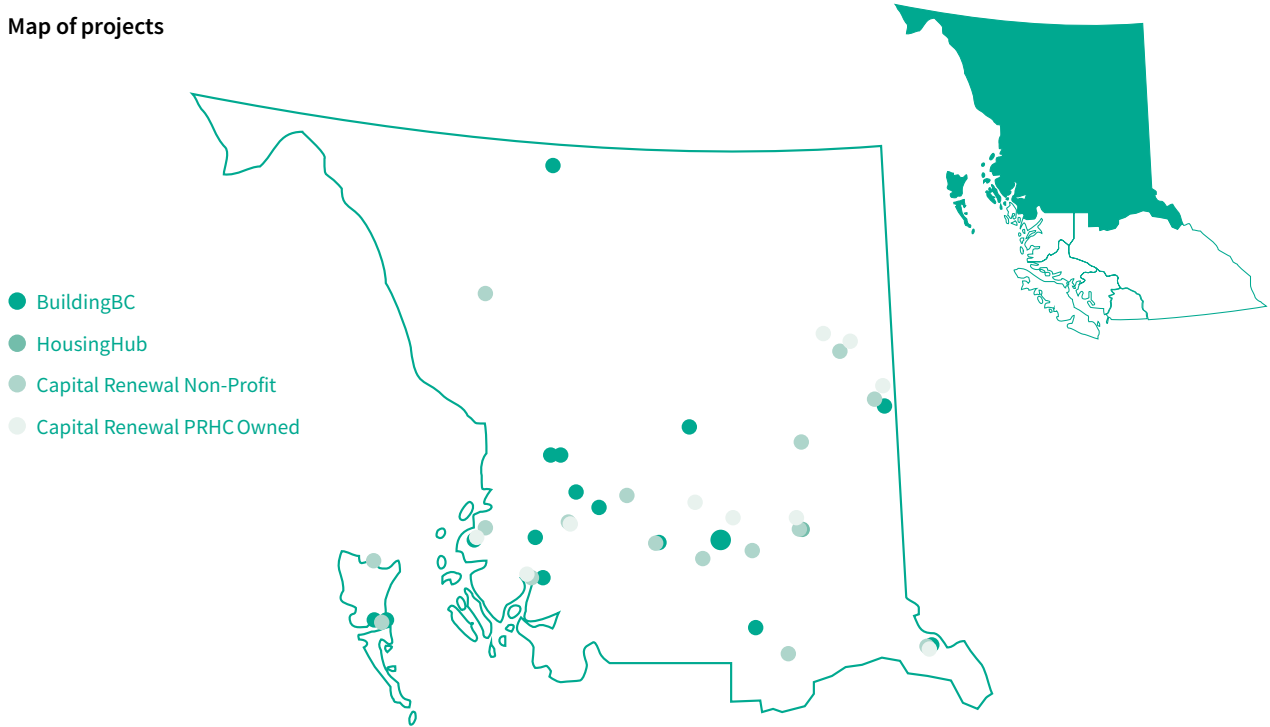
KIKÉKYELC – A PLACE OF BELONGING

Kikékyelc is located in Kamloops and managed by Lii Michif Otipemisiwak Family and Community Services. It is a culturally safe, fully supported, 31-home condo style development for Indigenous youth between the ages of 16 and 27. It also houses Indigenous Elders. The project was developed because of the over representation of Indigenous youth aging out of foster care into dire situations. These youth face increased risk of homelessness, addictions, poverty and unemployment.

[Link to video: https://www.youtube.com/watch?v=DPunhSvNPR4](https://www.youtube.com/watch?v=DPunhSvNPR4)

North

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	480
Low- to Moderate-Income	482
Middle-Income	6
Total	968
Project stages:	Homes
Initiated	290
In development	116
Under construction	287
Completed	275
Total	968

Total of 1,012 projects:	
BuildingBC	962
Capital Renewal Fund	44
HousingHub	6

REGIONAL DETAILS

North

new development

Community	Number of projects	Homes
Dawson Creek	1	32
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
Prince George	4	161
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	2	34
Witset First Nation	1	26
Total	38	968

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

North stories

NEW SUPPORTIVE HOMES PROPOSED FOR DAWSON CREEK

July 27, 2020

The Province is partnering with the City of Dawson Creek and the South Peace Community Resources Society (SPCRS) on a proposal to build 30 new supportive homes for people who are experiencing or at risk of homelessness.

“The need for safe, secure and affordable housing has never been more clear,” said Selina Robinson, Minister for Municipal Affairs and Housing. “In partnership with the City of Dawson Creek and the South Peace Community Resources Society, we’re making sure the most vulnerable people in our communities have safe and affordable homes with wraparound support services that will help them move forward with their lives.”

A rezoning application has been submitted to the city, which is also providing the land for the project at 1024, 1028, 1032 and 1036 – 104 Ave. If approved, construction on the modular housing is expected to start in September 2020 with construction complete by early 2021.

“The City of Dawson Creek is very pleased to partner with the Province, through BC Housing, and the South Peace Community Resources Society to deliver much-needed housing for those who may be experiencing homelessness or other vulnerable populations in our city,” said Dale Bumstead, mayor, City of Dawson Creek. “We continue to strive to build a community with a great quality of life for all and this is one more step in that journey.”

SPCRS would oversee the day-to-day management of the building. Staff would be on site 24/7 and provide support services, such as two meals per day, access to health care services, and information on addictions assistance and employment.

“South Peace Community Resources Society is pleased to partner with BC Housing and the City of Dawson Creek to address homelessness in Dawson Creek,” said Arden Smith, department manager, SPCRS. “For several years, staff at South Peace Community Resources have identified the need for affordable housing options and for ways to support people who struggle to maintain housing. This is an opportunity to assist those in our community who need it most.”

Delivering affordable housing is a shared priority between government and the BC Green Party caucus, and is part of the Confidence and Supply Agreement.

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

NEW HOUSING WITH SUPPORTS COMING TO LOWER POST

August 27, 2020

Construction is underway on a new Indigenous housing project for women and children and for people experiencing or at risk of homelessness in Lower Post, thanks to a partnership between the Province, through BC Housing, and the Daylu Dena Council.

“Housing is the foundation on which people build their lives, and everyone deserves a safe and secure place to call home,” said Doug Donaldson, MLA for Stikine. “This new housing will provide an opportunity for Daylu Dena members living elsewhere to move back to their community and connect with their friends, family and culture.”

The development will provide 16 new homes in two separate, secure wings:

- Six units of women’s transition housing for women and children in need of a safe home (including two short-term shelter units and four units of longer-term transition housing) in one wing.
- 10 units of supportive housing for people experiencing or at risk of homelessness in the other wing.

All units will have a private washroom and mini kitchen. Shared amenities in each wing include a laundry room, commercial kitchen and a dining lounge area where residents can enjoy meals together. The building also has a medical room to provide on-site care for residents.

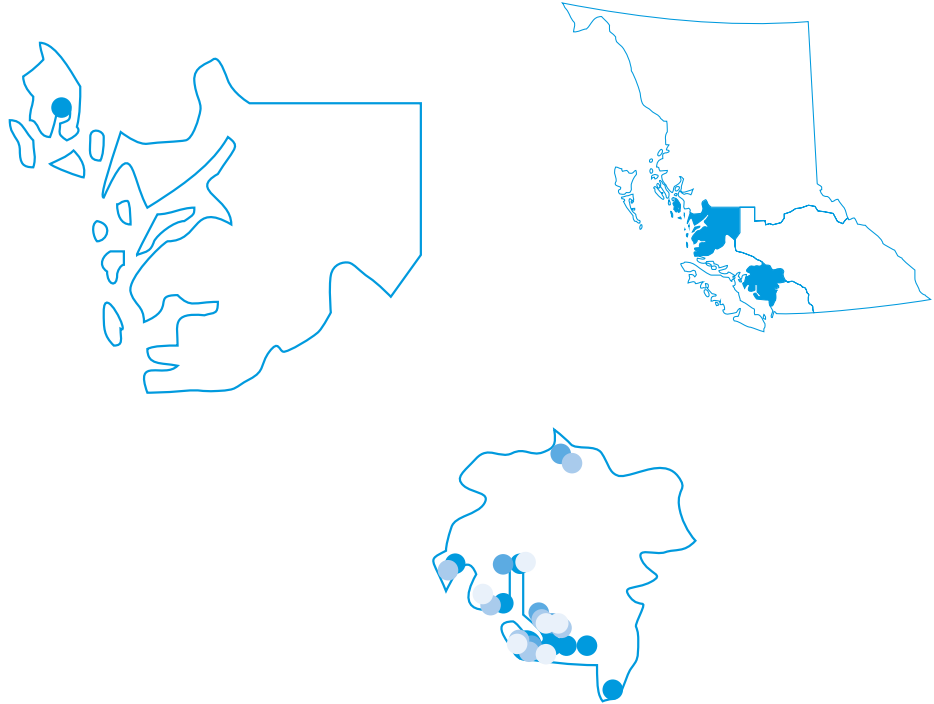
The Lower Post First Nation Housing Society will manage the building and provide residents with support services, such as daily meals, wellness supports and referrals to health services. In addition, residents will have access to teachings from Elders and programming that focuses on physical, mental, emotional and spiritual well-being. At least two staff members will be on site 24/7.

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

Vancouver Coastal

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	1,612
Low- to Moderate-Income	2,630
Middle-Income	892
Total	5,134

Project stages:	Homes
Initiated	1,926
In development	560
Under construction	1,022
Completed	1,626
Total	5,134

Total of 5,283 projects:	
BuildingBC	4,069
Capital Renewal Fund	149
HousingHub	892
Hotel Purchase	173

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	4	248
Sechelt	4	213
shíshálh Nation	1	34
Squamish	3	183
Vancouver	46	3,651
West Vancouver	2	233
Whistler	1	45
Total	71	5,134

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



Vancouver Coastal stories



DR. PETER CENTRE PROVIDES A COMMUNITY OF CARE TO THOSE WHO NEED IT MOSTS

November 25, 2020

When most people hear harm reduction, they think safer substance use. Harm reduction is much more than that.

At the Dr. Peter Centre, housing is harm reduction. It is a necessity that allows people living with HIV, homelessness, substance use, and mental illness to feel safe and secure. When participants walk through 1110 Comox Street in Vancouver, they enter a welcoming home. Here they can enjoy a hot meal, rest on a couch, and receive cuddles from Newton, the resident PADS-certified therapy dog.

Through the warmth of a community of care, the Centre provides basic necessities for life: nutrition, medical and therapeutic support and the ability to connect with others in a space free from judgment.

Since 1997, the Dr. Peter AIDS Foundation has been providing day health programs, 24-hour licensed care residence, and an enhanced supportive housing program. The Centre is recognized as the first health care facility in North America to integrate supervised injections into its model of care.

Two women sitting outside looking to camera, hands joined in heart shape

Through the support of valued partners like BC Housing, the Centre is able to continue providing care for those who need it the most. Since its start, BC Housing has been a long-term partner and committed significant funds to support operations at the Centre.

As World AIDS Day approaches on December 1, the Dr. Peter Centre invites you to help keep the conversation around HIV alive. During the pandemic, it is important to help ensure that participants continue to receive the nutrition and support they need.

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

HUNDREDS OF NEW SUPPORTIVE HOMES PROPOSED FOR PEOPLE IN VANCOUVER

September 1, 2020

The Province is partnering with the City of Vancouver to build 450 new supportive homes for people experiencing homelessness in the city.

“The need for safe, secure housing has never been more clear,” said Selina Robinson, Minister of Municipal Affairs and Housing. “These new homes with wraparound supports will make a real difference for hundreds of people who are experiencing or at risk of homelessness, giving them a place of their own where they can stabilize and rebuild their lives.”

Recognizing the urgent need to open more housing for people experiencing homelessness, the Province and the city are partnering to expedite the development of 98 temporary modular supportive homes at 1580 Vernon Dr. The Province and city are also working together to build 350 units of permanent supportive housing.

The housing projects would be built on city-owned land and the Province, through the Building BC: Supportive Housing Fund, would fund the capital and operating costs of the projects. These homes are in addition to the almost 1,000 supportive homes that the Province has opened in Vancouver since 2017.

“There’s only one way to tackle the ongoing homelessness crisis: building homes. And the fastest way to build homes is by investing in modular housing,” said Kennedy Stewart, mayor, City of Vancouver. “Today’s announcement of an additional 450 homes adds to the hundreds of homes we’ve already secured thanks to the incredible partnership between the City of Vancouver and the Province of B.C. This government not only gets it, but it is doubling down to provide our most vulnerable neighbours with the housing they deserve and the wraparound services they need to get back on their feet.”

A public information session for the temporary units was held October 2020. If approved, the new homes are estimated to be open by spring 2021, and will remain in place for approximately five years, with an option to renew the lease for an additional five years.

[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	1,118
Low- to Moderate-Income	2,757
Middle-Income	608
Total	4,483

Project stages:	Homes
Initiated	1,276
In development	325
Under construction	1,757
Completed	1,125
Total	4,483

Total of 4,555 projects:	
BuildingBC	2,793
Capital Renewal Fund	72
HousingHub	608
Regional Housing First Program	856
Hotel Purchase	226

REGIONAL DETAILS

Vancouver Island

new development

Community	Number of projects	Homes
Bowser	1	22
Campbell River	5	167
Colwood	3	274
Courtenay	4	145
Duncan	3	89
Esquimalt	2	161
Hornby Island	1	26
Kwakiutl First Nation	1	6
Ladysmith	1	36
Langford	6	541
Mansons Landing	1	4
Nanaimo	12	847
Parksville	3	140
Port Alberni	5	172
Port Hardy	1	24
Quathiaski Cove	1	16
Sannich	3	255
Salt Spring Island	3	80
Sidney	1	73
Sooke	2	245
Tsawaout First Nation	1	28
Victoria	11	980
View Royal	1	152
Total	72	4,483

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



Heidi Hartman, Regional Director at BC Housing, and Fran Hunt-Jinnouchi, Executive Director at Aboriginal Coalition to End Homelessness Society, talk outside of the new Spa' qun House.

SPA' QUN HOUSE

Thanks to our partners, Aboriginal Coalition to End Homelessness and Atira, 21 supportive housing homes at Spa' qun House in Victoria are now home to Indigenous women experiencing or at risk of homelessness.

This project is the first supportive housing of its kind in British Columbia. It provides culturally appropriate supports for Indigenous women. It also offers access to teachings from Elders, traditional foods, cultural crafts and land-based healing. Programming focuses on physical, mental, emotional and spiritual well-being. In addition, an Elder and an Aunty are onsite two days per week to provide additional one-on-one support.

Link to video:

<https://www.youtube.com/watch?v=QEjQMoeO6Zs>



Comfort Inn chef Maya Fetterly, along with Teodoro Chavez and Chanh Lam.

COMFORT INN'S CULINARY DELIGHT

Comfort Inn chef Maya Fetterly is receiving five-star reviews.

“The food is making a world of difference,” exclaimed a resident.

The Food Service's Coordinator at the BC Housing-owned hotel and her staff prepare 200 meals daily for residents.

The meals are a welcome addition for the almost 100 clients that call the Comfort Inn home. BC Housing purchased the Victoria hotel in May to address the need for more supportive housing for those experiencing homelessness.

At the end of August, Fetterly, an accomplished chef and graduate of the Le Cordon Bleu College of Culinary Arts in Minneapolis, Minnesota, along with her staff of Brad Lewis, Teodoro Chavez and Chanh Lam, began preparing morning and evening meals, seven days a week.

“We usually try to do one hot breakfast a week like pancakes or bacon and eggs. We prepare a variety of dinner options that might include roast beef, pork or butter chicken. And we try and put out lots of fresh produce. We listen to the residents and try and meet their needs. It seems to be going really well. We also prepare snack bags for residents who might miss a meal and deliver them to their rooms,” said Fetterly.

A favourite day of the week has turned out to be the Sunday special when staff prepare soup and sandwiches along with a few savoury extras.

[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.