



BC Housing

# Affordable Housing Strategy Workshop

## Housing Matters Programs and Supports

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**Director Regional Development**  
**BC Housing**



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## Presentation Overview

- BC Housing – Mandate, Roles and Programs
- Initiatives to Date – Examples to learn from
- Partnership Approach - New and creative ways to develop affordable housing in communities across BC.



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# BC Housing

BC Housing was created in 1967 through an order-in-council under the *Housing Act* with the mandate to fulfill the government's commitment to the development, management and administration of subsidized housing.

Our Vision is:

**Housing solutions for healthier futures.**



# BC Housing Organization

Minister of Housing and Social Development  
Honourable Rich Coleman

v

Board of Commissioners  
Brenda Eaton, Chair

v

Chief Executive Officer  
Shayne Ramsay

## OPERATIONAL BRANCHES

Operations

Development  
Services

## SUPPORT BRANCHES

Corporate  
Services

Human  
Resources

Corporate  
Communications



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## BC Housing's Role

BC Housing's role is one of stewardship and accountability.

- Advice
- Partnerships
- Program Delivery
- Project Feasibility Funding
- Financing
- Grants and Subsidies
- Support Services



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## Development Services Role:

- Implements housing programs
- Facilitates creation of affordable housing development
- Provides interim construction financing and long term financing
- Develops design guidelines & construction standards
- Encourages partnership development



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## Operations Role:

- Oversees property management services
- Provides services to non-profit and co-op housing providers
- Develops and delivers integrated housing, health and social support programs
- Manages the Housing Registry and allocation of housing
- Delivers rent subsidy programs and administers housing and service agreements



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## HOUSEHOLDS ASSISTED BY THE CONTINUUM OF HOUSING AND SUPPORT SERVICES

**Dependent**

**Independent**

**Government-Assisted Housing**

(Accounts for almost 6% of the province's total housing stock)

High Level Support Services    Moderate Level Support Services    Low Level Support Services



**Emergency Shelter & Housing for the Homeless**

3,680 homeless individuals assisted including:

- 1,190 homeless potentially served nightly in shelters
- 2,490 homeless housed



**Transitional, Supported & Assisted Living**

17,460 individuals assisted including:

- 14,430 people with special needs
- 3,030 frail seniors\*



**Independent Social Housing**

43,760 households assisted including:

- 23,880 low-income seniors
- 17,350 low-income families
- 2,530 Aboriginal families and individuals



**Rent Assistance in the Private Market**

19,020 households assisted (primarily seniors)



**Private Market Rentals**



**Home Ownership**

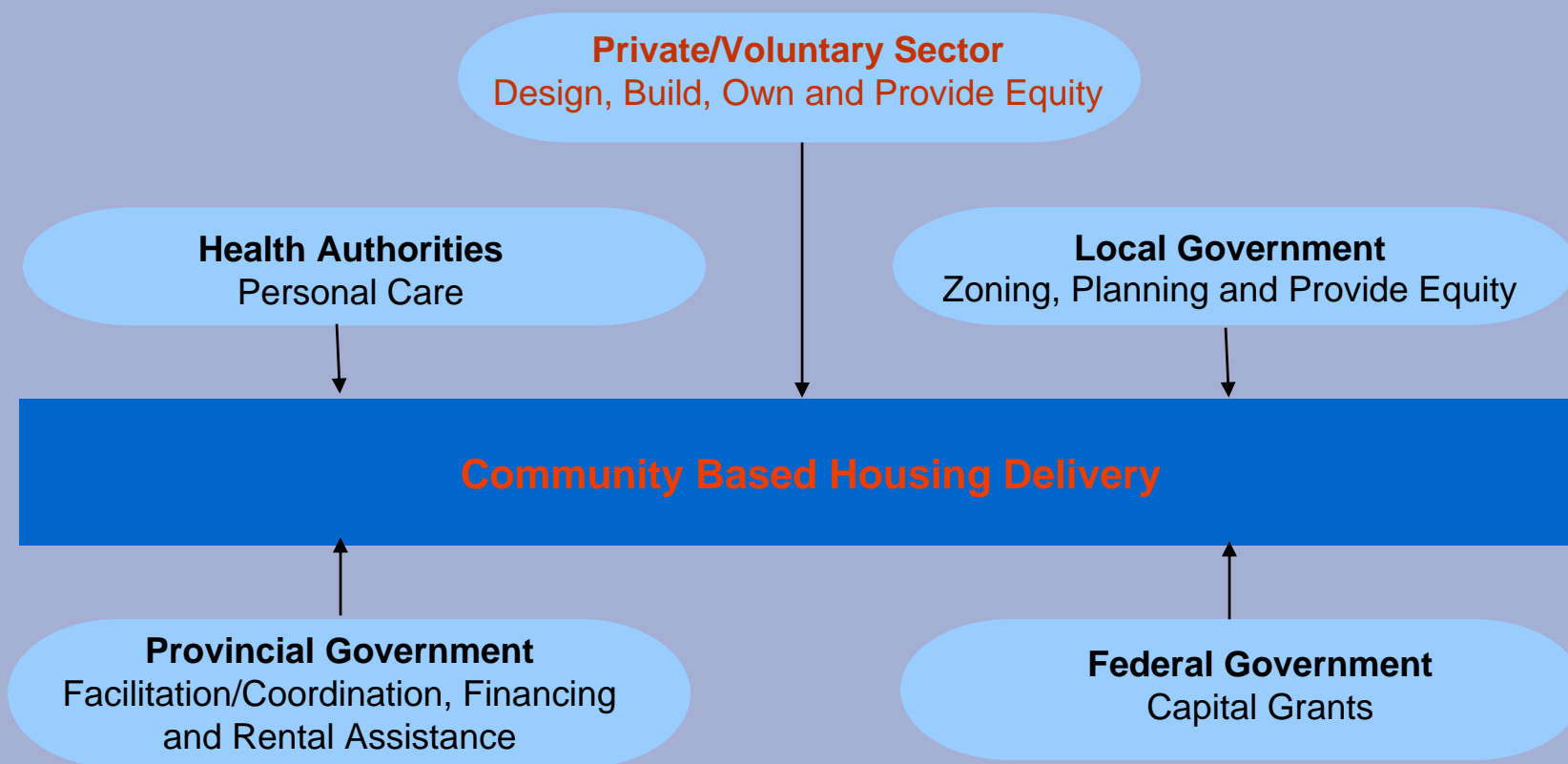
\*This includes approximately 1,380 seniors receiving assistance under ILBC living in the private market.





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# Partnership Model





## BC Housing – Development Programs

- Independent Living BC
- Provincial Homelessness Initiative
- Aboriginal Housing Initiative
- Supportive Seniors Housing
- Housing Endowment Fund
  
- Pre-Development Funding
- Seniors Rental Housing Initiative
- Municipal MOU sites



# BC Housing – Support Programs

- Mental Health Workers
- Homeless Outreach Program
- Homeless Shelters



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- [Canada-BC Affordable Housing Initiative](#) agreement.
- This is a new \$123 million initiative,
- Jointly funded by the Province of British Columbia and the Government of Canada,
- 400 new MODULAR affordable housing units for seniors and persons with disabilities,
- Will create close to 800 jobs.

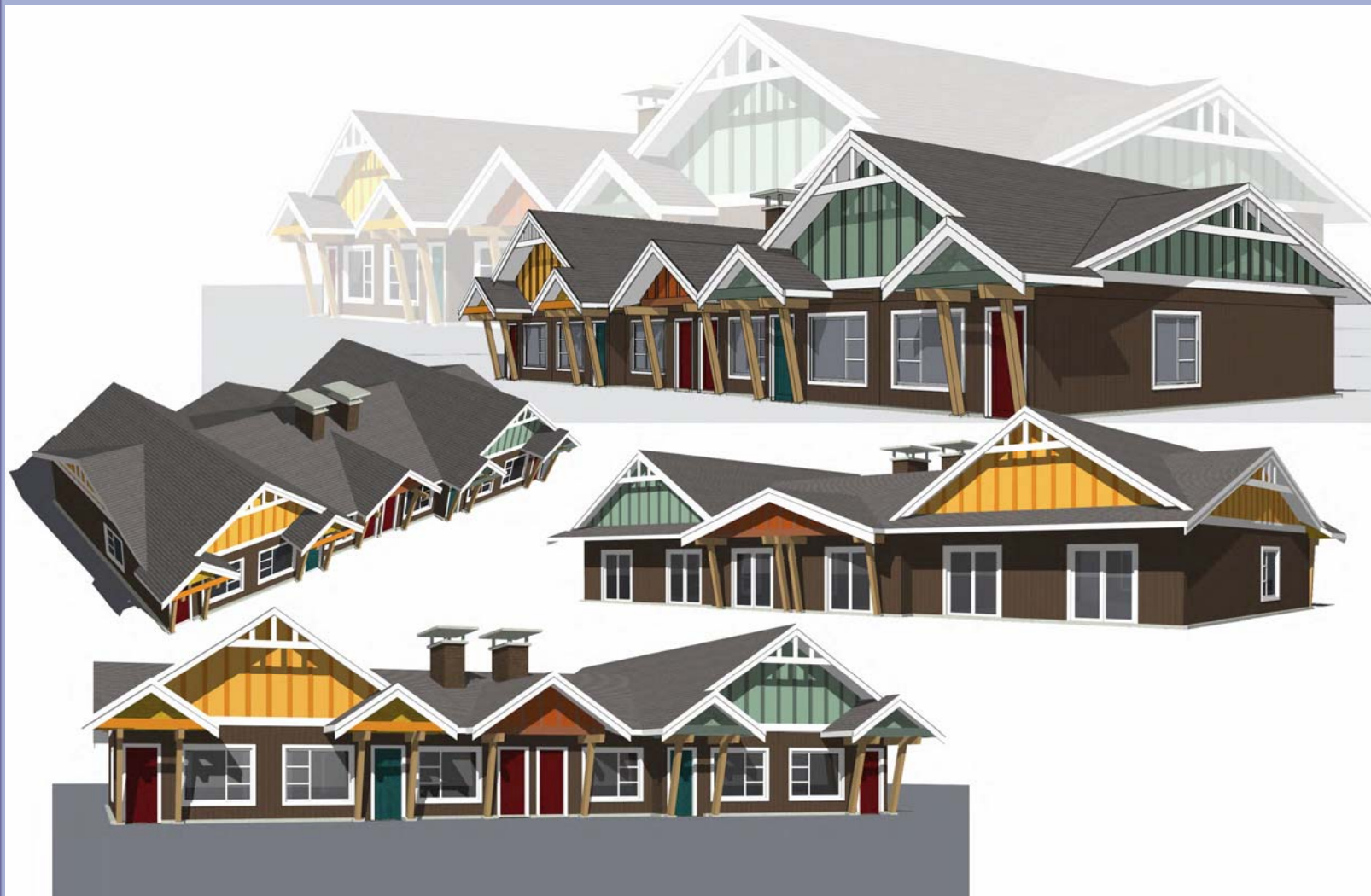


# SRHi in the North

<b>Valemount</b>	<b>10</b>
<b>Mackenzie</b>	<b>8</b>
<b>Fort Nelson</b>	<b>6</b>
<b>New Hazelton</b>	<b>10</b>
<b>Vanderhoof</b>	<b>16</b>
<b>Taylor</b>	<b>8</b>
<b>Telkwa</b>	<b>8</b>
<b>Tumbler Ridge</b>	<b>12</b>
<b>Prince George</b>	<b>30</b>
<b>Prince Rupert</b>	<b>10</b>
<b>Fort St. John</b>	<b>8</b>
<b>Terrace</b>	<b>24</b>
<b>McBride</b>	<b>10</b>



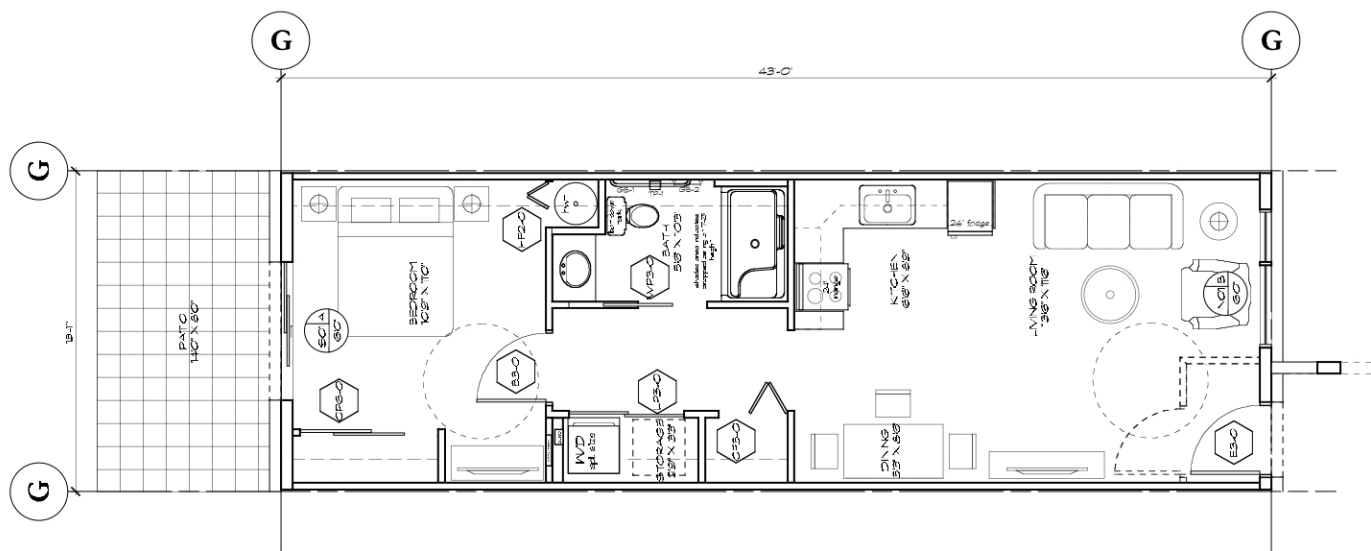
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Housing solutions for healthier futures



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# TYPICAL MODULAR UNIT

AREA: 598 SF



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# The Local Government Role:

## Examples:

- **Kamloops:** Expediting Permits, Waived DCC's
- **Surrey:** Housing Trust Fund - \$9M
- **Kelowna:** Land, Parking Relaxations, Housing Opportunities Reserve Fund
- **North Van City:** Density Bonus
- **Vernon:** Land, Property Tax





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# Funding Example

## CAPITAL BUDGET:

Land.....	500,000
Soft Costs.....	1,143,330
Construction.....	<u>3,900,000</u>
<b>Total Capital Budget....</b>	<b>\$5,998,330</b>

Land Equity.....	500,000
Society Cash.....	165,000
Municipal Fee Reduction...	250,000
Grants/Equity.....	<u>2,000,000</u>
<b>Total Deductions.....</b>	<b>\$2,915,000</b>

**Mortgage Financing.....\$3,033,330**

**Gross cost per unit .....\$199,944**  
**Net cost per unit .....\$102,778**

## OPERATING BUDGET:

P&I – 35 year amortization at 5.7%...	\$198,668
Operating costs.....	<u>\$158,000</u>
<b>Total Costs.....</b>	<b>\$356,668</b>

Monthly Rent: (356,668/30/12).....	\$ 991
Less Property Tax (\$50,000/30/12)....	<u>\$ 139</u>

Per unit per month Rent.....\$ 852



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# Preliminary Questions to Answer

What is the need? What you want to provide and why? Does this align with other's funding priorities?

Who are the partners and supporters in your community? What do they need to be on side?

Does your community have any experience in development, finance or property management?

Do you have an experienced housing provider who can oversee the project?

Does your community/housing provider have a relationship with an experienced development consultant or development specialist?

What contributions can you make – expertise, funding, land, partners?



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# Opportunities

Density Bonuses

Inclusionary Zoning

Affordable Ownership

Rental Stock



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# Housing Matters Programs and Supports

## Come and Discuss Your Ideas With Us

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