



Q1: APRIL 1 – JUNE 30, 2020

# Affordable Housing: Quarterly Progress

Update on BC Housing's commitments  
to British Columbians

## 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. The Province of BC has [a housing plan to build 114,000 new affordable homes by 2028](#). BC Housing will be building 29,100 of these homes. Also included in this report is information about renovations taking place to maintain existing social housing. The rental assistance programs we offer are also covered.

It is important that the people of BC have up-to-date information on affordable housing in our province. This is why we created this report. This is the first version. It covers the first quarter of the 2020-21 fiscal year, April 1 – June 30, 2020. Much of the work in the first 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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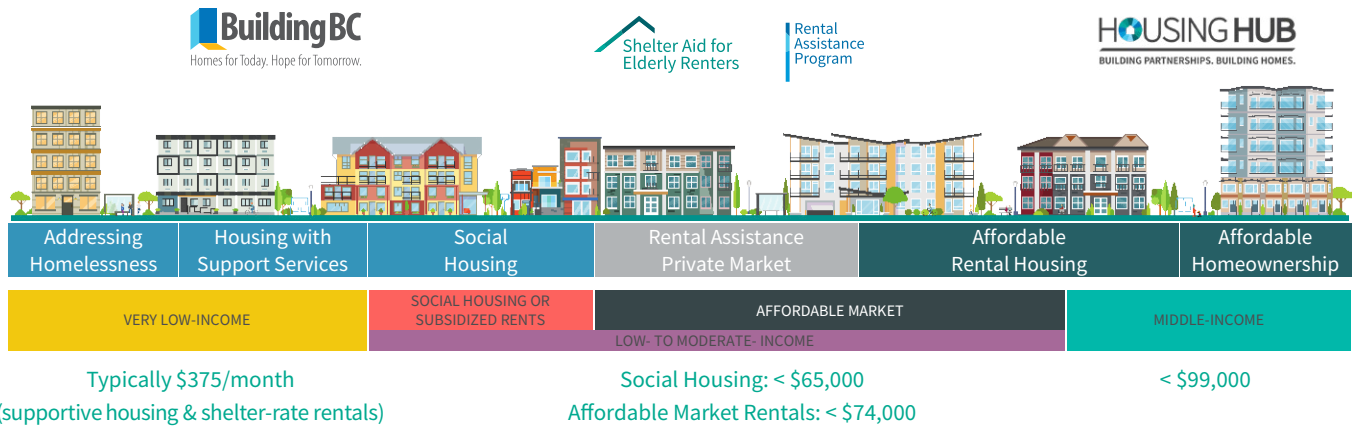




**AFFORDABLE HOMES**

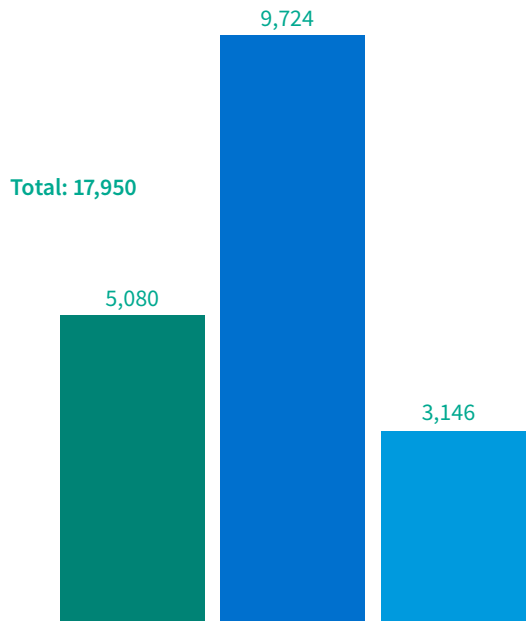
# Homes for very low-, low- to moderate- and middle-income

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

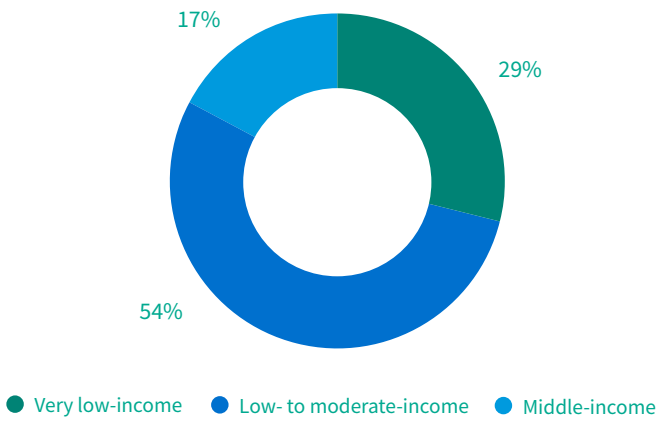


*\*Income limits are based on the Statistics Canada Annual Household Income Survey*

**HOMES IN PROGRESS, AS OF JUNE 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.



# Service Plan goals

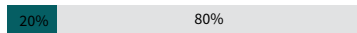
BC Housing has a Service Plan with goals, objectives and performance measures. The 2020-2023 Service Plan has a goal to: **Create safe, affordable and functional housing for British Columbians.** Within this goal, we aim to “Deliver on provincial investment and financial assistance to increase the supply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

First quarter results

**464**



Target  
**3,500**

2.

Number of households receiving rental assistance in the private market

First quarter results

**34,402**



Target  
**35,632**

**8,926**

Rental Assistance Program (RAP)



**25,476**

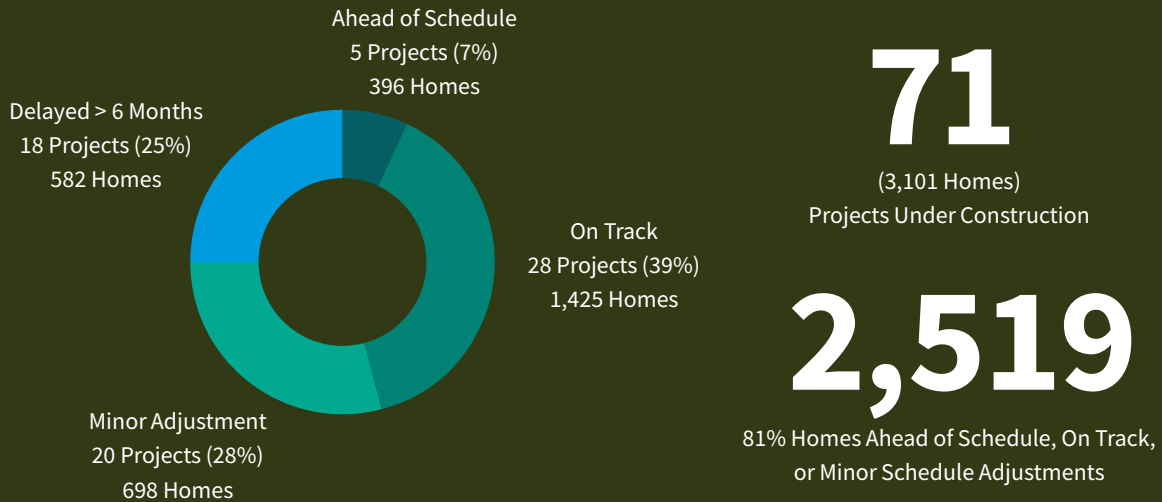
Shelter Aid for Elderly Renters (SAFER)



*\*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 16 projects (464 homes) that completed in the first quarter, there are currently 71 projects (3,101 homes) under construction.



Out of the 3,101 homes currently under construction, 81% (2,519 homes) are ahead of schedule, on track, or exhibiting minor schedule adjustments, while 19% (582 homes) are delayed.

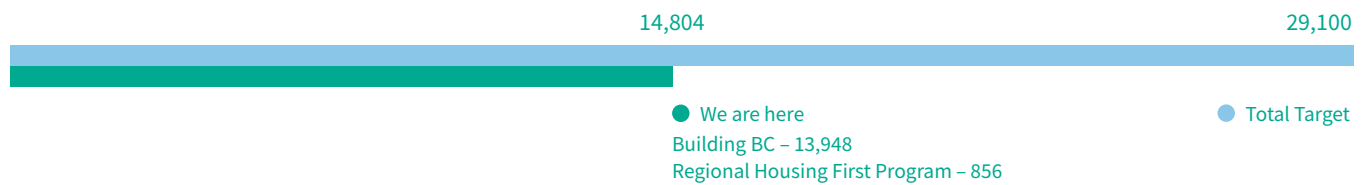
The information on this page includes all projects set to complete within the current fiscal year 2020-2021 that are Under Construction. This includes projects under many funding programs, including: Building BC, Ministry Funded Group Homes, Housing Endowment Fund, Community Partnership Initiative, Federal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



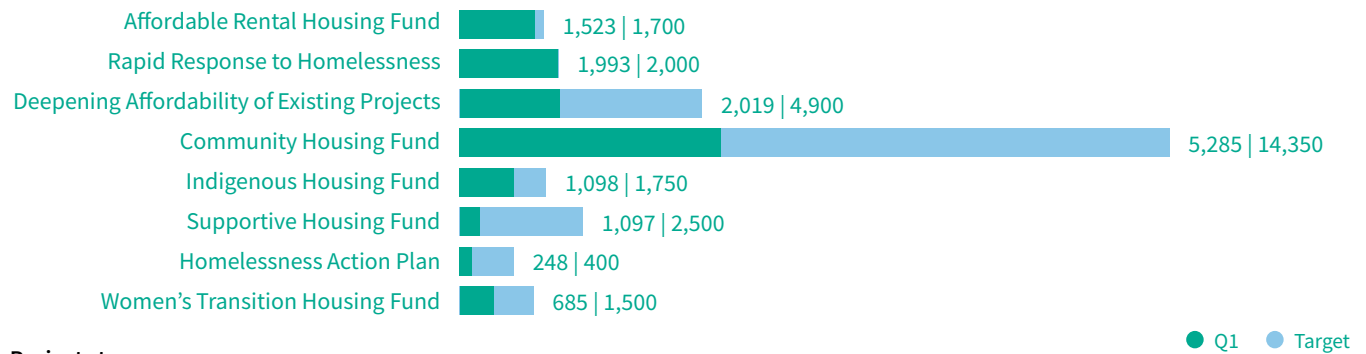
# Building BC: homes being built

Building BC is a program from the Province of BC 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

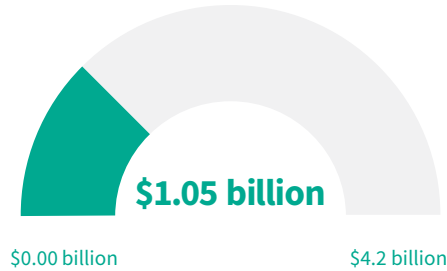
Funding program	Initiated	In development	Under construction	Completed	Total
Affordable Rental Housing	776	204	434	109	1,523
Rapid Response to Homelessness	101		116	1,776	1,993
Deepening Affordability		197	1,101	721	2,019
Community Housing Fund	3,543	562	1,128	52	5,285
Indigenous Housing Fund	674	98	326		1,098
Supportive Housing Fund	194	10	494	399	1,097
Women’s Transition Housing Fund	447	115	43	80	685
Homelessness Action Plan	0	0	139	109	248
<b>Total</b>	<b>5,735</b>	<b>1,186</b>	<b>3,781</b>	<b>3,246</b>	<b>13,948</b>



# Building BC: funding streams

Building BC programs have a combined capital total of \$4.2 billion. BC Housing has allocated more than \$1.05 billion to date.

Building BC funds allocated to date



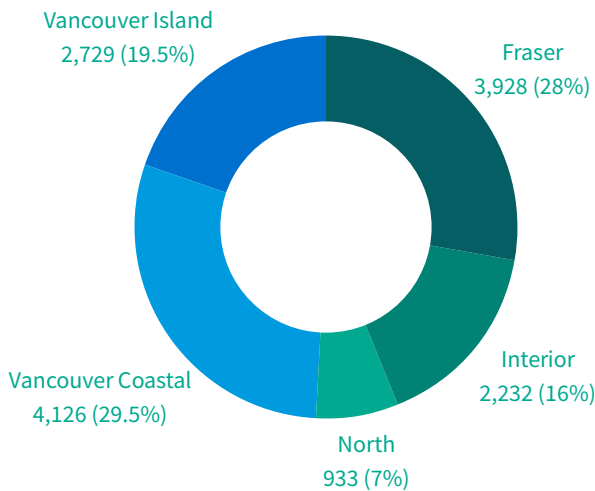
Funding Program	Program Allocation	Funds Allocated	Funds Remaining
Affordable Rental Housing	\$207,900,000	\$107,300,841	\$100,599,159
Rapid Response to Homelessness	\$291,000,000	\$314,775,557	\$0
Deepening Affordability of Existing Projects	\$75,000,000	\$71,975,000	\$3,025,000
Community Housing Fund	\$1,639,700,000	\$171,203,062	\$1,468,496,938
Indigenous Housing Fund	\$366,500,000	\$83,700,000	\$282,800,000
Supportive Housing Fund	\$1,025,031,433	\$164,899,333	\$860,132,100
Women's Transition Housing Fund	\$564,756,000	\$80,002,872	\$484,753,128
Homelessness Action Plan	\$70,388,566	\$52,464,309	\$17,924,257
<b>Total</b>	<b>\$4,240,276,000</b>	<b>\$1,046,320,974</b>	<b>\$3,217,730,583</b>



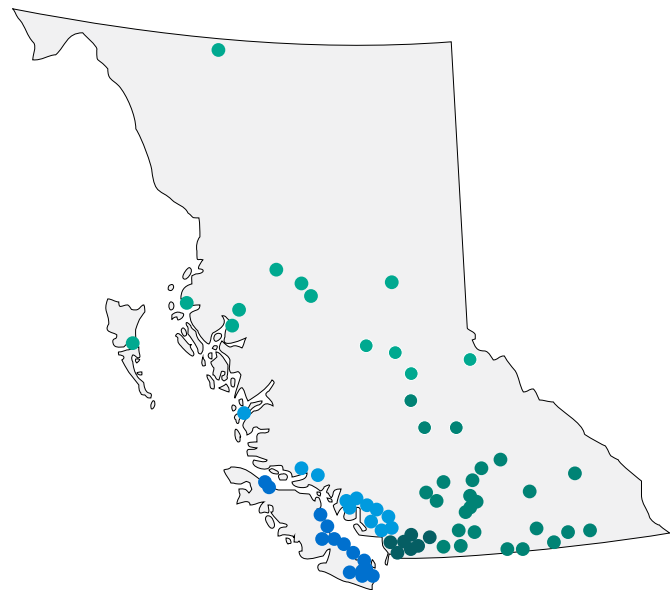
# Building BC: regional breakdown

	Fraser	Interior	North	Vancouver Coastal	Vancouver Island	Total
Affordable Rental Housing	291	170	30	789	243	1,523
Rapid Response to Homelessness	586	415	112	726	154	1,993
Deepening Affordability of Existing Projects	626	316	163	543	371	2,019
Community Housing Fund	1,720	729	78	1,435	1,323	5,285
Indigenous Housing Fund	243	162	240	231	222	1,098
Supportive Housing Fund	262	227	156	197	255	1,097
Women's Transition Housing Fund	88	175	154	107	161	685
Homelessness Action Plan	112	38	0	98	0	248
<b>Total</b>	<b>3,928</b>	<b>2,232</b>	<b>933</b>	<b>4,126</b>	<b>2,729</b>	<b>13,948</b>

Homes in progress by region



Homes in progress by community





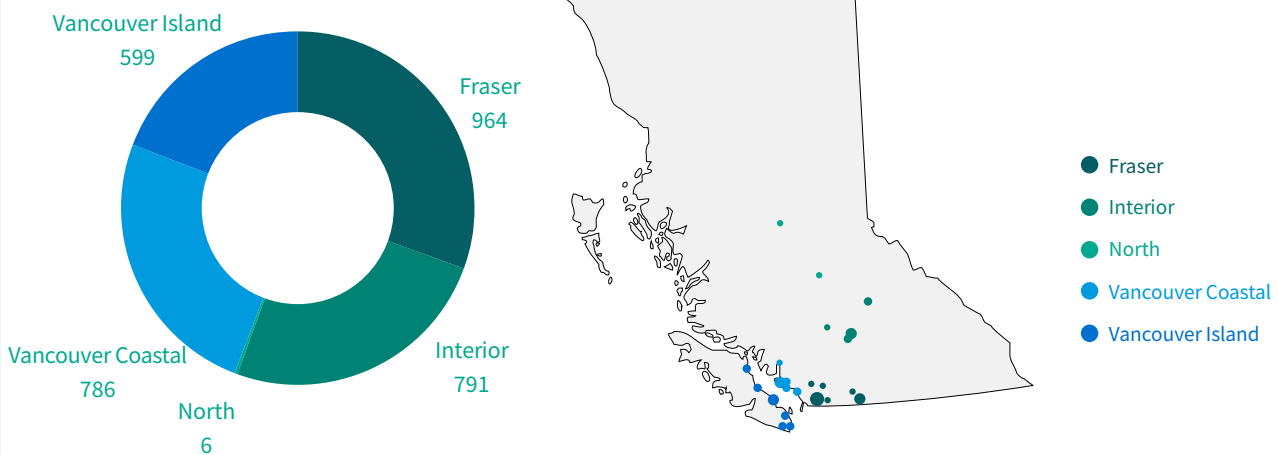
# HousingHub

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 offers expertise to help 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	235	1,316	974	2,678
Affordable Home Ownership	410	58			468
<b>Total</b>	<b>563</b>	<b>293</b>	<b>1,316</b>	<b>974</b>	<b>3,146</b>

## Regional breakdown



# 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.**

**Q1 RESULT: 19.5%**

### Capital Renewal Fund progress towards 10-year target

● Progress ● Target

Non-profit owned projects \$152.14 M | \$884.23 M

Provincially owned projects \$96.27 M | \$461.27 M

Region	Completed	Construction	Design /initiation	In tender	Tender ready	Total
Fraser	32	33	13	5	4	87
Interior	18	23	7	6	2	56
North	17	10	10	2	2	41
Vancouver Coastal	44	45	39	5	6	139
Vancouver Island	18	31	15	3	3	70
<b>Total</b>	<b>129</b>	<b>142</b>	<b>84</b>	<b>21</b>	<b>17</b>	<b>393*</b>

\*Total number of renewal projects includes projects outside the Capital Renewal Fund, such as Ministry-funded group homes and the Social Infrastructure Funding programs.

**393**  
Total renewal projects

**177**  
Non-profit owned

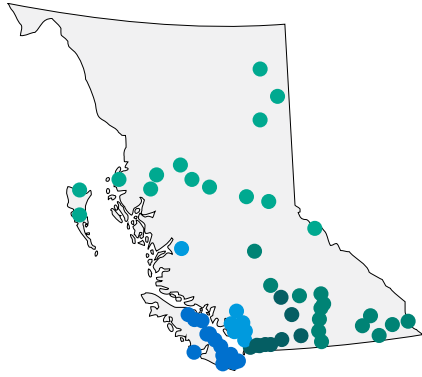
**140**  
Provincially owned

**76**  
Other

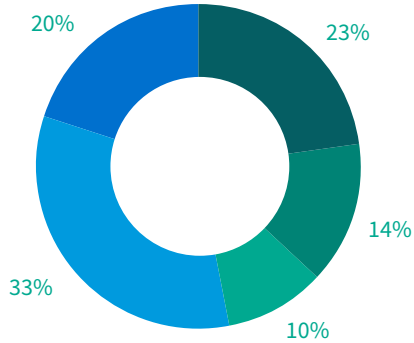
# Maintenance and renovations

## CAPITAL RENEWAL FUND

### Non-profit owned projects (177 projects total)



### By region

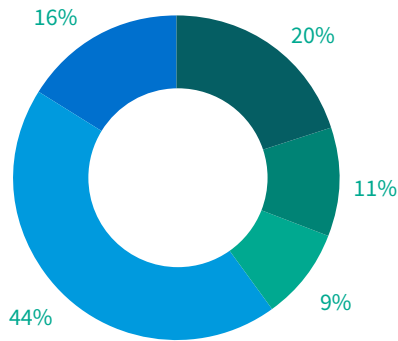
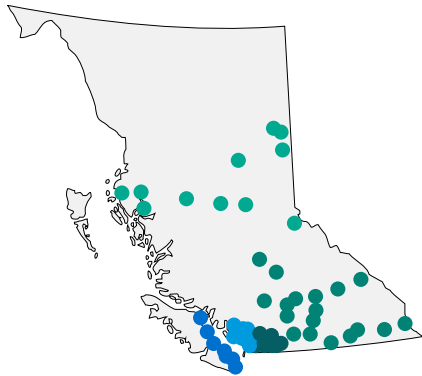


### Types of projects

Energy performance	77
Fire safety	37
Routine capital	172
Seismic upgrades	27

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

### Provincially owned projects (140 projects total)



### Types of projects

Energy performance	75
Fire safety	42
Routine capital	120
Seismic upgrades	32

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

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





# 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 into 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, defined in this report as being on 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 was scheduled to be signed on March 16, 2020, with the Tsilhqot'in National Government in the Williams Lake area. However, the official signing was delayed as a response to the COVID-19 pandemic. In the 2020/21 fiscal, activities will start under these MOUs, 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 Q1: 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)	8,926
Shelter Aid For Elderly Renters (SAFER)	25,476
BC Temporary Rental Supplement (BC-TRS)	84,461
<b>Total</b>	<b>118,863</b>

### 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 June 30, 2020, 8,926 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 June 30, 2020, 25,476 seniors' households were receiving SAFER.



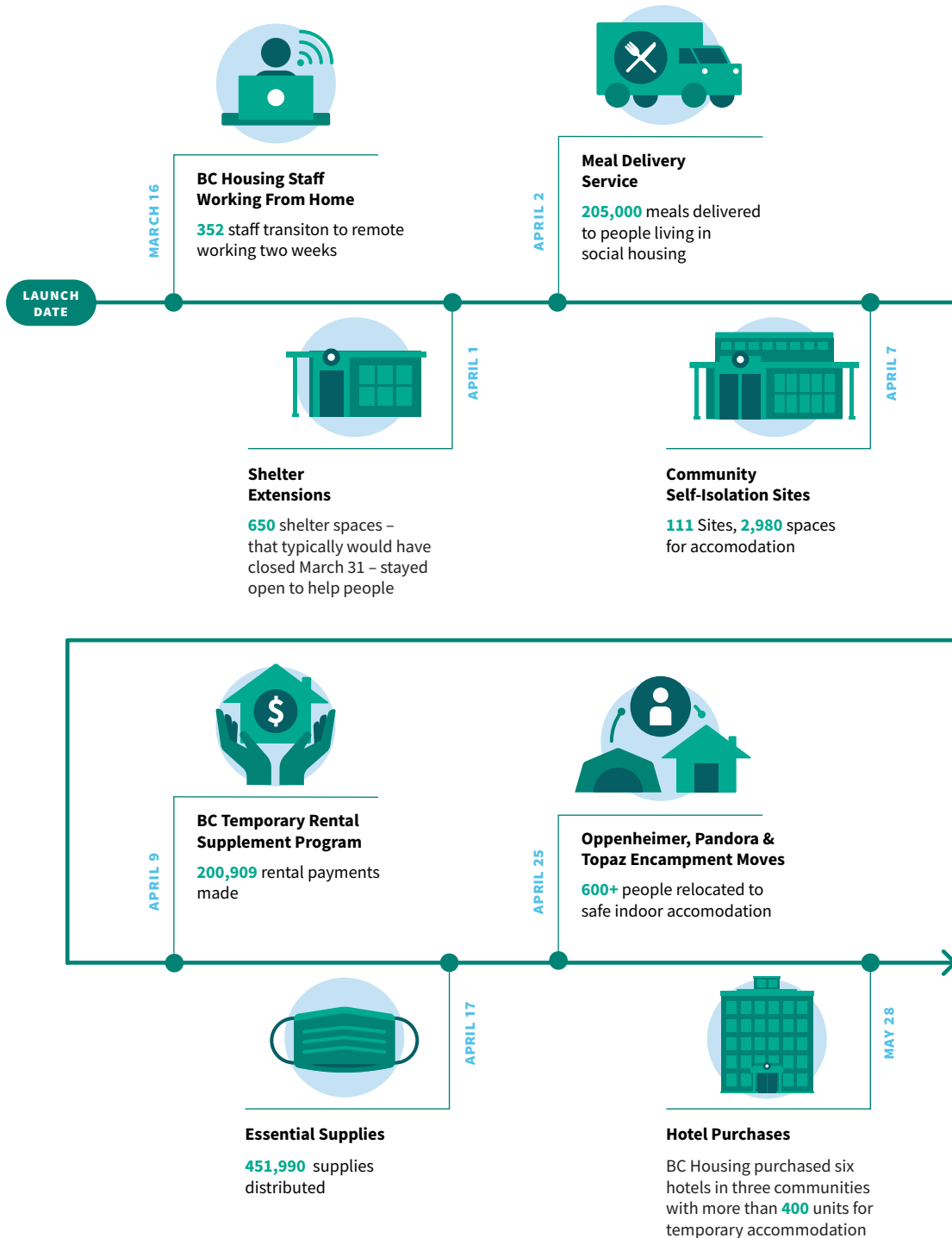
#### BC Temporary Rental Supplement (BC-TRS)

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, May and June. In those three months, 84,461 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.



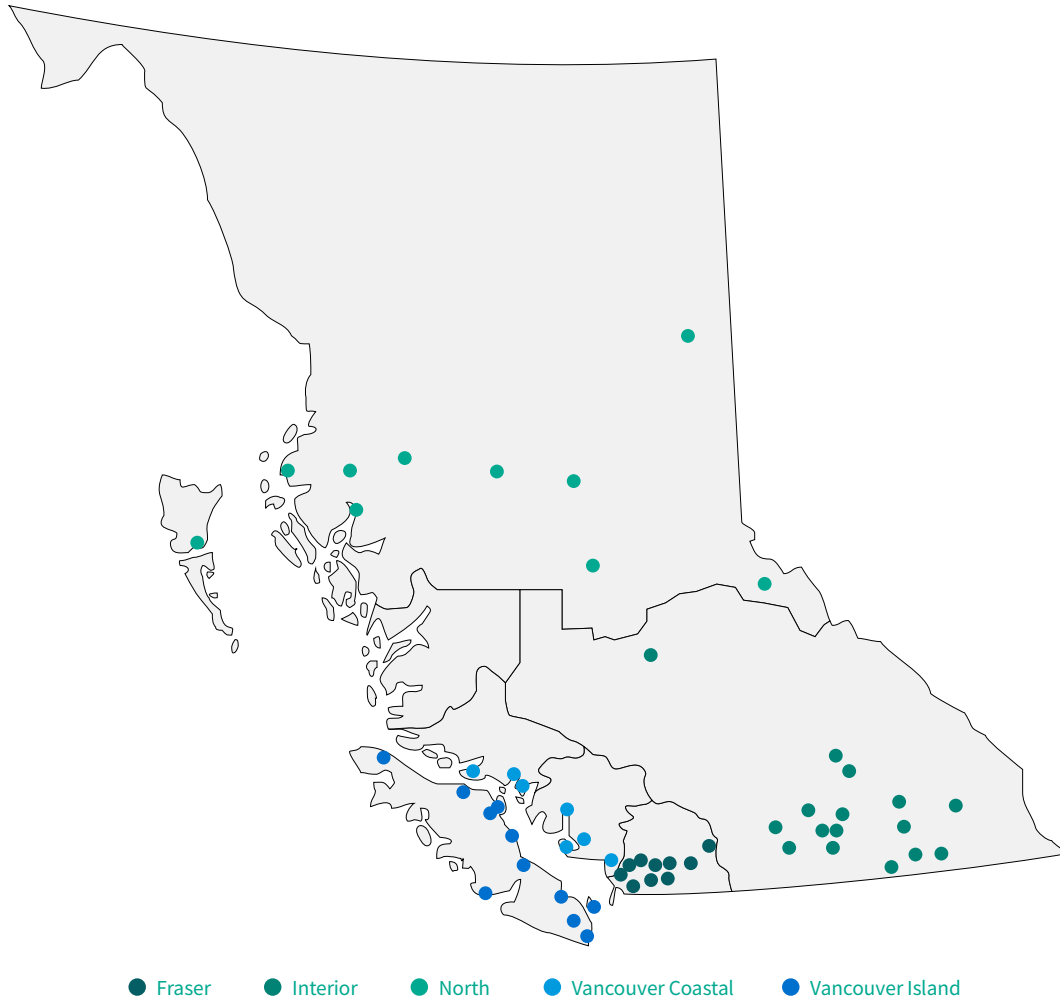
\*Due to closing dates, units are counted in Q2



# Continued: COVID-19 response

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

BC Housing secured locations where vulnerable individuals, including those who are experiencing or at risk of homelessness, would be able to recover and self-isolate. This meant an unprecedented use of hotels (called Community Self-Isolation sites) and community centres (called Emergency Response Centres). These sites are essential to preventing the spread of the virus and mitigating the demand on our healthcare system. As of June 29, 2020, BC Housing had opened 111 sites, with a total of 2,980 spaces across British Columbia.



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

### Regions

Fraser	20 sites, 558 spaces
Interior	36 sites, 755 spaces
North	14 sites, 143 spaces
Vancouver Coastal	18 sites, 851 spaces
Vancouver Island	23 sites, 673 spaces

# Continued: COVID-19 response

## Regional breakdown of isolation sites

<b>Fraser</b>	<b>20 sites, 558 spaces</b>	<b>North</b>	<b>14 sites, 143 spaces</b>
Abbotsford	3 sites, 62 spaces	Fort St. John	1 site, 10 spaces
Burnaby	1 site, 62 spaces	Kitimat	1 site, 2 spaces
Chilliwack	3 sites, 50 spaces	Masset	1 site, 2 spaces
Coquitlam	1 site, 30 spaces	Prince George	3 sites, 50 spaces
Hope	1 site, 14 spaces	Prince Rupert	2 sites, 40 spaces
Langley	1 site, 10 spaces	Quesnel	1 site, 5 spaces
Maple Ridge	2 sites, 40 space	Smithers	2 sites, 18 spaces
Mission	1 site, 7 spaces	Terrace	1 site, 10 spaces
New Westminster – Massey Complex	2 sites, 72 spaces	Venderhoof	1 site, 5 spaces
Surrey – North Surrey Rec Centre	5 sites, 211 spaces	Valemount	1 site, 1 Space
<b>Interior</b>	<b>36 sites, 755 spaces</b>	<b>Vancouver Coastal</b>	<b>18 sites, 851 spaces</b>
Castlegar	2 sites, 4 spaces	Gibsons	1 site, 2 spaces
Cranbrook	2 sites, 48 spaces	North Vancouver	1 site, 20 spaces
Grand Forks	1 site, 3 spaces	Powell River	2 sites, 18 spaces
Kamloops – Memorial Arena	5 sites, 140 spaces	Richmond – Minoru Place Activity Centre	1 site, 45 spaces
Kelowna	5 sites, 135 spaces	Sechelt	1 site, 15 spaces
Lake Country Inn	1 site, 10 spaces	Squamish – Xqu’nekw Park	3 sites, 67 spaces
Merritt	1 site, 1 space	Vancouver – Buchan Hotel, Howard Johnson Hotel	9 sites, 682 spaces
Nelson	4 sites, 55 spaces		
Penticton	5 sites, 137 spaces	<b>Vancouver Island</b>	<b>23 sites, 673 spaces</b>
Revelstoke	1 site, 2 spaces	Campbell River	2 sites, 36 spaces
Salmon Arm	2 sites, 63 spaces	Comox	1 site, 10 spaces
Trail	1 site, 3 spaces	Courtenay	2 sites, 24 spaces
Vernon – Vernon Curling & Athletic Club	4 sites, 108 spaces	Duncan	1 site, 4 spaces
West Kelowna	1 site, 40 spaces	Nanaimo – Community Services Building	4 sites, 69 spaces
Williams Lake	1 site, 6 spaces	Parksville	1 site, 16 space
		Port Hardy	1 site, 1 space
		Salt Spring Island	1 site, 6 spaces
		Ucluelet	1 site, 1 Space
		Victoria – Save-On-Foods Memorial Centre, Paul’s Motor Inn, Comfort Inn	8 sites, 505 spaces

# Continued: COVID-19 response

## Expanded shelter use

Protecting the health of vulnerable residents required that existing shelters have strong health and safety practices in place. Resources, training and supplies were provided and are continuing. Fifty shelters, encompassing 650 spaces, originally set 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 associated with the need for additional shelter spaces.

## Essential supplies & meal delivery service

BC Housing received an allocation of \$43 million for COVID-19 response to support vulnerable 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.





# 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. Below are the figures for April, May and June 2020.

### BC Temporary Rental Supplement

Total applications received	93,982
Total ineligible applications	9,251
Total confirmed eligible applications	84,461



# Continued: COVID-19 response

## BC Temporary Rental Supplement: Landlord testimonials

“

I just wanted to write to say that I am very impressed with the rental supplement program administration. We are a Vancouver landlord with over 600 residents, and many have qualified for the supplement. I have been directly involved in the administration for our company and in contact with BC Housing. It has been administered very well and whenever there was a problem (such as notifications not sent out for one of the deposit runs), your staff have been extremely helpful, respectful, and pleasant overall. I am impressed with how quickly and efficiently the program went into effect and how well it has been administered over the past few months. The contact with landlords and tenants has been very good and very fast.

”

“

As a landlord, I very much appreciate what your government has done and done quickly to help so many people. It's been very efficient for us to process and I know from 1st-hand communication, very much appreciated by tenants and landlords with mortgage payments.

”

“

I just want to thank BC Housing and the teams working on the phones for the BC-TRS. Thank you for your patience and for your hard work with our tenants in providing support. Keep up the hard work, hold onto grace, and know that we appreciate you.

”

“

The staff at the Society wanted to send a special note of thanks to you and your staff at BC Housing. The numerous issues that have arisen as a result of the COVID-19 pandemic have stretched all of us and we are grateful for all the work you have done to help find solutions for tenants and non-profit housing providers.

Over the past few months Society staff have worked with many of our tenants whose incomes were dramatically reduced as a result of the pandemic. The BC Temporary Rent Supplement program is just one example of a creative solution that BC Housing was able to pull together in short order – Thank You!

Staff at the Society of Hope have the privilege of assisting our tenants on a daily basis and we see the good effect the BC-TRS has brought to many families. We have seen tears of joy from our tenants as they have received news that BC Housing and the Society of Hope are able to offer real and effective help in their time of great need.

Please accept our thanks, and the thanks of our tenants, for all your dedicated time and energy in bringing much needed assistance during this very difficult season. We genuinely and sincerely appreciate the wonderful partnership we have with you.

”



# Continued: COVID-19 response

## BC Temporary Rental Supplement: Tenant testimonials

“

I wanted to personally reach out and say thank you for offering the rent program. I really appreciate it. I was laid off May 21st and I have been really struggling to get by. I was just approved and the \$300 really goes a long way to help me with my bills for August. Thank you, sincerely, and from the bottom of my heart.

”

“

This is simply to THANK YOU for extending the B.C. Rental Supplement. As a single parent, I'm extremely grateful for this benefit. It makes all the difference in the world! Thank you for your continued care for all British Columbians.

”

“

I wanted to extend my deepest thanks for your hard work on this program. This temporary relief makes all the difference for me. I am very grateful for the helpful communications and timely processing of my application.

”

“

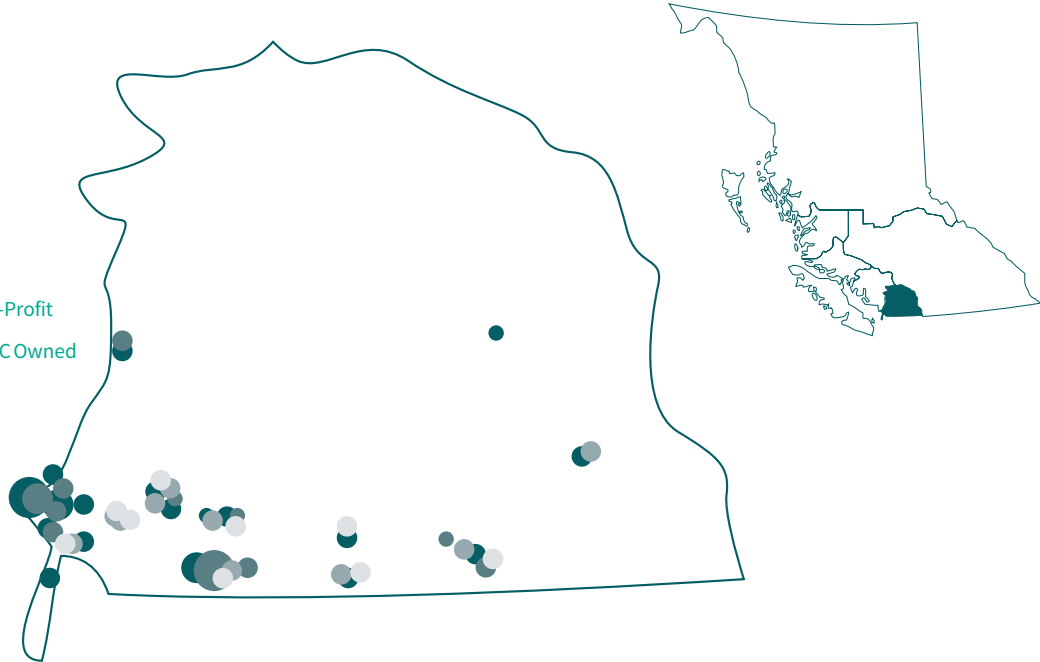
I really appreciate what BC housing allowance has done for me these last couple of months. I am a single older woman. I do not have any family to support me and I do not have my adult children to support me either. I was able to pay my bills and keep the heat on and have groceries and I wouldn't have been able to do that because my rent is over \$1200 a month and I am the only person/income. I appreciate that BC housing relief has really helped me and I just wanted to say thank you very much!

”

# 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	1,392
Low- to Moderate-Income	2,536
Middle-Income	964
<b>Total</b>	<b>4,892</b>
Project stages:	Homes
Initiated	2,095
In development	436
Under construction	1,339
Completed	1,022
<b>Total</b>	<b>4,892</b>

Total of 4,979 homes:	
BuildingBC	3,928
Capital Renewal Fund	87
HousingHub	964



## REGIONAL DETAILS

# Fraser

## new development

Community	Number of projects	Homes
Abbotsford	6	316
Burnaby	9	759
Chilliwack	4	130
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	170
Port Moody	2	61
Surrey	16	1,539
Tsawwassen	1	36
<b>Total</b>	<b>69</b>	<b>4,892</b>

The information above is for the Building BC and HousingHub programs. It includes projects in all stages of development.



# Fraser stories



## ABANDONED COMMUNITY CENTRE BECOMES SURREY'S FIRST COVID-19 EMERGENCY RESPONSE CENTRE

May 7, 2020

Surrey Urban Mission Society (SUMS) Executive Director Mike Musgrove is not what you might expect from the head of a non-profit organization. He is broad shouldered, stands taller than most, and is quick to smile. When his old office at SUMS headquarters was turned into an isolation room for suspected COVID-19 cases, he relocated atop the former ice rink that he helped convert into Surrey's first emergency response centre.

"We had nothing, not even a pen," said Mike Musgrove, Executive Director, Surrey Urban Mission.

Amid stacks of bottled water and an old toaster oven, Mike jokes that he almost had to live up there when the centre first opened.

"We didn't have enough overnight staff, so there was a real chance I would have had to sleep up here to get this place up and running," Mike says with a laugh. "But our team came together quickly and we made it work."

On April 2, 2020, BC Housing, SUMS, Fraser Health, and the City of Surrey finalized an agreement to turn the former North Surrey Recreation Centre into an Emergency Response Centre that would provide safe spaces for vulnerable people. The province, already in the grip of affordable housing and opioid crises, was now in a state of emergency brought on by the global COVID-19 coronavirus pandemic.

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



## MOTEL USED AS SUPPORTIVE LIVING DURING COVID-19

By Brian Dodd and Rachael Cormier, Hope and Area Transition Society

Twinkle-lights, throw-carpets and collections of rocks and wood pieces adorn a number of rooms at a motel in Hope, BC. The rooms are kept immaculate – inside and out – because those living in the rooms are thrilled to have a space to call their own.

"Having my own room is 1,000% better than sharing a room. I feel better, rested and safer," said one of the individuals living at the motel.

"Having my own bathroom with no limits on how long I can spend in there and having a bathtub gives me more dignity, makes me feel more peaceful and less anxious," said another resident of the motel.

These are two of 13 people temporarily living at the motel as part of an initiative to prevent the spread of COVID-19 amongst those experiencing homelessness. Prior to April 2020, these 13 people were living at the House of Hope shelter in Hope. On April 1, they moved to their new private rooms at the motel.

"In all aspects, living here compared to the shelter is 100% better," commented another one of the guests.

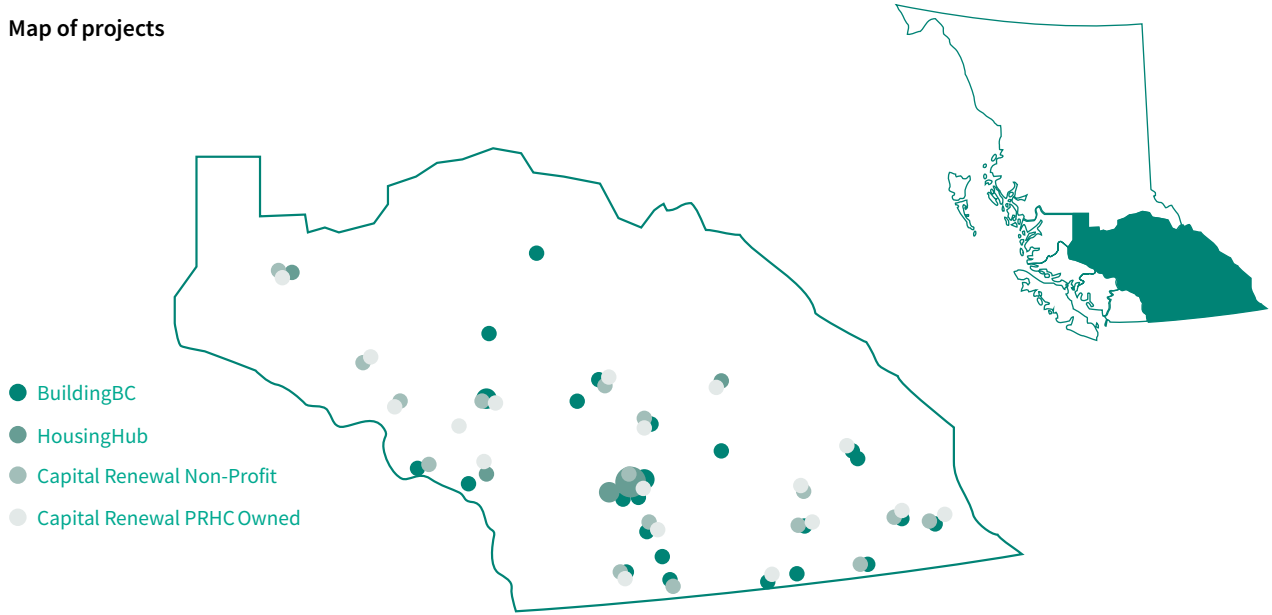
The purpose of the move was to isolate the existing guests from new guests being brought into the shelter to diminish the risk of anyone contracting COVID-19. The initiative to use hotels and motels as safe places for the homeless population during the COVID-19 pandemic is being paid for by the provincial government and organized by BC Housing. Throughout BC, roughly 3,000 isolation spaces have been secured in hotels, motels and community facilities to help vulnerable populations remain safe during the pandemic.

[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	1,001
Low- to Moderate-Income	1,231
Middle-Income	791
<b>Total</b>	<b>3,023</b>
Project stages:	Homes
Initiated	555
In development	140
Under construction	1,354
Completed	974
<b>Total</b>	<b>3,023</b>

Total of 3,079 homes:	
BuildingBC	2,232
Capital Renewal Fund	56
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	11	545
Kanaka Bar	1	20
Kelowna	15	873
Keremeos	2	59
Lower Kootenay Band	1	7
Merritt	1	115
Nakusp	1	9
Nelson	2	94
Okanagan Falls	1	26
Oliver	1	46
Penticton	2	74
Revelstoke	2	117
Salmon Arm	2	105
Sicamous	1	36
Trail	1	9
Upper Nicola Band	1	24
Vernon	9	334
West Kelowna	2	242
Westbank First Nations	1	17
Williams Lake	1	38
<b>Total</b>	<b>69</b>	<b>3,023</b>

The information above is for the Building BC and HousingHub programs. It includes projects in all stages of development.



# Interior stories



## TURNING POINTS' MY PLACE IS RESTORING LIVES AND BUILDING COMMUNITY IN VERNON

When My Place, a 56-unit supportive housing building in Vernon BC run by Turning Points Collaborative Society (TPCS), opened its doors in July 2019, the new housing immediately offered stability and security for community members experiencing homelessness in Vernon, BC.

The foundations of My Place's success were laid over two years ago. In 2018, staff began interviewing people experiencing homelessness and living in TPCS-operated bridge housing on Vernon's 33rd Street, where they worked directly with future My Place residents to learn about their needs, hopes and expectations for their future homes.

"We asked our bridge housing clients questions about their physical health, mental health, survival and communications skill and more, to learn more about what kind of support they would need in their future homes," said Shelley Kiefiuk, site Manager for My Place. "By living together at 33rd Street, future My Place residents were able to form their own community before they even got here. The process really brought people together."

It's been just over a year since My Place opened, and the positive impact of My Place for residents and the community speaks for itself. In a recent community survey of TPCS, 83 per cent of area residents and businesses surveyed said they are familiar with the concept of supportive housing, with 96 per cent stating they liked the idea. Seventy per cent of area residents and businesses surveyed said the neighbourhood has improved in the past year, and when asked, 98 per cent of local businesses said they would support having more supportive housing in the community.

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



## FINDING NEW HOPE IN A NEW HOME AT ROSETHORN HOUSE

Only open a few months, Rosethorn House, a new supportive housing building in Kamloops, is changing lives.

Rosethorn House, named by residents and staff because, when it comes to people, 'every rose has its thorn'. The 42-unit building is operated by the Canadian Mental Health Association (CMHA) an experienced non-profit housing provider with more than 27 years of experience in Kamloops.

The project was built to respond to growing homelessness in the area and to provide urgently needed long-term housing. Before moving to Rosethorn House, many residents were homeless for years, some up to 20 years. Providing housing with supports helps residents learn to have successful tenancies and thrive.

CMHA also operates Emerald Centre, next door to Rosethorn House. The 55-bed shelter offers extra cold-weather, temporary shelter spaces. Soon after Emerald Centre opened, it was clear more long-term supportive housing was needed in the area. Providing more housing options helps both residents and the larger community.

Chris Locke moved to Rosethorn House in January 2020, when the building first opened. It was his first home in three years. Before that, life was hard.

"I almost lost my leg on the street due to an infection," he said. "People called the cops on me daily because of the way I look."

Locke said he would often go hungry because he didn't have enough food.

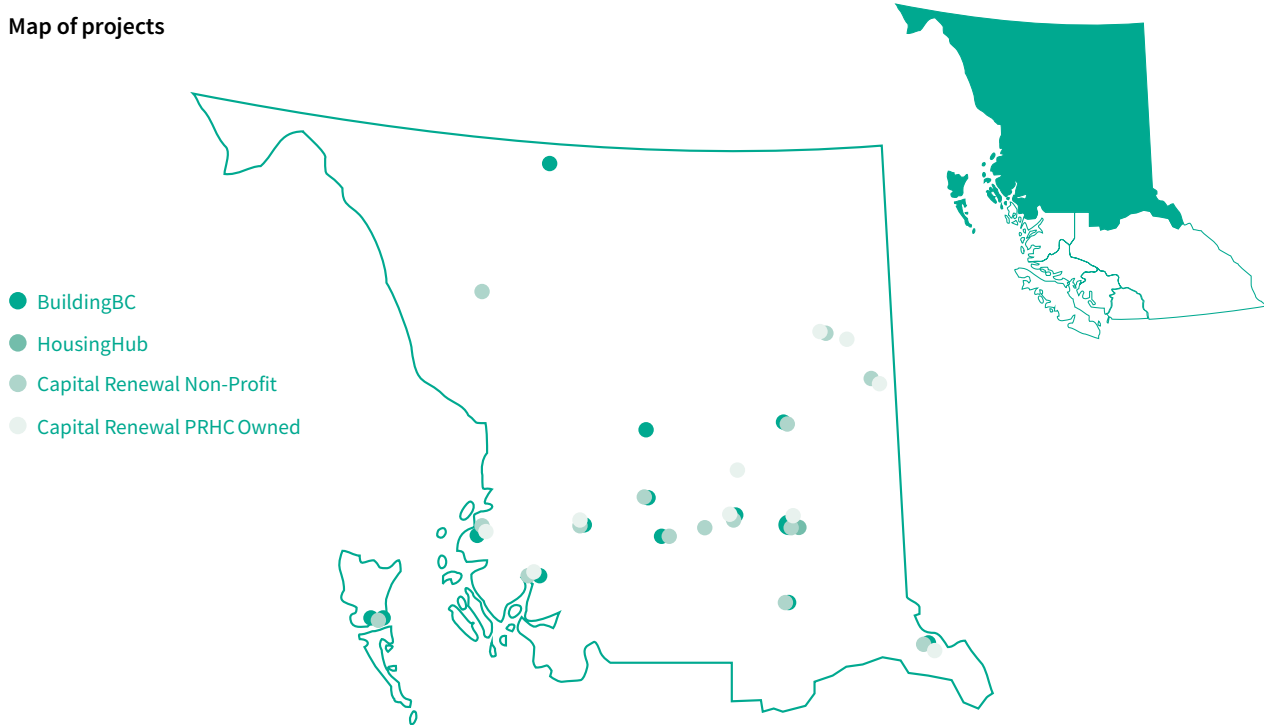
For Locke, having somewhere to call home is life-saving and real.

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



# 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	438
Low- to Moderate-Income	495
Middle-Income	6
<b>Total</b>	<b>939</b>
Project stages:	Homes
Initiated	394
In development	161
Under construction	113
Completed	271
<b>Total</b>	<b>939</b>

Total of 980 projects:	
BuildingBC	933
Capital Renewal Fund	41
HousingHub	6

# North

## new development

Community	Number of projects	Homes
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
Prince George	4	161
Prince Rupert	5	203
Queen Charlotte	2	23
Quesnel	4	127
Skidegate Nation	1	24
Smithers	3	51
Telkwa	1	12
Terrace	3	119
Valemount	2	27
Vanderhoof	2	34
Witset First Nation	1	26
<b>Total</b>	<b>37</b>	<b>939</b>

The information above is for the Building BC and HousingHub programs. It includes projects in all stages of development.



# North stories



## NEW SUPPORTIVE HOMES OFFER HOPE FOR PEOPLE IN PRINCE RUPERT

May 16, 2020

The Government of B.C., the City of Prince Rupert and North Coast Transition Society (NCTS) have partnered to purchase a building that will provide new, permanent, supportive housing for people experiencing or at risk of homelessness.

“Homelessness affects not only those experiencing it, but also the community as a whole,” said Jennifer Rice, MLA for North Coast. “We’re excited to work with our partners to convert this building into new supportive homes for people in Prince Rupert. These homes with supports will help people experiencing homelessness to regroup and recover, and the benefits will extend into the community.”

The Province, through BC Housing, has purchased the former Raffles Inn motel at 1080 3rd Ave. and will convert it into a permanent supportive housing building with up to 48 units, each with private washrooms, showers and mini kitchens. The building will include a commercial kitchen, dining and lounge areas, storage and amenity space, laundry and a medical examination room.

Once complete, this building will have the capacity for a 35-space temporary shelter or an extreme weather response shelter.

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



## PARTNERSHIP WITH LAX KW'ALAAMS BAND BRINGS NEW AFFORDABLE HOMES TO COMMUNITY

June 18, 2020

The Lax Kw'alaams Band and the Province have partnered to open eight new affordable rental homes for Indigenous Elders in the Village of Lax Kw'alaams.

“The project allows our Elders an affordable option to remain in the community thereby staying close to their families, their community and their lifestyle,” said Gary Reece, Mayor, Village of Lax Kw'alaams. “The partnership between the Province and Lax Kw'alaams is an example of how public monies can be used for the benefit of all British Columbians.”

Located at 2101 Nelson St., the single-storey complex includes two, two-bedroom and six one-bedroom units for Elders in the community. Each home has living, dining, laundry and kitchen areas. The building is wheelchair accessible and has a diesel generator to address frequent power outages. Monthly rents range from \$375 (one-bedroom) to \$570 (two-bedroom) per month.

“Everyone should have a safe, secure and affordable place to call home in their community,” said Jennifer Rice, MLA for North Coast. “It’s wonderful to see these Elders be able to move into their new homes and I’d like to thank everyone who helped make the housing a reality.”

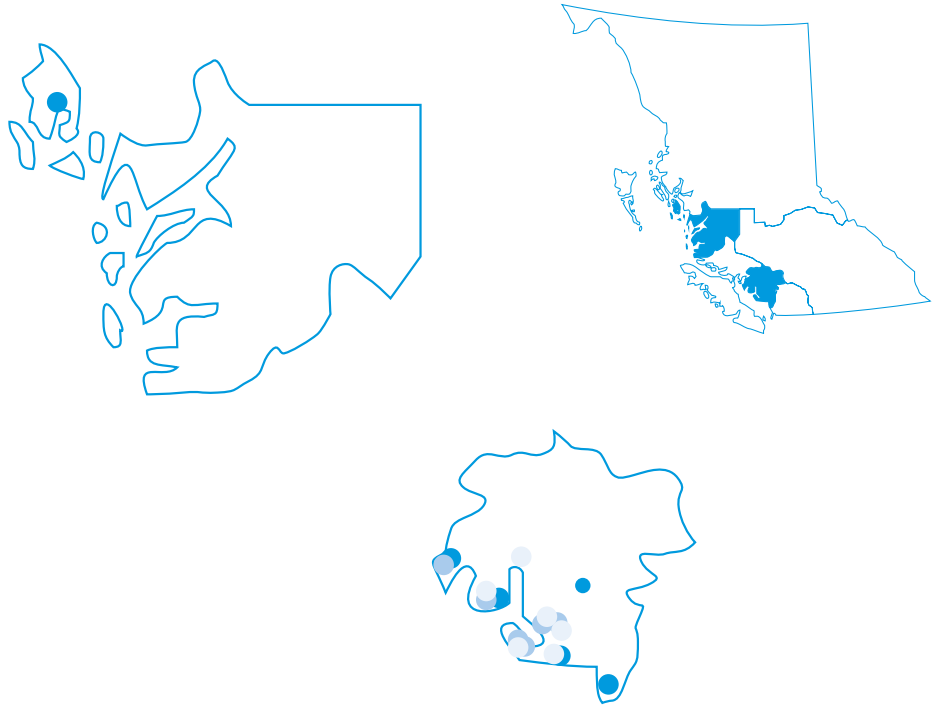
The project is on Lax Kw'alaams Band land and the Band will own and operate the homes. Residents started moving into the eight-unit building on June 1, 2020.



# 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	1,415
Low- to Moderate-Income	2,711
Middle-Income	786
<b>Total</b>	<b>4,912</b>
Project stages:	Homes
Initiated	2,044
In development	546
Under construction	985
Completed	1,319
<b>Total</b>	<b>4,912</b>

Total of 5,051 projects:	
BuildingBC	4,126
Capital Renewal Fund	131
HousingHub	786

**REGIONAL DETAILS**

# 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	339
Powell River	2	84
Richmond	3	208
Sechelt	4	213
shíshálh Nation	1	34
Squamish	3	183
Vancouver	45	3,478
West Vancouver	2	233
<b>Total</b>	<b>68</b>	<b>4,912</b>

The information above is for the Building BC and HousingHub programs. It includes projects in all stages of development.





# Vancouver Coastal stories



## NEW HOMES FOR SQUAMISH'S VULNERABLE RESIDENTS

April 20, 2020

The Government of B.C. is partnering with the District of Squamish and Squamish Helping Hands Society to provide 49 new temporary homes for people experiencing or at risk of homelessness in the community.

“The need for safe, secure housing has never been more important,” said Selina Robinson, Minister of Municipal Affairs and Housing. “This partnership with the District of Squamish and Helping Hands Society will make sure people in need have a safe place to call their own during the COVID-19 pandemic and beyond.”

Located at Xwu'nekw Park on Loggers Lane between Victoria Street and Main Street, the development will consist of repurposed modular units that can be put in place within a few weeks. The building will include self-contained bedrooms and shared washrooms. Residents will be provided with two meals a day, delivered to their rooms to support social distancing. There will be at least two staff on site at all times who will offer supports to residents, such as access to addiction and mental-health referrals.

The temporary housing is expected to open by mid-May 2020 and will be in place until the end of October when Under One Roof, a new permanent shelter and housing project, is anticipated to open on Third Avenue. Under One Roof will provide 45 new spaces, including 15 units of low-barrier dormitory housing, 15 units of transitional housing and 15 affordable homes.

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



## BUILDING DIVERSE AND AFFORDABLE HOUSING AT 1015 EAST HASTINGS

BC Housing and the Vancouver Aboriginal Friendship Centre Society (VAFCS) are partnering on a proposed housing project for people of all ages who are struggling to find a place to call home. The project is being planned for the City-owned vacant lot at 1015 East Hastings, on the territories of the x̱m̱məθḵw̱əy̱əm (Musqueam), Skwxwú7mesh (Squamish), and səliilwətaʔɫ (Tsleil-Waututh) peoples and would include:

- 80 permanent shelter beds for people and families experiencing homelessness, operated by VAFCS.
- 25 homes with supports for people who are ready to move from the shelter to more independent living.
- 85 new affordable rental homes for low-income families and individuals.
- 53 new market rental homes.

REGIONAL DETAILS

# 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	835
Low- to Moderate-Income	2,750
Middle-Income	599
<b>Total</b>	<b>4,184</b>

Project stages:	Homes
Initiated	1,380
In development	329
Under construction	1,709
Completed	766
<b>Total</b>	<b>4,184</b>

Total of 4,254 projects:

BuildingBC	2,729
Capital Renewal Fund	70
HousingHub	599
Regional Housing First Program	856



## REGIONAL DETAILS

# Vancouver Island

## new development

Community	Number of projects	Homes
Bowser	1	22
Campbell River	4	117
Colwood	3	274
Courtenay	4	145
Duncan	2	83
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	164
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	8	745
View Royal	1	152
<b>Total</b>	<b>67</b>	<b>4,184</b>

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



# Vancouver Island stories



## LUSH VALLEY FEEDS THE MOST VULNERABLE IN COMOX VALLEY

May 15, 2020

The reality of the COVID-19 pandemic descended on The Washington Apartments. Just about every tenant has a compromised immune system, or some form of physical or mental disability. Establishing safety protocols, and getting buy-in for them, was paramount.

The Washington Apartments is a low-income, market rental development owned and operated by BC Housing. There are 105 units, mostly bachelor suites, offered at low market rent (significantly less than regular rent prices).

In the early days of COVID-19, hand sanitizers were placed near entrances, exits and the elevator. Additional cleaning and disinfecting were implemented. Posters were put up about physical distancing rules and proper handwashing. The Tenant Support Worker wore a mask and gloves, and helped tenants learn about the virus and how to keep themselves safe. Then, the local Bottle Depot closed its doors and the Comox Valley Food Bank temporarily closed.

With the temporary closure of the food bank and no way for residents to supplement their income via the bottle depot, the Tenant Support Worker called LUSH Valley for help. Since 2017, LUSH has been one of the Washington Apartments' most supportive partners. They have a thorough understanding of the challenges facing the tenants around food security. LUSH Valley collaborates with diverse local partners toward a food secure future for all. Ever since the summer of 2017, LUSH has been delivering fruit and farm gleaned vegetables to The Washington residents.

On April 1, 2020, LUSH Valley began preparing and delivering 200 hot meals everyday to those in greatest need in the Comox Valley during the COVID-19 pandemic.

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



Photo of Doug Butt & Valerie Robinson by [www.darshanphotography.com](http://www.darshanphotography.com)

## CORTES ISLAND SENIORS VILLAGE

The sound of a tablesaw echoes up and over the evergreen forests of Cortes Island. Concrete spews into foundation moulds. A crane lifts a locally pre-made wooden wall and lowers it into place.

“We are ahead of schedule. Right from the get-go, I think everyone has been interested in the project on a personal level. And so, that shows in how this project is coming together,” said George Gabara, Superintendent, Kinetic Construction.

In May 2020, construction started on four 650-square foot, one-bedroom cottages on Cortes Island. The cottages will soon be affordable rental homes for seniors.

“The new cottages are really sweet,” said Sandra Wood, Housing Project Coordinator, Cortes Island Seniors Society. “They’re small, cozy, and sharing a courtyard garden with our existing six cottages.”

The Cortes Island Seniors Village provides accessible homes for low- to moderate-income seniors. Located at 951 Beasley Road, the housing project consists of one-level, wood framed cottages. Six are already in place. The two new cabins and a new duplex mean four more seniors will soon have a place to call home.

“I have been happier here than anywhere I have lived for the last 30 years. My visitors from home and abroad take back ideas from the Cortes Seniors Village. It’s a little paradise for us elderly,” said Valerie Robinson, a current resident.

[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 also 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 may provide housing providers with operating subsidies to offset their cost of assuming a mortgage. 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. Further, \$7.29 million of capital funding 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 will allow opportunities for partnerships with non-profits, private developers, faith groups, property owners, and 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 will provide an opportunity for households to access market ownership housing by providing interim construction financing at reduced rates and leveraging land and other contributions from project partners. This allows units to be made available 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 will be 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 projects through this program will be operated by non-profit providers serving women and children experiencing or at risk of violence. This program addresses the gaps in service along the spectrum of safe homes, transition houses, and independent 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 which are in the City of Vancouver. The program will have a duration of 2 years (2017/18 to 2019/20) and will include the provision of support services of \$170 million 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 the ARH program, 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 that are 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 the PIAH Program, 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 the MHH program 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, which will 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 in 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** – In March 2014, the Province of British Columbia and the Government of Canada signed this \$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 matching will be invested in PRHC-owned affordable housing, improving and increasing housing options for British Columbians.
- **Group Homes** – BC Housing provides administration and property management support for group homes owned by 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.

### 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 and 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.