

**BC HOUSING
BRIEFING NOTE**

TOPIC: PROJECTS IN DEVELOPMENT AND UNDER CONSTRUCTION

INTRO

- As of March 31, 2017, more than 6,700 units are in development or under construction across the province through a range of programs.
- In 2016/17, four new funding programs were announced: the Provincial Investment in Affordable Housing (PIAH), Investment in Housing Innovation (IHI), Social Infrastructure Fund (SIF), and Mental Health Housing (MHH).

CURRENT FUNDING PROGRAMS

Provincial Investment in Affordable Housing (PIAH)

- In February 2016, the Province announced \$355 million to construct and renovate more than 2,000 social housing units across the province under the Provincial Investment in Affordable Housing (PIAH) program.
- Approximately \$50 million of this investment has been earmarked for Aboriginal housing.

Investment in Housing Innovation (IHI)

- In September 2016, the Province announced its commitment to fund \$500 million to create almost 2,900 new units of housing under the Investment in Housing Innovation (IHI).
- These projects will be non-profit owned and operated. From the \$500 million investment, \$300 million was granted to non-profit housing providers in 2016/17 towards the capital costs of the projects and \$200 million will be used as a revolving fund to provide construction financing of these projects over the construction period.

Social Infrastructure Funding (SIF)

- In June 2016, the provincial and federal governments announced the 2016 Social Infrastructure Fund (SIF) Agreement under the Agreement for Investment in Affordable Housing (IAH) to improve the quality and increase the supply of affordable rental housing in the province.
- Under this agreement, the federal government will contribute \$150 million and the Province will contribute \$63 million over two years (April 1, 2016 to March 31, 2018).

Mental Health Housing (MHH)

- The Province committed \$65 million (\$50 million in 2016/17 and \$15 million in 2017/18) to fund the purchase and renovation of 364 units of affordable rental housing for low to moderate income individuals with mental health or substance use issues across the province.
- The 18 projects will be operated by non-profit housing societies.

CURRENT FINANCING PROGRAM

Community Partnership Initiatives

- The Community Partnership Initiatives (CPI) program provides interim construction financing and/or arranges long-term financing for eligible partners to create affordable housing developments that do not need ongoing operating subsidies.
- Through CPI, BC Housing is able to provide financing with favourable rates as well as advice and referrals to partnership opportunities.

PROJECTS IN DEVELOPMENT OR UNDER CONSTRUCTION

- The projects in the chart below are funded and/or financed under different programs, including the following: the Provincial Investment in Affordable Housing (PIAH), Investment in Housing Innovation (IHI), Social Infrastructure Fund (SIF), Mental Health Housing (MHH) and Community Partnership Initiatives (CPI).
- See Appendix for a list of projects in development or under construction.

Project Status	# of Projects	Units	Project Funding		
			Provincial Funding	Federal Grants	Total Capital Budget
In development	75	3,990	\$356,666,000	\$14,004,000	\$1,050,766,000
Under construction	62	2,699	\$129,008,000	\$42,087,000	\$597,528,000
Total	137	6,689	\$485,674,000	\$56,091,000	\$1,648,294,000

Note: snapshot as of March 31, 2017

APPENDIX:

Projects in Development or Under Construction as of March 31, 2017

Region	Project Name	Community	Clients Served	Units
Fraser	11907-228th Street	Maple Ridge	Low Income Families	84
	11907-228th Street	Maple Ridge	Low Income Seniors	10
	1801 Eighth Avenue	New Westminster	Special Needs	6
	s.13,s.17			
	46123 & 46135 Princess	Chilliwack	Low Income Families	35
	s.13,s.17			
	7561 140th Street, Surrey (Phase 1)	Surrey	Low Income Families	19
	845 Royal Ave. Westminster	New Westminster	Low Income Families	4
	Burnaby Lodge	Burnaby	Low Income Seniors	100
	Cedar Place Redevelopment Phase 1	Burnaby	Low Income Families	90
	Cedar Place Redevelopment Phase 2	Burnaby	Low Income Seniors	91
	Delta Transition House	Delta	Special Needs	8
	Fair Haven	Burnaby	Low Income Seniors	145
	George Derby Centre (Derby Manor)	Burnaby	Low Income Seniors	122
	Habitat of Fraser Valley	Mission	Low Income Families	4
	Highland Farm Housing	Surrey	Homeless Shelters	12
	Langley Hospice Residence	Langley	Special Needs	15
	Langley Supportive Housing	Langley	Homeless Housed	49
	MPA Surrey	Surrey	Special Needs	8
	Mamele'awt Qweesome Housing Society	Abbotsford	Low Income Families	60
	The Waterstone	Chilliwack	Low Income Families	80
	s.13,s.17			
	YWCA Como Lake Mews	Coquitlam	Low Income Families	7
			Total for Fraser	1,059
Interior	1250 TransCanada Hwy, Kamloops (Maverick)	Kamloops	Homeless Housed	43
	1706 Main St., Penticton (Super 8)	Penticton	Homeless Housed	54
	Margaret's Landing	Kelowna	Low Income Families	48
	200 Trans Canada Hwy	Salmon Arm	Low Income Seniors	62
s.13,s.17				

#7 – Projects In Development and Under Construction

Region	Project Name	Community	Clients Served	Units
	s.13,s.17			
	708 Granville Avenue	Enderby	Frail Seniors	33
	709 Hume St.	Slocan	Low Income Seniors	12
	815 7th Ave	Keremeos	Special Needs	16
	Apple Valley Building III	Kelowna	Low Income Seniors	47
	Clinton Supportive Seniors	Clinton	Low Income Seniors	10
	Endicott Centre	Creston	Special Needs	9
	Fountain Motel	Kamloops	Homeless Housed	15
	Fountain Motel	Kamloops	Special Needs	10
	s.13,s.17			
	Grand Forks Boundary Women's Transition House Replacement	Grand Forks	Special Needs	6
	Yellowhead Community Services Society	Clearwater	Low Income Families	26
	s.13,s.17			
	Mountain View Manor	Keremeos	Low Income Seniors	8
	Okanagan Falls /Veterans Way - Willow St	Okanagan Falls	Low Income Seniors	35
	Psalm 23 Training Centre	Clinton	Special Needs	7
	s.13,s.17			
			Total for Interior	803
Northern	s.13,s.17			
	1811 Spruce Street	Prince George	Low Income Seniors	27
	1915 3rd Ave.(Economy Inn)	Prince George	Low Income Families	30
	s.13,s.17			
	255 McNaughton Ave	Quesnel	Low Income Seniors	30
	2820 - 2880 15th Avenue	Prince George	Low Income Families	35
	395 Elliott Street	Quesnel	Homeless Housed	30
	s.13,s.17			

#7 – Projects In Development and Under Construction

Region	Project Name	Community	Clients Served	Units
	Dik Tiq Housing s.13,s.17	Smithers	Special Needs	19
	Stuart Lake Co-op Housing s.13,s.17	Fort St. James	Low Income Seniors	16
			Total for Northern	482
Vancouver Coastal	12040 Horseshoe Way	Richmond	Homeless Shelters	30
	124 Powell St	Vancouver	Low Income Families	21
	1310 Cloudburst Drive s.13,s.17	Whistler	Low Income Families	27
	3175 Riverwalk Ave	Vancouver	Low Income Families	109
	33 to 41 Hastings St E	Vancouver	Below Market Rental	78
	33 to 41 Hastings St E	Vancouver	Homeless Housed	52
	33 to 41 Hastings St E s.13,s.17	Vancouver	Low Income Families	68
	375 East Pender/485 Dunlevy s.13,s.17	Vancouver	Frail Seniors	32
	453 Powell St	Vancouver	Low Income Seniors	12
	7600 Alderbridge Way	Richmond	Low Income Seniors	220
	8111 Granville Avenue	Richmond	Low Income Families	129
	835-837 E. Hastings St	Vancouver	Low Income Seniors	35
	Cadence Richmond	Richmond	Low Income Families	15
	Cause We Care House	Vancouver	Low Income Families	21
	Community Housing Land Trust	Vancouver	Low Income Families	358

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Region	Project Name	Community	Clients Served	Units
Vancouver Island	s.13,s.17			
	Habitat Affordable Rental Housing (Ash)	Richmond	Low Income Families	12
	Kingsley Estates	Richmond	Low Income Families	12
	s.13,s.17			
	New Centerpoint	Squamish	Low Income Families	17
	New Centrepoint	Squamish	Low Income Families	15
	s.13,s.17			
	Pathways Clubhouse	Richmond	Special Needs	94
	Roddan Lodge	Vancouver	Low Income Seniors	222
	Squamish Manor	Squamish	Low Income Seniors	232
	Stanley New Fountain Hotel	Vancouver	Homeless Housed	80
	s.13,s.17			
	YWCA - St.George Ave / Chard Development	North Vancouver	Low Income Families	14
	s.13,s.17			
	YWCA CentreView	North Vancouver	Low Income Families	9
	YWCA Pacific Spirit Terrace	Vancouver	Low Income Families	31
			Total for Vancouver Coastal	3,124
Vancouver Island	10 Buttertubs Dr	Nanaimo	Frail Seniors	50
	s.13,s.17			
	324 Goldstream Ave	Colwood	Low Income Families	103
	s.13,s.17			
	3816 Carey Rd	Saanich	Low Income Families	73
	616 Goldstream Ave	Langford	Low Income Families	73
	7247 West Saanich Rd	Brentwood Bay	Low Income Families	40
Vancouver Island	Alberni Low Energy	Port Alberni	Low Income Families	11
	Bowen Road, Nanaimo	Nanaimo	Low Income Families	25

#7 – Projects In Development and
Under Construction

Region	Project Name	Community	Clients Served	Units
	Campbell River Head Injury	Campbell River	Special Needs	29
	Eden Gardens s.13,s.17	Nanaimo	Frail Seniors	130
	Knox Vision	Sooke	Low Income Families	41
	M'akola Braidwood Rd	Courtenay	Homeless Housed	35
	Mount Benson Seniors	Nanaimo	Frail Seniors	57
	Nanaimo Community Living s.13,s.17	Nanaimo	Frail Seniors	28
	Siem Lelum House Phase II s.13,s.17	Victoria	Low Income Families	15
	The Aranza	Sidney	Low Income Families	56
	The Azzurro s.13,s.17	Victoria	Low Income Families	65
			Total for Vancouver Island	1,221
Total				6,689