Meeting Housing Needs in BC - Challenges and Best Practices

Presentation to Austin, Texas

A Housing Strategy for British Columbia

October 6, 2008
VANCOUVER COASTAL REGION
- Total number of households: 380,770
- Households spending > 50% of their income on rent: 23,000
- Households assisted through subsidized housing: 32,430

FRASER REGION
- Total number of households: 472,485
- Households spending > 50% of their income on rent: 19,200
- Households assisted through subsidized housing: 26,010

INTERIOR
- Total number of households: 291,125
- Households spending > 50% of their income on rent: 12,000
- Households assisted through subsidized housing: 17,120

NORTH
- Total number of households: 93,055
- Households spending > 50% of their income on rent: 4,000
- Households assisted through subsidized housing: 8,340

VANCOUVER ISLAND
- Total number of households: 225,850
- Households spending > 50% of their income on rent: 11,000
- Households assisted through subsidized housing: 14,770

---

1 Based on 2001 Census data (Note: 2006 Census data is not yet available.)
The Housing Continuum

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

<table>
<thead>
<tr>
<th>Dependent</th>
<th>Government-Assisted Housing</th>
<th>Independent</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Accounts for almost 6% of the province’s total housing stock)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>High Level Support Services</td>
<td>Moderate Level Support Services</td>
<td>Low Level Support Services</td>
</tr>
<tr>
<td>Emergency Shelter &amp; Housing for the Homeless</td>
<td>Transitional, Supported &amp; Assisted Living</td>
<td>Independent Social Housing</td>
</tr>
<tr>
<td>Rent Assistance in the Private Market</td>
<td>Private Market Rentals</td>
<td>Home Ownership</td>
</tr>
</tbody>
</table>

3,680 homeless individuals assisted including:
- 1,190 homeless potentially served nightly in shelters
- 2,490 homeless housed

17,460 individuals assisted including:
- 14,420 people with special needs
- 3,040 frail seniors*

43,760 households assisted including:
- 29,890 low income seniors
- 17,350 low-income families
- 2,530 Aboriginal families and individuals

19,020 households assisted (primarily seniors)

*This includes approximately 1,380 seniors receiving assistance under ILBC living in the private market.
Housing Matters - 6 Key Strategies

1. The homeless have access to stable housing with integrated support services
2. B.C.’s most vulnerable citizens receive priority for assistance
3. Aboriginal housing need is addressed
4. Low-income households have improved access to affordable rental housing
5. Homeownership is supported as an avenue to self-sufficiency
6. B.C.’s housing and building regulatory system is safe, stable and efficient
BC Housing is a crown agency with autonomy to:

- Administer housing programs and services
- Manage existing public housing stock and group homes
- Facilitate new supply of affordable housing
- Finance affordable housing
### BC Housing - Development Initiatives

- **Supportive Seniors Housing**
- **Independent Living BC**
- **Provincial Homelessness Initiative**
- **Aboriginal Housing Initiative**
- **Pre-Development Funding**
- **Housing Endowment Fund**
- **Memorandum of Understanding**
Challenges - Aboriginal Housing

- 292 units - $50.9 million Aboriginal Housing Initiative
- Helping Aboriginal authorities build capacity to manage 2,300 housing units for Aboriginal people living off reserve
- Providing funding support for Elders Lodges
- $500,000 for Aboriginal Homeless Outreach Program
Challenges - Family Housing

Priorities:

- Homeless
- Hard to House
- Mental Illness
- Addictions
- Frail Elderly
- Aboriginal
Best Practice - Partnership Model

Private/Voluntary Sector
Design, Build, Own and Provide Equity

Health Authorities
Personal Care, Supports

Local Government
Zoning, Planning and Provide Equity

Provincial Government
Facilitation/Coordination, Financing and Rental Assistance

Community Based Housing Delivery

Federal Government
Capital Grants
Best Practice - Society Led Housing

- Close to community - not perceived as government
- Uses local knowledge to enhance project
- Willing to contribute financially
- Takes on development risk
- Provides a greater diversity of housing
- Supported by a professional association
- Creates pressure for political support for affordable housing
- Musters community support
## Best Practice - Memorandum of Understanding

<table>
<thead>
<tr>
<th>Municipalities</th>
<th>Province</th>
</tr>
</thead>
<tbody>
<tr>
<td>➢ Land</td>
<td>➢ Pre-Development Funds</td>
</tr>
<tr>
<td>➢ Fee Waivers</td>
<td>➢ Co-ordination</td>
</tr>
<tr>
<td>➢ Tax Exemptions</td>
<td>➢ 24/7 staff</td>
</tr>
<tr>
<td>➢ Expedited Processes</td>
<td>➢ Non-Profit Providers</td>
</tr>
</tbody>
</table>

**Support**
HEF established by the Province of B.C. with a $250 million capital endowment

Annual investment revenue of approximately $10 million is allocated on an ongoing basis to encourage new ideas and support innovative housing solutions for British Columbians most in need.
Who to Contact

Karen Cooper
Director, Program Implementation
BC Housing
604 454 5426
kcooper@bchousing.org