



# BC Non-Profit Housing Association

BCNPHA and the  
Non-Profit Housing  
sector in British  
Columbia



Presentation to the Austin Chamber of  
Commerce  
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[www.bcnpha.ca](http://www.bcnpha.ca)



# British Columbia Non-Profit Housing Association

- The provincial Association providing leadership, support and advocacy to non-profit housing service providers across British Columbia
- Incorporated in 1993 to give a unified voice to, and increase the standards of, the non-profit housing sector
- Represents the interests of non-profit housing societies to all levels of government and the public

BCNPHA leads and supports providers of non-profit housing through extensive educational opportunities, cost-saving programs, research, and advocacy.



# BCNPHA Values

- Affordable, secure, well-maintained housing is fundamental to individual and community health
- Everyone deserves access to suitable housing, regardless of race, religion, socio-economic circumstances, sexual orientation, age, or ability



# BCNPHA Vision

1. All households in BC have access to safe, secure, and affordable housing
2. All non-profit housing providers that are members of the Association consistently achieve excellence as defined by best practices.
3. All non-profit housing providers that are members of the Association provide safe, secure, and affordable housing to their tenants
4. The public, private, and non-profit sectors work respectfully together towards developing and maintaining safe, secure, and affordable housing



# Member Services Department

- Create opportunities that assist members to improve the financial viability and sustainability of the non-profit housing sector
- Increase the financial self-sufficiency of the Association through revenue generation



# Research Department

## Strategy Objectives

- Work with others to identify key areas of research important to BCNPHA and other agencies working towards greater housing affordability in BC;
- Increase research partnerships and strategic collaborations among non-profits, community-based researchers, academic researchers, and government agencies;



# BCNPHA Research Priority Areas

1. Housing and conceptual change
2. Growing sectoral capacity
3. Strategies for new and redevelopment
4. Green and sustainable housing
5. Impacts of affordable housing
6. Health and housing
7. Housing and human rights



# Education & Consulting Department

- Courses designed specifically for non-profit housing providers
- Current information on relevant legislation, regulations, and programs
- Competitively priced fees and BCNPFA member discounted rates





# Society for Affordable Housing Education, Awareness and Development

AHEAD strives to increase awareness and understanding of homelessness and housing alternatives, facilitate innovation, and promote standards of excellence through the provision of education, training, and networking opportunities to non-profit housing providers, community officials and organizations, low income tenants and applicants, and the general public.



# AHEAD

Goals for 2008 - 2011

1. Strengthen community responsibility for housing
2. Build skills for housing development and delivery, within the non-profit housing sector and at the community level
3. Build management and leadership skills within the sector
4. Enhance financial sustainability within the sector



# Who Are BCNPHA Members?

- Non-profit housing societies who provide secure, affordable options to members of their communities unable to find affordable housing on the private market
- Serve a variety of tenants, including low-income families, Aboriginal people, seniors, people with mental illnesses, people with physical disabilities, women fleeing violence, and people at-risk of homelessness





# BCNPHA Members

- Non-profit societies who work at the grassroots level to house vulnerable persons and connect them with health and social services
- Are providers of a myriad of services and programs which benefit the entire community in which they operate
- Make a key contribution to the supply of affordable, safe, and secure housing and help promote the growth of stable, healthy communities



# Sectoral Challenges

- Growing demand for affordable housing
- Dwindling supply of affordable market rental and ownership housing
- Inordinate increase in the costs of living and housing
- Declining financial support for the development of new social housing
- Complexity in retention and recruitment of human resources
- High maintenance costs for aging housing stock
- Inadequate capital asset planning
- Imminent expiration of operating agreements and subsequent withdrawal of subsidies



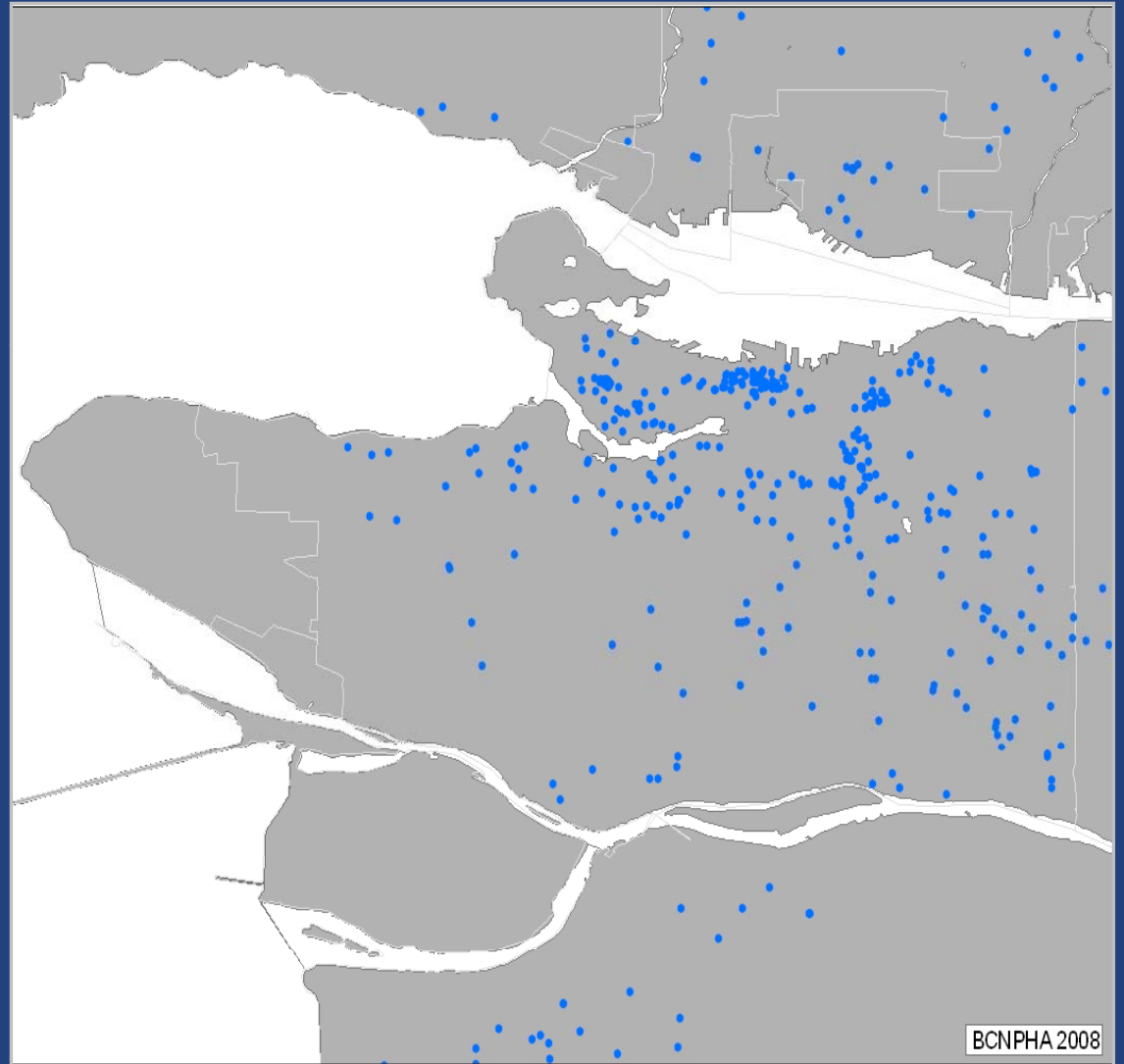
# Non-Profit Housing in B.C.

- 2007 population: 4,380,256 persons
- Approximately 587 non-profit housing societies across British Columbia
- These societies operate approximately 50,000 units of long-term, affordable housing (excluding emergency or transition housing, and rent supplements, and co-operative housing)



# Non-Profit Housing in Greater Vancouver

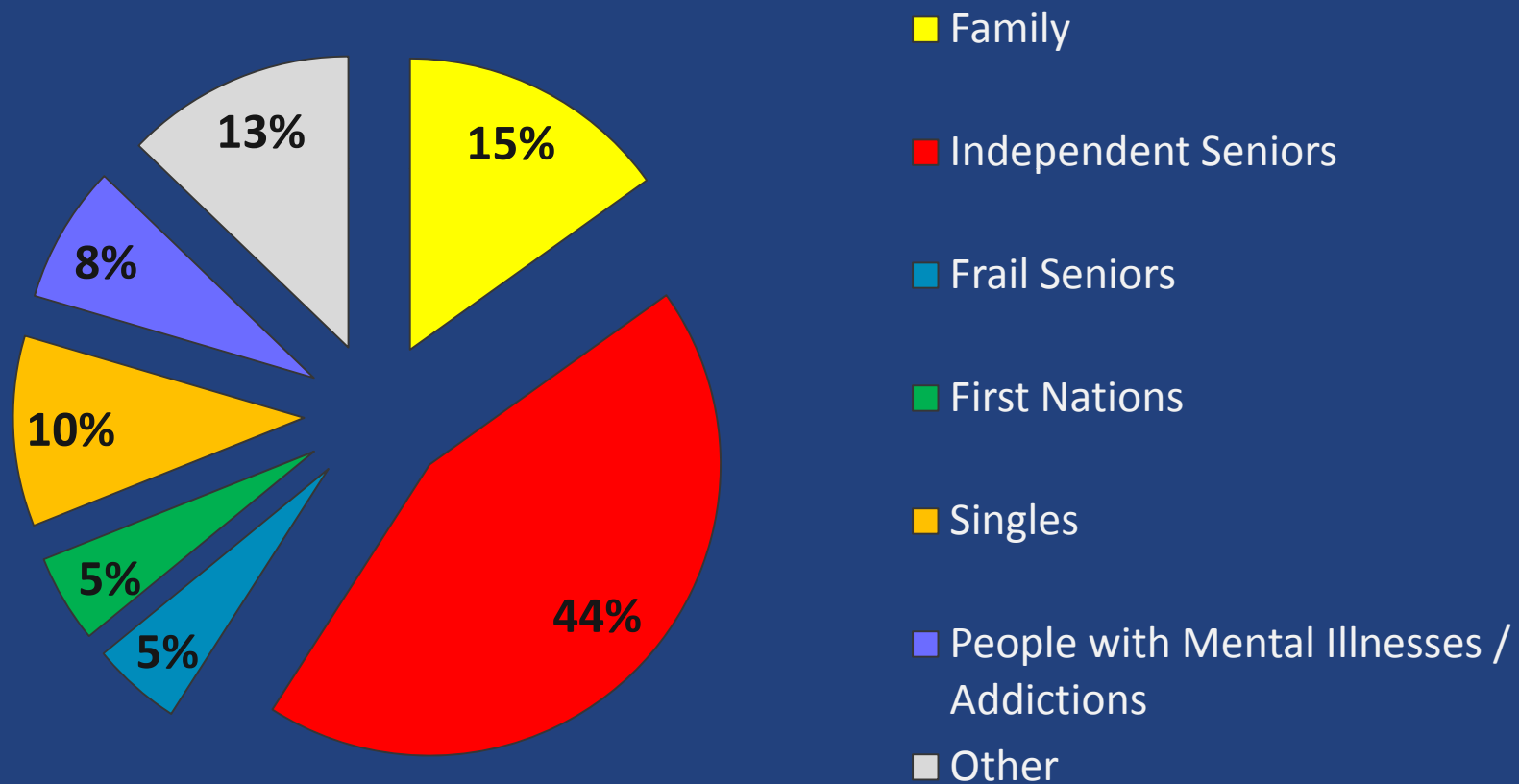
- 14% of the provincial population
- 34% of the provincial non-profit housing stock





# Non-Profit Housing in Vancouver – who is being housed?

## Unit Breakdown by Tenant Type







# Non-Profit Housing in Vancouver

Portfolio Size	Number of Societies	Percent of Total
1 building	83	66.9%
2 – 5 buildings	27	21.8%
6 – 9 buildings	5	4.0%
10 or more buildings	9	7.3%

- 33% of Vancouver non-profits own their land

Non-Profit Size	Average Land Assets
Small	\$4 million
Medium	\$8 million
Large	\$37.5 million



# Case study Society

- Operate 15 buildings in Vancouver for Aboriginal individuals and families
- Also operate a resource and learning centre



- A total of 568 units in multi-storey apartments
- Majority constructed during late 1980s and operate under government funding



# Case study Society

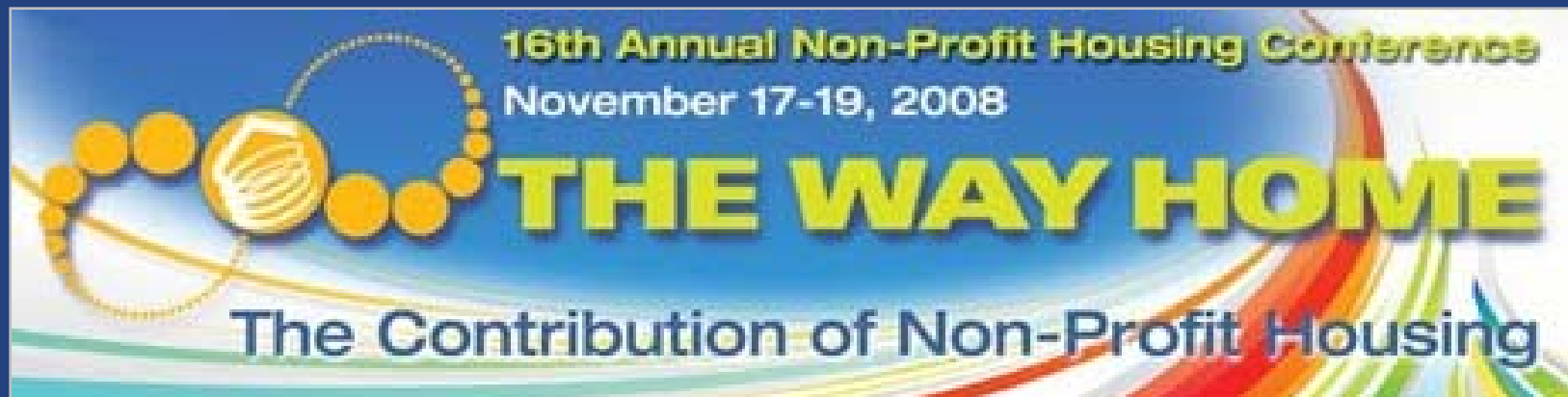
- After-school program for urban Native children
- Resource and learning centre providing full employment services, counseling, computer literacy training and access to cultural preservation and personal development activities
- Elder initiative offers ongoing support for shopping, light housekeeping, and conversation
- Youth and elder connection program
- Women's services



# Summary

- Our members are committed to providing excellent service and affordable housing options to British Columbia's residents
- To do so requires working collaboratively with the public and private sector towards developing and maintaining safe, secure, and affordable housing – through partnerships every obstacle can be overcome

# THANK YOU!



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