



## STAFF REPORT

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**DATE:** September 6, 2023

**FILE:** 0540-04 Board

**TO:** Chair and Directors,  
Regional Board

**FROM:** David Leitch  
Chief Administrative Officer

**RE:** **BC HOUSING COMMUNITY HOUSING FUND**

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### **PURPOSE**

To provide an overview of the BC Housing Community Housing Fund.

### **EXECUTIVE SUMMARY**

BC Housing recently announced a Request for Proposals (RFP) for the Community Housing Fund (CHF). This fund is a \$3.3 billion investment to build more than 20,000 affordable rental homes for people with moderate and low incomes by 2031-2032. The CHF is intended to develop affordable rental housing for families, independent seniors, and individuals. Applications are open to non-profit, co-operative and municipal housing providers who have begun the planning process. The CHF will fund capital granting on a per unit basis, interim construction financing and a yearly operating subsidy.

Submissions are due by November 17, 2023 with a second opportunity anticipated for fiscal year 2024-2025. Applicants are encouraged to start planning for this round by having conversations with partners early, including BC Housing. Non-profit and cooperative housing providers are encouraged to apply directly to the fund for projects that are not already funded by BC Housing.

The SRD is not currently eligible to submit a proposal to this fund, as it is currently not a housing provider. Staff will continue working with BC Housing and potential partners to plan a submission for a future intake should the establishment of an SRD housing service be successful.

### **RECOMMENDATION**

THAT the report from the Chief Administrative Officer be received.

Respectfully:

  
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David Leitch  
Chief Administrative Officer

**BACKGROUND**

As stated in the Fact Sheet for this program, “The Province of BC created the Community Housing Fund (CHF) in 2018. This fund is a \$3.3 billion investment to build more than 20,000 affordable rental homes for people with moderate and low incomes by 2031-2032. Approximately 9,000 of these homes are already underway or slotted for development across the province.”

Eligibility for the CHF requires that:

- The primary applicant must be a non-profit society, housing co-op or municipal housing provider. However, public/private partnerships are allowable if they work with one of these groups.
- The applicant must have mortgageable interest in the land.
- Stacking funds or cross subsidies from other BC Housing programs is not permitted.
- The project must reflect the correct ratio of rents and income eligibility (see figure 1.1 BC Housing Rental Mix).

The CHF investment includes affordable rental housing, but it does not include supportive services or residential care components. For any given development, the rental mix must be made up of 30% Market Rent Units, 50% Rent Geared to Income (RGI) and 20% RGI Deep Subsidy. See figure 1.1 for more information on rental categories.

Rent Category	Program Requirement	Rent Amount	Resident Selection	Tenant Income Eligibility	Proof of Eligibility
Market Rent Unit	30% of Units	Initial market rent approved by BC Housing. Market rents must be maintained at or above the CMHC Average Market Rent.	Operator selects the market tenants (Option to use the <a href="#">Housing Registry</a> .)	Eligible applicants must meet current <a href="#">low-and moderate income limits</a> . For 2023, this means applicants must make between \$82,310 to \$128,810 to apply.	Proof of income is required at move in only.
Rent Geared to Income (RGI)	50% of Units	Varies based on RGI <a href="#">Rent Scale</a>	The operator selects the residents, and applicants must be selected from the Housing Registry.  The Housing Registry is a centralized database of applicant information to non-profit and co-operative providers of affordable housing.	Tenants with an income below the applicable <a href="#">Housing Income Limits (HILs)</a> will be selected from The Housing Registry.	Proof of Income and Assets required annually.
RGI Deep Subsidy	20% of Units			Residents with an income below the <a href="#">Deep Subsidy Income Limits</a> , as established by BC Housing, selected from the Housing Registry.	Proof of Income and Assets required annually.

Figure 1.1 BC Housing Rental Mix, Community Housing Fund Fact Sheet

**LEGAL IMPLICATIONS**

There are no legal implications at this time.

**FINANCIAL IMPLICATIONS**

There are no financial implications at this time. If the Board were to choose to proceed with an application to the CHF and it were successful, this would require subsequent financial planning and funding distribution.

**CITIZEN PUBLIC/RELATIONS IMPLICATIONS**

There are no citizen/public relations implications currently. Should the Board proceed with planning for application to the CHF during this round or in future rounds, community partnerships and/or formal MOU’s may be required.

**INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

There are no interdepartmental implications currently. An application to the CHF would involve multiple departments.

**Prepared by:** *Madison Stewart, Community Health Network Coordinator*

Attachment: *BC Housing Community Housing Fund RFP Fact Sheet*

# About the Community Housing Fund

The Province of British Columbia created the Community Housing Fund (CHF) in 2018. This fund is a \$3.3-billion investment to build more than 20,000 affordable rental homes for people with moderate and low incomes by 2031-32. Approximately 9,000 of these homes are open or underway across the province.

The CHF has received funds for an extra 6,000 new homes for families and seniors. Over the next four years, the plan is to issue more CHF proposal calls and allocate the remaining units.

CHF is one of the many housing funds available. There is also an Indigenous Housing fund, a Supportive Housing Fund and a Women’s Transitional Housing Fund.

For more information on other Building BC funding programs, please go to the BCH website.

## What is happening?

The BC Housing Management Commission put out a Request for Proposals (“RFP”) for the CHF on August 28, 2023. Submissions for this round are due November 17, 2023.

## Who can apply?

- Non-profit, co-operative, and municipal housing providers
- Organizations interested in applying for future proposal calls are encouraged to begin planning early. For more information, please go to [www.bchousing.org/CHF-RFP](http://www.bchousing.org/CHF-RFP) or reach out to your local BC Housing representative.
- Private partners are permitted to apply on behalf of non-profit societies, Indigenous groups, co-operative and municipal housing providers

The CHF investment includes affordable rental housing, but it does not include support services or residential care components. The rental mix must be as follows:

Rent Category	Program Requirement	Rent Amount	Resident Selection	Tenant Income Eligibility	Proof of Eligibility
Market Rent Unit	30% of Units	Initial market rent approved by BC Housing. Market rents must be maintained at or above the CMHC Average Market Rent.	Operator selects the market tenants (Option to use the <a href="#">Housing Registry</a> .)	Eligible applicants must meet current <a href="#">low-and-moderate income limits</a> . For 2023, this means applicants must make between \$82,310 to \$128,810 to apply.	Proof of income is required at move in only.
Rent Geared to Income (RGI)	50% of Units	Varies based on RGI <a href="#">Rent Scale</a>	The operator selects the residents, and applicants must be selected from the Housing Registry.  The Housing Registry is a centralized database of applicant information to non-profit and co-operative providers of affordable housing.	Tenants with an income below the applicable <a href="#">Housing Income Limits (HILs)</a> will be selected from The Housing Registry.	Proof of Income and Assets required annually.
RGI Deep Subsidy	20% of Units			Residents with an income below the <a href="#">Deep Subsidy Income Limits</a> , as established by BC Housing, selected from the Housing Registry.	Proof of Income and Assets required annually.

BC Housing intends to issue another CHF RFP in fiscal 2024/25. Operators / applicants are encouraged to start planning for this round by having conversations with partners, including BC Housing.



# How to Apply

## Program Requirements:

Check out the RFP to find more information on:

- the types of ownership
- current and proposed land and building ownership interest structure
- zoning and subdivision status
- current and proposed financing partnerships

## Who Can Live Here?\*



**Women and women with children who have experienced or are at risk of violence**



**Youth, including those transitioning out of care**



**Individuals leaving transitional or supportive housing that can live independently without supports**



**Equity and/or rights-seeking community members**



**Selected tenants must be consistent with the households identified in the CHF program**












\*Supports are not offered in this housing.

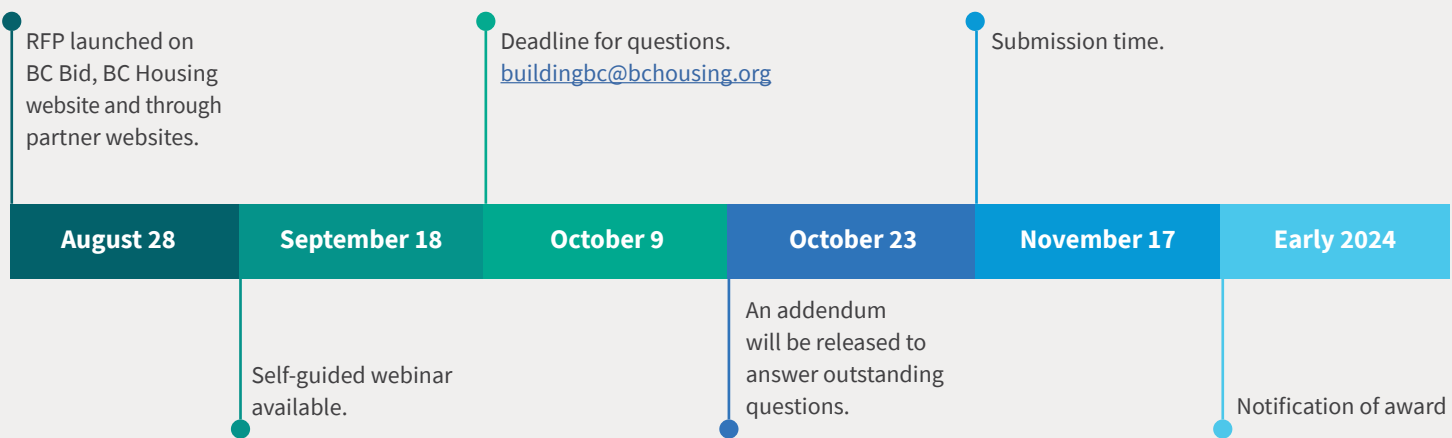
## Partnership Requirements:

- The primary applicant must be a non-profit society, housing co-op, municipal housing provider legally incorporated in Canada or First Nation. Public/private partnerships are allowable if they work with one of these groups, and that group is the primary applicant.
- In general, the applicant must have a mortgageable interest in the land.
- No layering or cross-subsidy from other BC Housing programs is permitted.
- The project must reflect the correct ratio of rents and income eligibility. See rental mix on previous page.
- The applicant must be in good standing with the applicable corporate registrar.
- Applicants are encouraged to discuss the National Housing Co-investment Fund (NHCF) and their proposal with CMHC Specialists to learn more about potential additional funding source options and social outcome targets. If you do not have a local contact, please email: [ahc\\_bc@cmhc-schl.gc.ca](mailto:ahc_bc@cmhc-schl.gc.ca)



# Roles and Responsibilities

Provided by BC Housing	Provided by Operator
 <b>Capital Grant per unit</b>	 <b>Resident Selection</b>
 <b>Interim Construction Financing</b>	 <b>Collection of Rents</b>
 <b>Operating Subsidy</b>	 <b>Equitable and non-Discriminatory resident management</b>
<p><b>Proposal Submission:</b></p> <ul style="list-style-type: none"> <li>When developing your proposal consider the need for housing in the community.</li> <li>Use the instructions and templates provided by BC Housing. There will be a Response Template Part A (Microsoft Excel file) and Part B (Microsoft Word document). Detailed instructions are embedded in the templates. They will be available on BC Bid and the BC Housing website.</li> <li>When both Part A and B are completed, please submit via BC Bid (preferred method) or email your submission to <a href="mailto:buildingbc@bchousing.org">buildingbc@bchousing.org</a>.</li> </ul>	 <b>Building maintenance and upkeep</b>
	 <b>Community partnerships and engagement</b>
	 <b>Financial Management and Governance:</b> <ul style="list-style-type: none"> <li>Capital planning</li> <li>Annual operating budgets</li> </ul>
	 <b>Business Continuity Plan</b>
	 <b>Data collection and management</b>



**For more information:**

CHF Website: [www.bchousing.org/CHF-RFP](http://www.bchousing.org/CHF-RFP)

Building BC Website [www.bchousing.org/Building-BC-funding](http://www.bchousing.org/Building-BC-funding)

Email address: [buildingbc@bchousing.org](mailto:buildingbc@bchousing.org)

BC Bid Website: <https://www2.gov.bc.ca/gov/content/bc-procurement-resources/bc-bid>