



BC Non-Profit Housing
Association



UBCM September 2002

**Your Non-Profit Partners in
Affordable Housing Innovations**

Presented by
Alice Sundberg
Executive Director
BC Non-Profit Housing Association



BC Non-Profit Housing Association

- ✓ Member-based, non-profit Association
- ✓ Voice for non-profit housing providers
- ✓ Programs & services for non-profit housing sector
- ✓ Source of information on housing



BCNPHA: The Vision

Affordable, secure, well-maintained appropriate housing is fundamental to individual and community health



Non-Profit Housing Sector

As community-based non-profit societies they are closely tied to the particular needs and strengths of their local community



Non-Profit Housing Societies

- ✓ They are deeply committed to the social development of their town and region
- ✓ They are client-focused, serving families, seniors, mental health consumers and special needs



Non-Profit Housing Societies

- ✓ Incorporated under provincial legislation, they meet high standards of governance and accountability



Non-Profit Housing Societies

- ✓ They are well organized groups of volunteers operating autonomously but with common links among all
- ✓ They play a critical role in public-private partnerships



Three Examples

Hydrecs House – Vancouver

Nelson Motel Conversion

Parkview Manor - Midway



Coast Foundation's Hydrecs House

Opened in Vancouver, 1994





Hydrecs House

- ✓ Apartment for 9 mentally ill tenants
- ✓ 8 1-bedroom, 1 studio unit
- ✓ Powersmart design
- ✓ Tenants pay \$325 minimum or 30% of income whichever is greater
- ✓ Since opening in 1994 have seven original tenants.



Hydrecs House Development Features

- ✓ Partnership with BC Schizophrenia Society
- ✓ Capital fundraising model
- ✓ BC Hydro Employees Community Services Fund (HYDRECS)



Hydrecs Funding Partners

- ✓ First time HYDRECS had raised funds for such a “controversial” cause
 - They had record response and found the cause resonated with the BC Hydro employees
- ✓ Hydro employees raised \$285,000



HYDRECS Funding Partners

- ✓ Ministry of Health provided \$300,000 grant
- ✓ Builders donated some materials – many demo’d state of art Powersmart features
- ✓ Volunteer general contractor



Local Government Role

- ✓ City of Vancouver provided 50% write down on site - 41 year land lease
- ✓ Parking exemption – 2 stalls for 9 units
- ✓ Bridge financing between when land was purchased and until building was opened (16 months)



NELSON MOTEL CONVERSION

- ✓ Nelson & District Housing Society and Nelson Housing Committee
- ✓ Single room occupancy for people with chronic mental illness
- ✓ Old Motel with Motivated Vendor



Funding Partners

- ✓ Society second mortgage on existing Group Home Property
- ✓ Real Estate Foundation \$150,000
- ✓ Vancouver Foundation \$40,000
- ✓ Private Bequest \$54,000
- ✓ Local Mental Health Centre \$50,000
- ✓ Various small donations



Government Partners

- ✓ CMHC Residential Rehabilitation Assistance Program (RRAP) \$18,000 per unit
- ✓ BC Housing Funding for additional 8 units infill on property
- ✓ No help from the City or Regional District



The Results

- ✓ 16 Renovated Motel Units
- ✓ 8 New Apartments
- ✓ Rent at \$325 including utilities
- ✓ Support for Mental Health clients from local Mental Health office



Parkview Manor - Midway





Parkview Manor, Midway

- ✓ 20 Supportive Housing Units for Seniors
- ✓ Amenities include free laundry and parking for residents and visitors
- ✓ Fully staffed kitchen and dining room



A Partnership of Communities

- ✓ Six West Boundary Towns
- ✓ 4,000 Residents
- ✓ Overwhelming support and collaboration



Funding Partners

- ✓ Individual and corporate donations from \$25 to \$85,000
- ✓ Over \$300,000 in land and cash
- ✓ Real Estate Foundation
- ✓ Midway Seniors Society, Kettle River Lions & Phoenix Foundation
- ✓ Pope & Talbot



Government Role

- ✓ BC Housing Subsidies
- ✓ Health Authority grant of \$20,000
- ✓ Home Support out of Grand Forks at less than desirable level



Local Government Role

- ✔ Village of Midway:
 - Serviced Land (\$132,000)
 - Cash (\$100,000)
 - Offer of more land for future expansion
- ✔ Champion Midway Councillor



Parkview Manor





Partnership Challenges

- ✓ Fundraising
- ✓ Pledges from Government
- ✓ Starting without all funds in place
- ✓ Construction Financing
- ✓ Legal complexities
- ✓ Development Expertise



NEED FOR AFFORDABLE RENTAL HOUSING

- ✓ Little or no new private sector rental housing construction
- ✓ Affordability challenges for renters
- ✓ Children need stable homes
- ✓ Complex and special needs of residents
- ✓ Increasing levels of homelessness



Non-Profit Housing Societies

- ✔ Key partners
- ✔ Willing players
- ✔ Responsible and responsive
- ✔ Committed volunteers and staff
- ✔ In for the long term