



Greater Victoria Housing Society

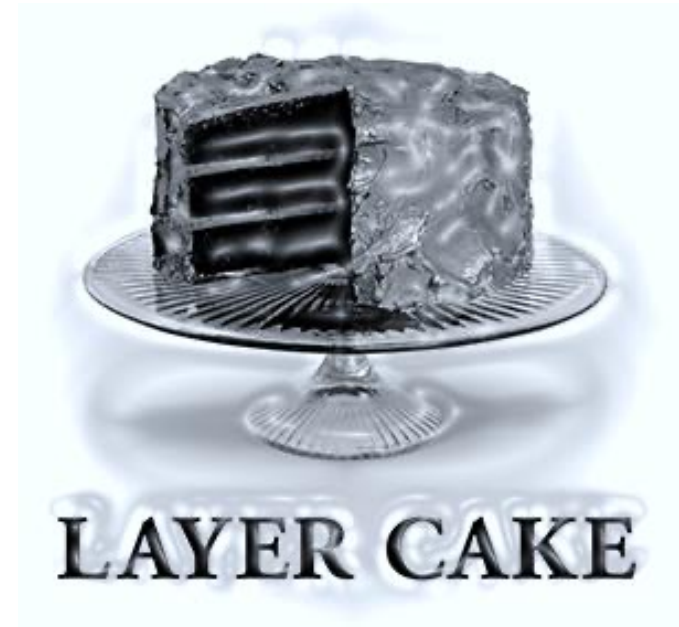
- Charity, Established in 1956
- **Mission:** To provide affordable rental housing to low to moderate income households
- 17 properties - 933 current homes
- Approx. 526 additional units in planning stages
- Seniors, Families, Working Adults and Couples, Persons with Diverse Abilities





How We Create Affordable Housing

- Partners to share ideas, skills and costs
- Government programs
- Seek donations
- Generate our own revenues
- Debt finance the project





Recent Projects Funded 40% Grant



Saanich



Central Saanich



Colwood



Current Projects Grant and Operating Subsidy + Unit Purchase



Esquimalt



Saanich



Challenges – Universal

- Land: expensive / hard to secure
- Rising costs and building standards,
- Slow and risky municipal processes
- Higher density is not popular
- Risk of higher interest rates
- Availability of funding/financing and Grants
- **A grant is need for Affordable Housing**

Income Type	Annual Income	Maximum Aff. Rent
Maximum CPP/OAS	\$22,750	\$568
Minimum Wage	\$28,576	\$714
Lone Parent/One Child (Median Income)	\$37,520	\$938
Lone Parent/Two Children (Median Income)	\$39,830	\$995
Dual-Earner Couple Families (Median Income)	\$101,580	\$2,540



Upcoming Projects

Funding? Maybe Federal



Victoria



Colwood



Victoria

James Munro
Director of Real Estate
Development
250-882-8499

greatervichousing.org



GREATER VICTORIA
HOUSING SOCIETY

Since 1956