



Capital Region Housing Corporation

2019 Annual Report



CRHC
Capital Region Housing Corporation



Making a difference...together



Board Chair Message

Affordable housing is key to a strong economy and healthy region and 2019 continued to be a productive year for the Capital Region Housing Corporation (CRHC).

More than ever, it was a time of collaboration, innovation and creativity to advance the Regional Housing First Program (RHFP) created to build more affordable housing and address homelessness in the capital region. This \$90 million partnership between the Capital Regional District (CRD), BC Housing, and the Canada Mortgage and Housing Corporation (CMHC) will build up to 1500 units, including 300 shelter rate units. These units will provide safe, secure affordable housing to a wide range of people in our communities. In 2019 the CRHC opened our first RHFP building, Langford's 132 unit Millstream Ridge.

I'm grateful for this level of collaboration. There is more work to do to build more housing for our increasingly diverse and growing population, including our most vulnerable residents. I would also like to thank CRHC staff for their hard work.

Lisa Helps,
CRHC Board Chair



CAO Message

Affordable housing is a top priority in the CRD Strategic Plan and as a wholly owned subsidiary of the CRD, the CRHC was established in 1982 to develop and operate affordable housing and now has 1418 units throughout the region.

2019 was a pivotal year in advancing the construction of new affordable housing units, with 475 units under construction and 255 more in development across four municipalities. Significant momentum is being realized thanks to the shared Board and administration of the CRD and CRHC, and partnerships with municipal, provincial and federal governments. This momentum is in no small part due to the impressive execution by our staff.

We will continue to lead and participate in new innovative initiatives, work and learn together, and inspire one another as we continue to make great things happen for citizens of the region.

Robert Lapham, CAO
Capital Regional District

VISION

As leaders in non-profit housing in the capital region, the CRHC delivers affordable, attractive, inclusive, sustainable housing.

MISSION

The CRHC's mission is to develop and manage affordable housing within the capital region for low to moderate income households.

Thanks to Staff, Housing Goals Set and Met



Whether planning, constructing or tenanting a building, affordable housing is ultimately about people. At the end of its four year Strategic Plan, CRHC staff were able to execute and deliver on CRHC Board 2016-2019 commitments to: maintain our housing stock; maintain financial sustainability; complete work effectively and efficiently; and, ultimately ensure tenant satisfaction.

Staff accomplished this by increasing community and tenant engagement, conducting tenant satisfaction surveys, improving system operations, turning over suites quickly, improving cleaning and customer service standards, and enhancing community and health services partnerships.

Kevin Lorette, General Manager,
Planning and Protective Services

Christine Culham, Senior Manager,
Regional Housing

As a wholly owned subsidiary of the CRD, the CRHC mandate is to develop and manage affordable housing to meet the needs of people living within the capital region.





132 units of mixed-market housing

Millstream Ridge

Completed!

132 units of mixed-market housing:

- 38 affordable units with rents below market rate
- 64 units with rents near, but still below area market rate
- 30 units renting at the provincial income assistance shelter rates

The CRD and its entities, the BC Government and the Government of Canada have entered into a partnership called the Regional Housing First Program (RHFP) to provide \$90M to develop 1,500 units of mixed market housing in the capital region with the goal of ending chronic homelessness. 300 of these units would be rented at provincial income assistance shelter rates.

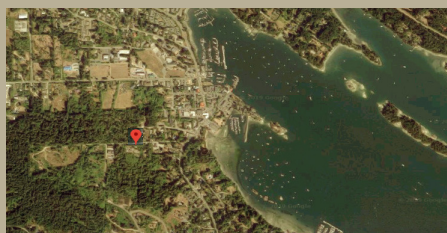
The first project funded under the RHFP is Langford's Millstream Ridge. Of the \$45 million budget, \$9 million was supplied through the RHFP. The building offers 1, 2, and 3 bedroom apartments close to transit, shopping, nature trails and recreation facilities.

Sometimes the work and impact of affordable housing is best summarized by the words of someone who depends upon it.

“

Hello – My name is Mark-Antoni Panko, I'm 53 years old and I'm a schizophrenic. I don't let that bother me all that often. Seems to bother others occasionally. I managed to find myself in a great place in my life due partly to the apartment I live in at Millstream Ridge, courtesy of the CRHC. I managed to get offered this apartment because my behaviour was pretty darn good at the residence I previously had. I behave and clean up after myself which seems to get me through a lot of doors – I recommend it to anyone. I haven't changed: I clean more, I cook more and have managed to get back to my "art". So thank you CRHC, Province of BC Government and the taxpayers. —Mark

”



HOCKLEY — *under construction*

With completion scheduled for early 2021, it will include 120 units of mixed-market housing.

SPENCER — *under construction*

With completion scheduled for late 2020, it will include 130 units of mixed-market housing.

WESTVIEW — *under construction*

With completion scheduled for mid 2020, it will be a 73-unit, multi-housing community and new development in Saanich.

WEST PARK LANE — *under construction*

With completion scheduled for late 2020, it will include 152 units of mixed-market housing in View Royal.

CALEDONIA — *provisionally approved*

Currently 18 townhouse units in Fernwood is proposed to be redeveloped into 154 new units.

MICHIGAN SQUARE — *in planning*

Currently 44 apartments, 12 townhouses and 6 apartments to be redeveloped into 107 new units.

DRAKE ROAD — *in planning*

An affordable housing project on Salt Spring Island with potential for 80 new housing units.

Tenant Profile



Sandy Long – Village on the Green

Putting “Village” in the Green

How does a residential development evolve from a grouping of units and tenants into a set of homes and neighbours? In short, it takes a village.

In the 17 years that Sandy Long – or Aunt Sandy as she’s known by many – has been living at Village on the Green, she’s watched the process take place and is delighted in the results.

Sandy says what started truly connecting people and acted as a catalyst for people to begin sharing and conversing, was the establishment of communal gardens, and revamping the playground at the CRHC Housing location. Afterward community gatherings for neighbourhood BBQs and potlucks became an organic and natural way people expressed their comfort with one another.

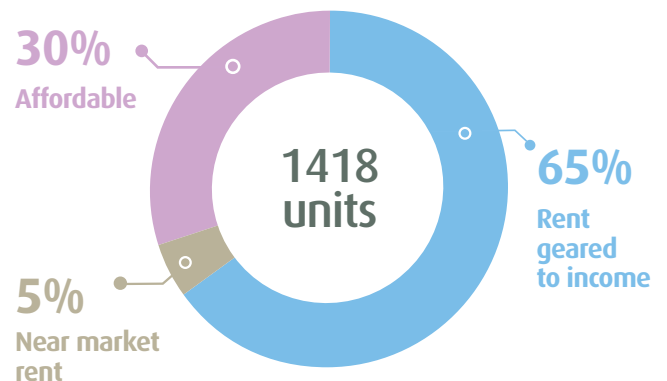
Even though there have been challenges over the years, Sandy says those challenges have actually brought neighbours closer together, to be more protective of one another, and to create a place where they feel safe and secure.

“It’s been wonderful to see the evolution of really becoming a community while respecting one another and within the boundaries of those who want to remain private. People truly help each other.”



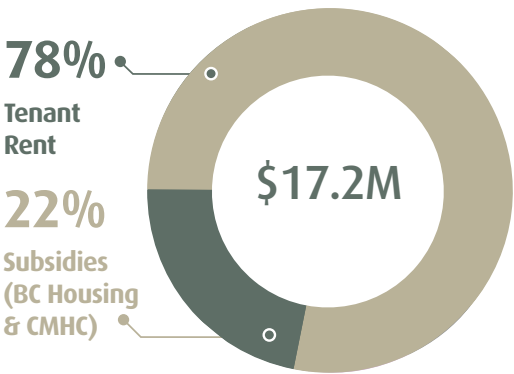
*Excludes Westview and 3rd parties

CRHC Rental Rates



Financial Highlights

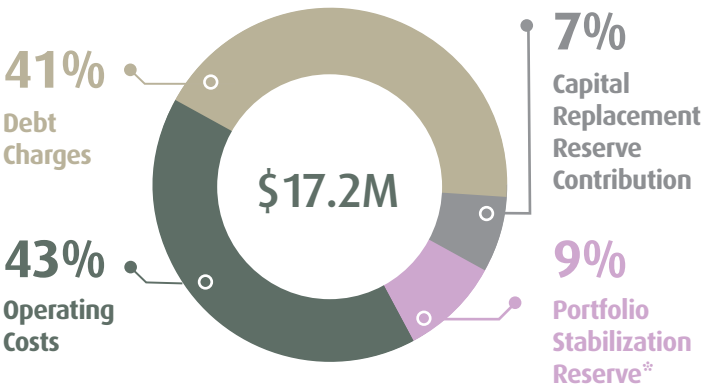
Operating Income



0% Requisition:
self-sustaining model

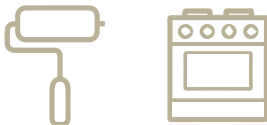
Based on 2019 Audited Financial Statements

Operating Expenses



* For transfers to capital replacement reserve and equity contributions to future redevelopment projects.

Annual Routine Capital Improvements



\$1.2M

Unit Improvements

Includes replacing items such as appliances, flooring, heating, paint, cabinets, bathroom fixtures, and window coverings.



\$1.7M

Building Improvements

Includes replacing items such as roofing, exterior paint, fencing, mechanical, common area flooring and paint.

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