Modular Construction: Lessons Learned for Seniors’ Affordable Housing

Presented by BC Housing’s Research and Corporate Planning Department
About BC Housing

**Emergency Shelter & Housing for the Homeless**
- 11,033 homeless individuals assisted including:
  - 1,850 shelter spaces to serve the homeless
  - 7,559 homeless housed
  - 1,624 homeless rent supplements
- $185.6 M

**Transitional Supportive & Assisted Living**
- 18,884 individuals assisted including:
  - 5,827 people with special needs
  - 12,220 frail seniors
  - 837 spaces to serve women and children fleeing violence
- $143.2 M

**Independent Social Housing**
- 40,998 households assisted including:
  - 21,336 low-income seniors
  - 19,662 low-income families
- $232.6 M

**Rent Assistance in the Private Market**
- 27,273 low-income households assisted including:
  - 16,894 seniors
  - 10,379 families
- $85.7 M

**Private Market Rentals**
- Partnership initiatives to develop affordable rental units for low- and moderate-income households
- 5,508 residential builder licences (new and renewals)
- 2,329 owner builder authorizations
- 22,509 new homes enrolled in home warranty insurance
- 213 homes adapted through Home Adaptation for Independence
- $9.4 M

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**Government-Assisted Housing**
(Accounts for almost 6% of the province’s total housing stock)

**Partnership Initiatives, Consumer Protection**
(Building licensing, home warranty insurance, research & education)
<table>
<thead>
<tr>
<th>Program</th>
<th>Offers</th>
<th>Eligibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Home Adaptations For Independence (HAFI)</td>
<td>Financial assistance for home modifications that improve accessibility/promote safe and independent living.</td>
<td>Low-income person with a permanent disability or diminished ability, living in own home or market rental accommodation.</td>
</tr>
<tr>
<td>Shelter Aid For Elderly Renters (SAFER)</td>
<td>Monthly payments to subsidize rent</td>
<td>60+ years of age, pay 30%+ of gross income on rent, meet citizenship requirements, have lived in BC for the full 12 months preceding application.</td>
</tr>
<tr>
<td>Assisted Living</td>
<td>Housing w/ supports (option btw home care/residential care)</td>
<td>Admissions are responsibility of local health authority.</td>
</tr>
<tr>
<td>Seniors' Supportive Housing</td>
<td>24-hour response, light housekeeping, meals, rec. activities in modified units</td>
<td>Low-income seniors/people with disabilities who need some assistance in order to continue to live independently.</td>
</tr>
<tr>
<td>Seniors' Rental Housing</td>
<td>Long-term housing with rent geared to income/affordable rental options</td>
<td>55+ years of age or person with disabilities, must permanently reside in BC when applying, and have a gross household income below program income threshold.</td>
</tr>
<tr>
<td>Subsidized Housing</td>
<td>Long-term housing with rent geared to income</td>
<td></td>
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</tbody>
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About the Programs

- Independent Living BC
  - 4,300 total units

- Seniors Rental Housing Initiative
  - 1,300 total units
BC Housing’s Use of Modular Construction

- Independent Living BC
  - 32 modular units

- Seniors Rental Housing Initiative
  - 400 modular units
Potential Benefits

- Time efficiency
- Quality
- Sustainability
- Cost effectiveness
- Fit with neighbourhood
Challenges

- Transportation of units
- On-site integration
- Standard designs
- Responsibility for repairs
Lessons Learned of Modular for Seniors Housing

- **Opportunities**
  - Create seniors housing in rural and remote communities

- **Challenges**
  - Accessibility of unit
Information about BC Housing Programs and to Apply

1) BC Housing Website: [www.bchousing.org](http://www.bchousing.org)

2) Housing Applicant/Rental Assistance Program/SAFER Inquiry Line

   Lower Mainland: 604-433-2218
   Toll Free: 1-800-257-7756