

Modular Construction: Lessons Learned for Seniors' Affordable Housing



Presented by BC Housing's Research and Corporate Planning Department

About BC Housing



High

Low

Level of Assistance/Involvement

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)

BC Housing Programs for Seniors

Program	Offers	Eligibility
Home Adaptations For Independence (HAFI)	Financial assistance for home modifications that improve accessibility/promote safe and independent living.	Low-income person with a permanent disability or diminished ability, living in own home or market rental accommodation.
Shelter Aid For Elderly Renters (SAFER)	Monthly payments to subsidize rent	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.
Assisted Living	Housing w/ supports (option btw home care/residential care)	Admissions are responsibility of local health authority.
Seniors' Supportive Housing	24-hour response, light housekeeping, meals, rec. activities in modified units	Low-income seniors/people with disabilities who need some assistance in order to continue to live independently.
Seniors' Rental Housing	Long-term housing with rent geared to income/affordable rental options	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.
Subsidized Housing	Long-term housing with rent geared to income	

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

Lower Mainland: 604-433-2218

Toll Free: 1-800-257-7756