



BCNPHA

BC Non-Profit Housing Association

Social Housing in Vancouver James Roy

Presentation to the Grandview Woodland's
Citizens' Assembly
October 4, 2014

WWW.BCNPHA.CA

About BCNPHA

- The provincial association providing leadership, support and advocacy to non-profit housing providers
- Incorporated in 1993 to give a unified voice to, and increase the standards of, the non-profit housing sector
- Represents the interests of non-profit housing societies to all levels of government and the public.

Non-Profit Housing Societies

- Provide secure, affordable options to those unable to find affordable housing on the private market
- Serve a broad range of tenants



Social Housing Sector in BC



700 non-profit societies

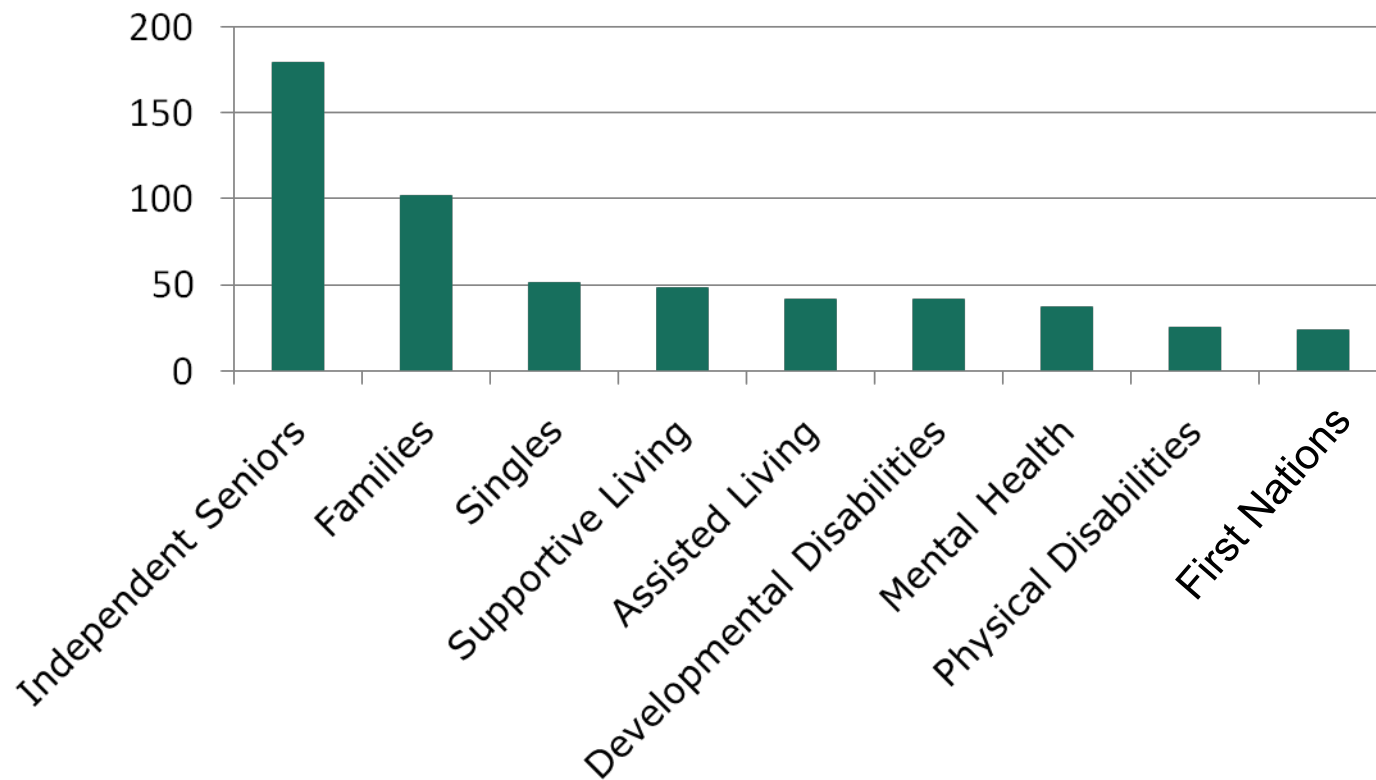
2,000 buildings

60,000 units of short- and long-term affordable housing

Small, community-based providers

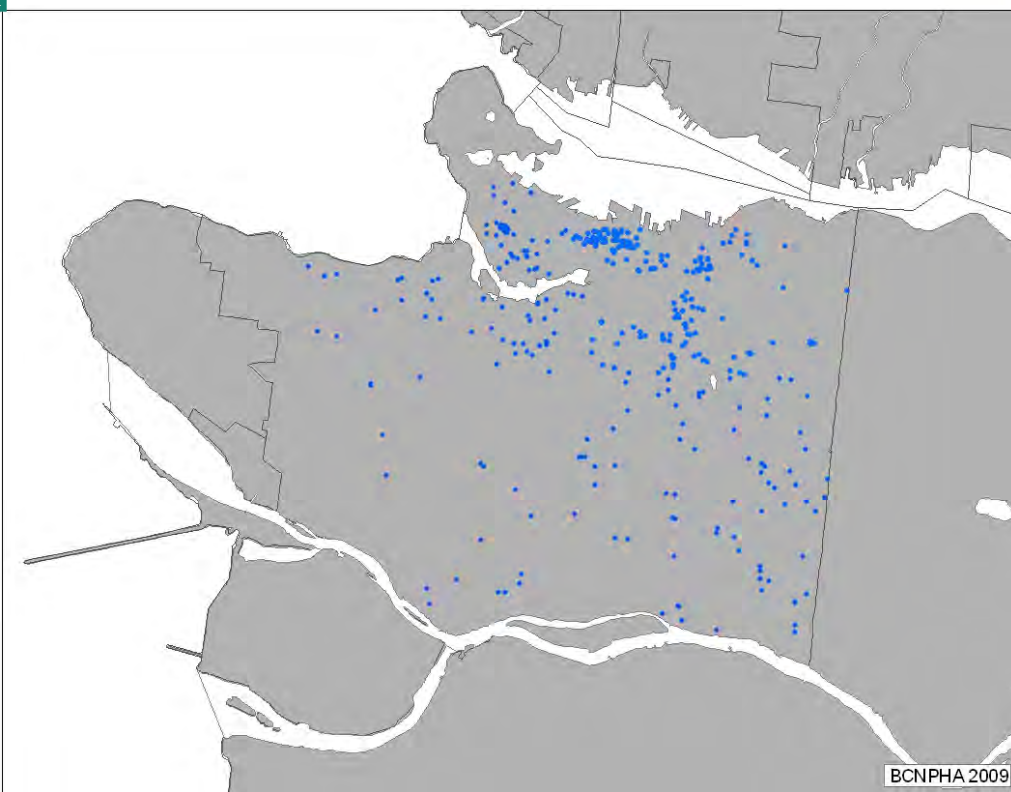
Portfolio Size	Percent of Total
1 building	61%
2 – 5 buildings	29%
6 – 9 buildings	5%
10 or more buildings	5%
Total	100.0%

Who lives in non-profit housing?



Vancouver: Non-Profit Housing

- City of Vancouver is home to nearly **one-third** of the province's units
- **124** non-profit housing societies operating **375** buildings
- Approximately **16,000** units of non-profit housing across the city

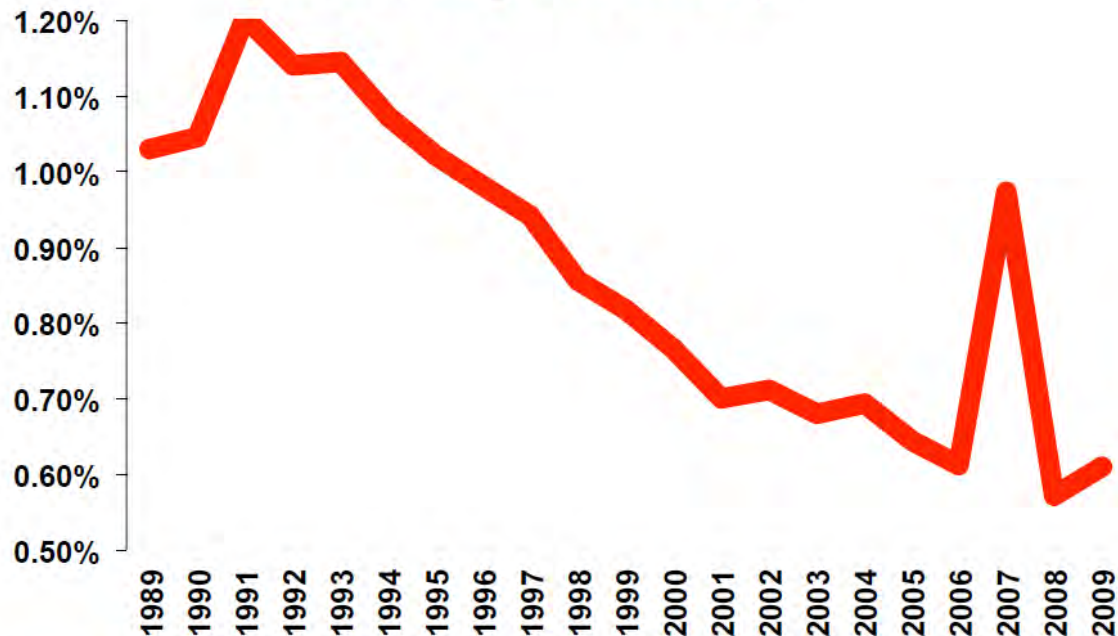


Federal Funding Programs

- Bulk of NP stock developed through Federal housing programs in the 1960s, 1970s, 1980s
 - Early years: Start-up and capacity-building funds offered; 100% of capital costs + subsidies
 - Later: cost-sharing with provinces
- Targeted and then mixed-income
- Ensured affordability through RGI model

1993 Budget – no new spending for housing Phase out: \$1.7 b in 1998 to \$0 in 2040

Federal housing investments as a percentage of GDP)

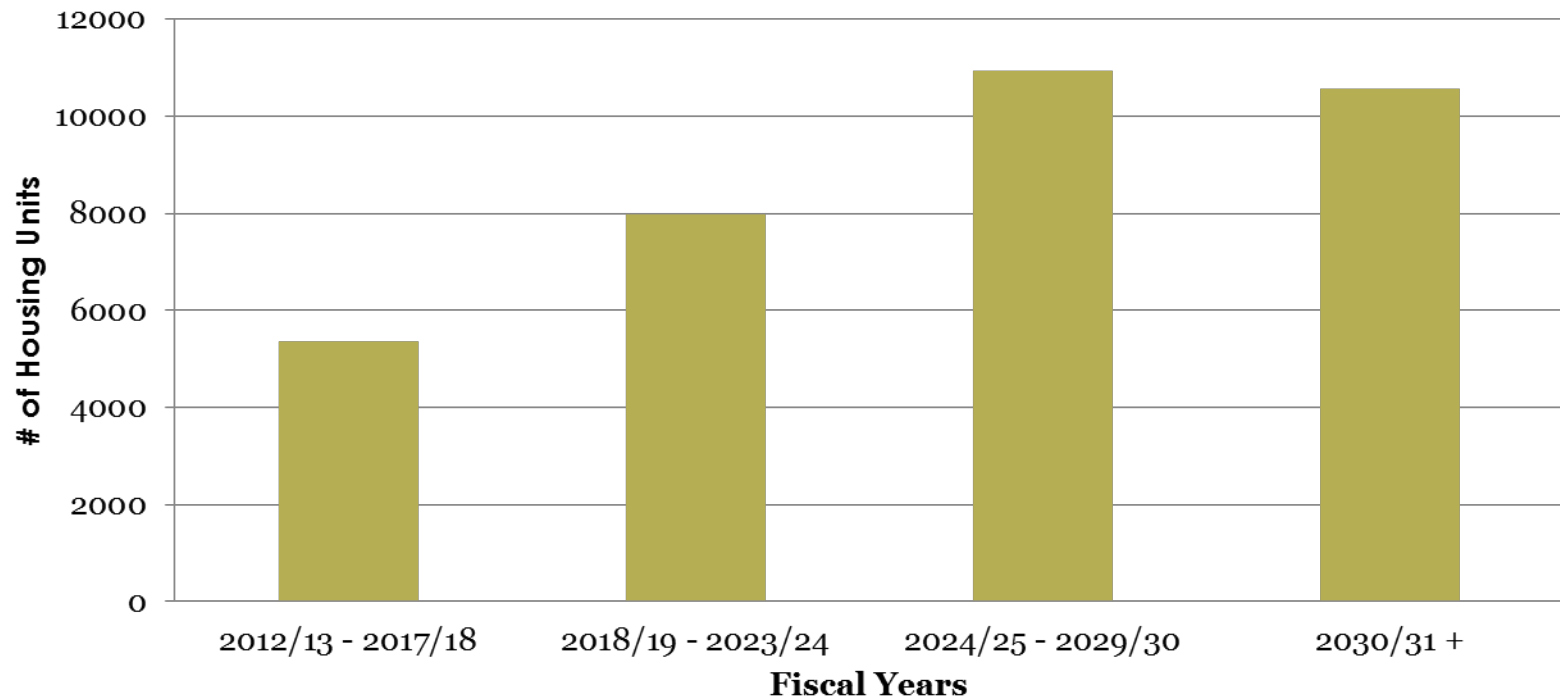


Expiring Operating Agreements

- Federal/provincial agreements ending
- Mortgage paid; subsidies end
- Aging infrastructure
- Risk of rent increases; loss of units to market

Expiring units by 5 year period

Number of Housing Units with Operating Agreements Expiring Between Fiscal Years 2012/13 and 2029/30 by Five Year Period



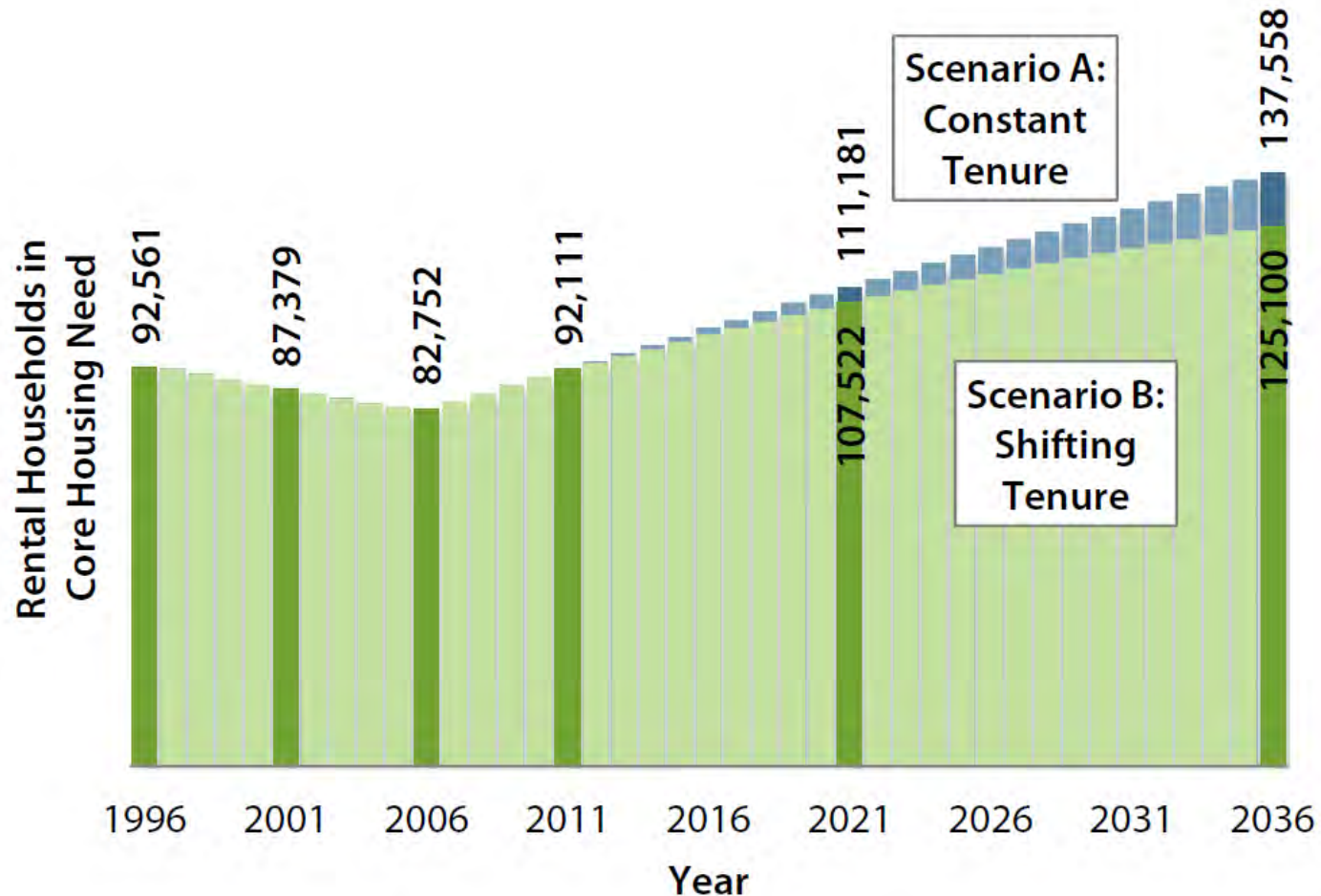
Source: BC Housing, September 30, 2012

Social housing affordability at risk

Most NP projects will be viable only if action is taken to make them viable

At risk	Likely to be viable
- Small portfolios	- Larger portfolios
- + 65% RGI	- Mixed income programs
- Subsidy exceeds mortgage	- Subsidy does not exceed mortgage
- Corrective action required	- Annual planning required
- 1/3 of stock	- 2/3 of stock

Core Housing Need Projections: Metro



Thank you!