

About the Community Housing Fund

The Province of British Columbia created the Community Housing Fund (CHF) in 2018. This fund is a \$3.3-billion investment to build more than 20,000 affordable rental homes for people with moderate and low incomes by 2031-32. Approximately 9,000 of these homes are open or underway across the province.

The CHF has received funds for an extra 6,000 new homes for families and seniors. Over the next four years, the plan is to issue more CHF proposal calls and allocate the remaining units.

CHF is one of the many housing funds available. There is also an Indigenous Housing fund, a Supportive Housing Fund and a Women’s Transitional Housing Fund.

For more information on other Building BC funding programs, please go to the BCH website.

What is happening?

The BC Housing Management Commission put out a Request for Proposals (“RFP”) for the CHF on August 28, 2023. Submissions for this round are due November 17, 2023.

Who can apply?

- Non-profit, co-operative, and municipal housing providers
- Organizations interested in applying for future proposal calls are encouraged to begin planning early. For more information, please go to www.bchousing.org/CHF-RFP or reach out to your local BC Housing representative.
- Private partners are permitted to apply on behalf of non-profit societies, Indigenous groups, co-operative and municipal housing providers

The CHF investment includes affordable rental housing, but it does not include support services or residential care components. The rental mix must be as follows:

Rent Category	Program Requirement	Rent Amount	Resident Selection	Tenant Income Eligibility	Proof of Eligibility
Market Rent Unit	30% of Units	Initial market rent approved by BC Housing. Market rents must be maintained at or above the CMHC Average Market Rent.	Operator selects the market tenants (Option to use the Housing Registry .)	Eligible applicants must meet current low-and-moderate income limits . For 2023, this means applicants must make between \$82,310 to \$128,810 to apply.	Proof of income is required at move in only.
Rent Geared to Income (RGI)	50% of Units	Varies based on RGI Rent Scale	The operator selects the residents, and applicants must be selected from the Housing Registry. The Housing Registry is a centralized database of applicant information to non-profit and co-operative providers of affordable housing.	Tenants with an income below the applicable Housing Income Limits (HILs) will be selected from The Housing Registry.	Proof of Income and Assets required annually.
RGI Deep Subsidy	20% of Units			Residents with an income below the Deep Subsidy Income Limits , as established by BC Housing, selected from the Housing Registry.	Proof of Income and Assets required annually.

BC Housing intends to issue another CHF RFP in fiscal 2024/25. Operators / applicants are encouraged to start planning for this round by having conversations with partners, including BC Housing.



How to Apply

Program Requirements:

Check out the RFP to find more information on:

- the types of ownership
- current and proposed land and building ownership interest structure
- zoning and subdivision status
- current and proposed financing partnerships

Who Can Live Here?*



Women and women with children who have experienced or are at risk of violence



Youth, including those transitioning out of care



Individuals leaving transitional or supportive housing that can live independently without supports



Equity and/or rights-seeking community members



Selected tenants must be consistent with the households identified in the CHF program












*Supports are not offered in this housing.

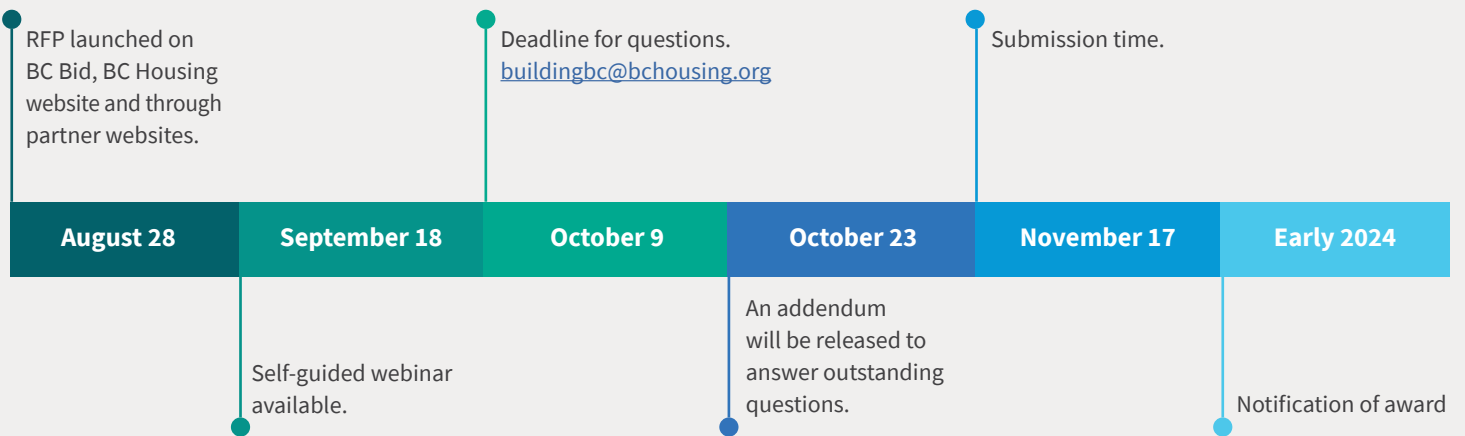
Partnership Requirements:

- The primary applicant must be a non-profit society, housing co-op, municipal housing provider legally incorporated in Canada or First Nation. Public/private partnerships are allowable if they work with one of these groups, and that group is the primary applicant.
- In general, the applicant must have a mortgageable interest in the land.
- No layering or cross-subsidy from other BC Housing programs is permitted.
- The project must reflect the correct ratio of rents and income eligibility. See rental mix on previous page.
- The applicant must be in good standing with the applicable corporate registrar.
- Applicants are encouraged to discuss the National Housing Co-investment Fund (NHCF) and their proposal with CMHC Specialists to learn more about potential additional funding source options and social outcome targets. If you do not have a local contact, please email: ahc_bc@cmhc-schl.gc.ca



Roles and Responsibilities

Provided by BC Housing	Provided by Operator
 Capital Grant per unit	 Resident Selection
 Interim Construction Financing	 Collection of Rents
 Operating Subsidy	 Equitable and non-Discriminatory resident management
<p>Proposal Submission:</p> <ul style="list-style-type: none"> When developing your proposal consider the need for housing in the community. Use the instructions and templates provided by BC Housing. There will be a Response Template Part A (Microsoft Excel file) and Part B (Microsoft Word document). Detailed instructions are embedded in the templates. They will be available on BC Bid and the BC Housing website. When both Part A and B are completed, please submit via BC Bid (preferred method) or email your submission to buildingbc@bchousing.org. 	 Building maintenance and upkeep
	 Community partnerships and engagement
	 Financial Management and Governance: <ul style="list-style-type: none"> Capital planning Annual operating budgets
	 Business Continuity Plan
	 Data collection and management



For more information:

CHF Website: www.bchousing.org/CHF-RFP

Building BC Website www.bchousing.org/Building-BC-funding

Email address: buildingbc@bchousing.org

BC Bid Website: <https://www2.gov.bc.ca/gov/content/bc-procurement-resources/bc-bid>