

# About the Indigenous Housing Fund



The Province is taking action to build homes for Indigenous people in our province. We're working hard with our partners to make housing better in all communities. The Indigenous Housing Fund (IHF) has received funds for an additional 1,750 new homes for Indigenous people both on-and off-reserve. This additional \$1.3 billion, through Budget 2023, doubles the number of IHF spaces, bringing the total to 3,500.

## What is happening?

The BC Housing Management Commission put out a Request for Proposals ("RFP") for the IHF on November 30, 2023. Submissions for this round are due April 30, 2024.

## Who can apply?

- Indigenous non-profit housing providers
- First Nations and Indigenous governments
- Non-profit housing providers or private housing developers partnering with Indigenous non-profit housing providers, First Nations or Indigenous governments

The IHF investment is 100% Rent-Geared-to-Income (RGI). However, fixed rents may be considered for projects on-reserve. If fixed rents are implemented, the proponent must ensure that the project is financially sustainable in the long run.

Rent Category	Program Requirement	Rent Amount	Resident Selection	Tenant Income Eligibility	Proof of Eligibility
Rent Geared to Income (RGI)	100% of Units	Varies based on Rent Scale	BC Housing's Housing Registry. Exceptions may be made for First Nation partners	Residents with an income below the applicable <a href="#">Housing Income Limits (HILs)</a> will be selected from The Housing Registry.	Proof of Income and Assets Annual

**Building BC:** The Province of British Columbia created the Indigenous Housing Fund (IHF) in June 2018 with an investment of \$550 million over 10 years to develop 1,750 homes both on-and-off reserve. With the additional Provincial investment in 2023, this totals approximately \$1.8 billion and 3,500 new homes for Indigenous peoples both on-and off reserve. Applicants are encouraged to start planning by having conversations with partners, including BC Housing, and submit proposals to the RFP.

# How to Apply

## Program Requirements:

The type of ownership, current and proposed land and building ownership interest structure, zoning and subdivision status, current and proposed financing partnerships is outlined in the RFP.

## The Homes Are For



Indigenous families



Indigenous Elders



Indigenous individuals



Indigenous persons with a disability,  
who are able to live independently  
without support services on site

## Proponent Requirements:

- Prospective partners include Indigenous non-profit housing providers, First Nations or Indigenous governments and non-profit housing providers or private housing developers who wish to partner with Indigenous housing providers, First Nations or Indigenous governments.
- In general, the proponent must have a mortgageable interest in the land.
- No layering or cross-subsidy from other BC Housing programs is permitted.
- 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](mailto:ahc_bc@cmhc-schl.gc.ca)



# Roles and Responsibilities

## Provided by BC Housing



Capital Grant Per Unit



Interim Construction Financing



Operating Subsidy

## Provided by Operator



Resident Selection



Collection of Rents



Equitable and Non-Discriminatory Resident Management



Building Maintenance and Upkeep



Community Partnerships and Engagement



Financial Management and Governance:

- Capital planning
- Annual operating budgets



Business Continuity Plan



Data Collection and Management

### Proposal Submission:

- 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.
- Please follow the submission requirements established in the IHF RFP.

RFP launched on BC Bid, BC Housing website and through partner websites.

Deadline for questions including eligibility, resident selection and other core requirements. No questions will be accepted after this date. Please submit written questions to: [buildingbc@bchousing.org](mailto:buildingbc@bchousing.org).

Submission deadline.

November 30, 2023	January 2024	February 2024	March 2024	April 30, 2024	Summer 2024
	Webinar about procurement process.		An addendum will be released to answer outstanding questions.		Notification of award.

### For more information:

Website: <https://www.bchousing.org/projects-partners/Building-BC/IHF>

Email address: [buildingbc@bchousing.org](mailto:buildingbc@bchousing.org)