



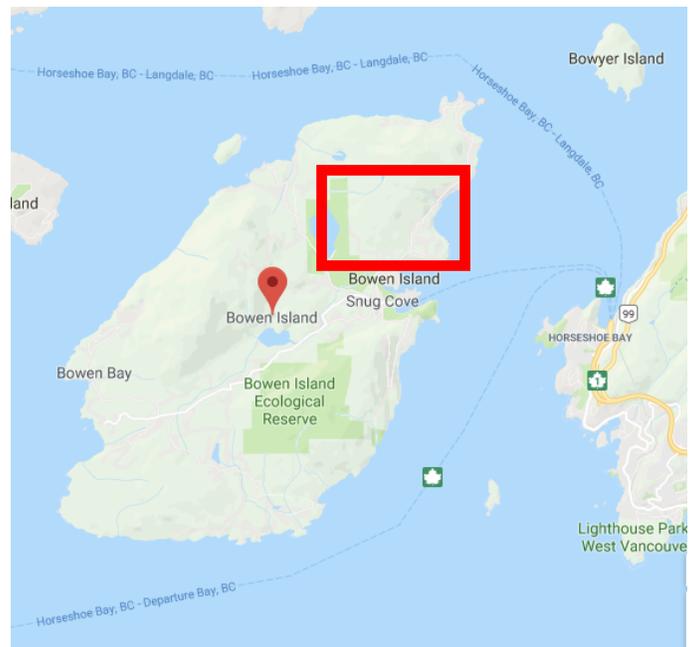
BIRCH, Bowen Island Resilient Community Housing, is a registered non-profit society and a member of the BC Non-Profit Housing Association (BCNPHA).

**VISION**

Every Bowen Island Community Member has access to a safe and healthy home

**MISSION**

BIRCH creates diverse housing options for Bowen Island, contributing to a sustainable



**Miller Road Project Update**

*September 2023*

**Project Details**

Bowen Island Resilient Community Housing (BIRCH) is a non-profit housing society based on Bowen Island that is working to develop a more diverse range of housing options on-island. Bowen Island Municipality has committed a 0.15 HA vacant parcel at 1033 Miller Road to build a community housing project with approximately 24 units of secure rental housing.



*Concept image: Boni Maddison Architects*

With this land BIRCH will help build a more connected, resilient community by providing secure rental housing that will suit a variety of needs for Bowen Island community members, with a special focus on the Island's most vulnerable: those with mobility challenges, low-income families, individuals, and seniors, and moderate-income families.

This is BIRCH's first project and in response to feedback from BC Housing on our last funding application, we have partnered with the Lookout Housing + Health Society for this funding application. Lookout brings over 50 years of experience developing and managing non-market housing.

BIRCH has been successful in receiving over \$190,000 in funding to date to support Miller Road project planning. This includes a seed funding grant from CMHC, two grants from the VanCity Foundation, a grant from the Bowen Island Community Foundation, and pre-development funding from BC Housing. With this funding support, BIRCH has been able to complete preliminary site due diligence, engage a development consultant, and funding the architects and engineers to complete the schematic design of our 24-unit building.

### **Benefits to Bowen Island**

The need for affordable and non-market housing in our community is well-known, confirmed by a Housing Needs Assessment completed in 2020 and BIRCH's own community housing surveys ([2019](#), [2022](#)). Additionally, the Bowen Island Community Foundation's Vital Conversations most recent gathering identified affordable housing as a priority.

This project will provide urgently needed rental housing stock that has a variety of size and rent levels. Providing secure tenure in rental housing is critical to maintaining a diverse community.

The current housing situation on Bowen Island (updated with 2021 Census data)

- 90% single family homes
- 85% Ownership
- 21% owner households spending 30% or more of its income on shelter costs
- 35% of rental tenant households spending 30% or more of its income on shelter costs
- MLS Home Price Index, September 2023, lists detached homes price at \$1,210,700
- This requires an annual income of \$253,491.10 (calculated with 10% down, with payments at 30% of household income)
- The median total income for households on Bowen is \$111,000±

### **Funding**

We are currently preparing to apply to the next round of BC Housing's Community Housing Fund. If we are successful in our application, we anticipate approximately \$3.8m capital contribution that will be used to fund the construction of the project. In addition, we will be seeking funding from CMHC's National Co-Investment Fund as well as contributions from the Federation of Canadian Municipalities Green Municipal Fund to increase the energy efficiency and sustainability of the building.