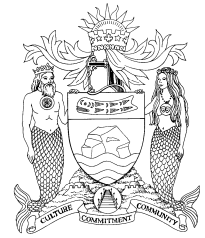


***Live Streaming/Telecast:** Please note that Standing Committees, Council Meetings, and Public Hearings held in the Council Chamber are being recorded and broadcasted as well included on the City’s website at: www.whiterockcity.ca

Corporate Administration
E-mail

(604) 541-2212
clerksoffice@whiterockcity.ca

THE CORPORATION OF THE
CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6



ON TABLE see page 14

October 16, 2019

A **LAND USE AND PLANNING COMMITTEE** MEETING will be held in the **CITY HALL COUNCIL CHAMBERS** located at **15322 Buena Vista Avenue, White Rock, BC**, on **MONDAY, OCTOBER 21, 2019** to begin at **6:00 p.m.** for the transaction of business as listed below.

T. Arthur, Director of Corporate Administration

A G E N D A

Councillor Trevelyan, Chairperson

1. **CALL MEETING TO ORDER**
2. **ADOPTION OF AGENDA**

RECOMMENDATION

THAT the Land Use and Planning Committee adopt the agenda for October 21, 2019 as circulated.

3. **ADOPTION OF MINUTES**
a) October 7, 2019

Page 2

RECOMMENDATION

THAT the Land Use and Planning Committee adopt the following meeting minutes as circulated:

4. **HOUSINGHUB – AFFORDABLE HOME OWNERSHIP PROGRAM (AHOP) PRESENTATION**

Page 5

Corporate report dated October 21, 2019 from the Director of Planning and Development Services titled “HousingHub – Affordable Home Ownership Program (AHOP) Presentation”.

RECOMMENDATIONS

THAT the Land Use and Planning Committee receive for information the corporate report dated October 21, 2019 from the Director of Planning and Development Services, titled “HousingHub – Affordable Home Ownership Program (AHOP) Presentation”.

5. **CONCLUSION OF THE OCTOBER 21, 2019 LAND USE AND PLANNING COMMITTEE MEETING**

PRESENT: Mayor Walker
Councillor Chesney
Councillor Fathers
Councillor Johanson
Councillor Kristjanson
Councillor Manning
Councillor Trevelyan

STAFF: D. Bottrill, Chief Administrative Officer
T. Arthur, Director of Corporate Administration
C. Isaak, Director of Planning and Development Services

Press: 0
Public: 1

1. **CALL MEETING TO ORDER**
The meeting was called to order at 6:01 p.m.

2. **ADOPTION OF AGENDA**

2019-LU/P-027 **It was MOVED and SECONDED**
THAT the Land Use and Planning Committee adopts the agenda for October 7, 2019 as circulated.

CARRIED

3. **ADOPTION OF MINUTES**
a) September 30, 2019

2019-LU/P-028 **It was MOVED and SECONDED**
THAT the Land Use and Planning Committee adopts the following meeting minutes as circulated:

a) September 30, 2019.

CARRIED

4. **PROPOSED CR-3A ZONING FOR SMALL LOT PROPERTIES ON MARINE DRIVE**

Corporate report dated October 7, 2019 from the Director of Planning and Development Services titled "Proposed CR-3A Zoning for Small Lot Properties on Marine Drive".

The Director of Planning and Development Services gave an overview of the corporate report by PowerPoint presentation.

The following discussion points were noted:

- It was clarified that the proposed zoning could impact approximately 12 properties on Marine Drive

- Commercial floor space for the zone can be any kind of retail business (fairly broad range).
- If there was a number of businesses proposed to do a land assembly, the zone would not be required (it would depend on the scale).
- It was noted that as there is already Marine Drive Beautification and Official Community Plan (OCP) review underway that this proposed zone component seemed to be coming too soon; the reviews should be completed first.
- Parking costs for Development Type/Category for the CR-3 zone and proposed CR-3A zone were clarified.
- It was questioned why \$40,000 per space, this was the figure used 2018 where the City surveyed and number of builders (came in as the average figure).

2019-LU/P-029 **It was MOVED and SECONDED**

THAT the Land Use and Planning Committee:

1. Receives for information the corporate report dated October 7, 2019, from the Director of Planning and Development Services, titled “Proposed CR-3A Zoning for Small Lot Properties on Marine Drive;”
2. Authorizes staff to bring forward proposed amendments to the City of White Rock Zoning Bylaw No. 2000, 2013, to incorporate a new CR-3A Zone based on the content of this corporate report, Committee feedback and public consultation;
3. Directs staff to prepare a new Off-Street Parking Facilities Bylaw, with the intent of allowing commercially zoned properties that have frontage on Marine Drive and a lot width of less than 12.5 metres (41 feet) to provide off-street commercial parking spaces via the payment to the municipality of \$40,000 per space to be used for providing new and existing off-street parking spaces or infrastructure supporting alternative forms of transportation; and
4. Recommends that Council require that owners of qualifying properties electing to have their property rezoned to a new CR-3A Zone register Section 219 restrictive covenants on their property’s title to ensure the provision of adequate off-site servicing and applicable community amenities, prior to their property being rezoned.

CARRIED

Councillor Chesney voted in the negative

5. **DRAFT WATERFRONT ENHANCEMENT STRATEGY AND SUMMARY OF PUBLIC ENGAGEMENT**
Corporate report dated October 7, 2019 from the Director of Planning and Development Services titled “Draft Waterfront Enhancement Strategy and Summary of Public Engagement”.


2019-LU/P-030 **It was MOVED and SECONDED**

THAT Land Use and Planning Committee receives for information the corporate report dated October 7, 2019 from the Director of Planning and Development Services titled “Draft Waterfront Enhancement Strategy and Summary of Public Engagement”.

CARRIED

6. **CONCLUSION OF THE OCTOBER 7, 2019 LAND USE AND PLANNING COMMITTEE MEETING**
The Chairperson declared the meeting concluded at 6:37 p.m.

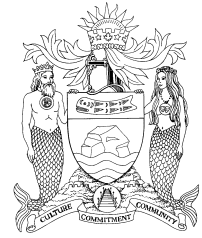
Councillor Trevelyan
Chairperson



Tracey Arthur, Director of
Corporate Administration

UNAPPROVED

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: October 21, 2019

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director of Planning and Development Services

SUBJECT: HousingHub – Affordable Home Ownership Program (AHOP) Presentation

RECOMMENDATION

THAT the Land Use and Planning Committee receive for information the corporate report dated October 21, 2019 from the Director of Planning and Development Services, titled “HousingHub – Affordable Home Ownership Program (AHOP) Presentation”.

BACKGROUND

HousingHub is the division within BC Housing, created in 2018, that focuses on building partnerships with other levels of government, non-profit and for-profit sector, faith groups and other organizations to create affordable rental housing and homeownership options for middle-income British Columbians.

One of the programs delivered by the HousingHub is an Affordable Home Ownership Program (AHOP), which has benefits both to purchasers who are able to access market ownership housing at 5-20% below market value, as well as the communities where the projects are located, since proceeds from the program are reinvested back into affordable housing within the community.

Prior to a specific development project that is in the AHOP program coming before a local government for a land use approval or housing agreement, it is desirable that HousingHub staff present the general parameters of the program to Council to share details and answer questions on how the partnership agreements could work. The Provincial Director of HousingHub has been invited to attend this meeting of the Land Use and Planning Committee and is prepared to provide such a presentation to the Committee.

The AHOP program framework is attached to this corporate report as Appendix A.

CONCLUSION

The City of White Rock has received interest from BC Housing’s HousingHub to present information on an Affordable Home Ownership Program (AHOP), including the general principles and steps required to create an agreement for reinvesting funds from AHOP into affordable housing in the community. Staff have provided this report for context for the presentation, and the Provincial Director of the HousingHub program is prepared to present at today’s meeting.

Respectfully submitted,

A handwritten signature in black ink that reads "Carl Isaak". The signature is written in a cursive, flowing style.

Carl Isaak, MCIP, RPP
Director of Planning and Development Services

Comments from the Chief Administrative Officer:

This corporate report is provided for information.

A handwritten signature in black ink that reads "Dan Bottrill". The signature is written in a cursive, flowing style.

Dan Bottrill
Chief Administrative Officer

Appendix A: Affordable Home Ownership Program (AHOP) Program Framework

APPENDIX A

Affordable Home Ownership Program (AHOP) Program Framework



**AFFORDABLE
HOMEOWNERSHIP
PROGRAM**



PROGRAM FRAMEWORK

January 2019



AFFORDABLE HOME OWNERSHIP PROGRAM (AHOP) – PROGRAM FRAMEWORK

INTRODUCTION

In 2018, the Province of British Columbia announced the creation of the HousingHub, through which BC Housing partners with non-profit and for-profit sectors, faith groups, and other levels of government to identify and advance innovative approaches to locate, use, or repurpose land in communities where affordability is an issue.

The Affordable Home Ownership Program (AHOP) is delivered by BC Housing through the HousingHub to support the development of new, affordable homes for eligible home buyers. AHOP will provide an opportunity for households to access market ownership housing, further supporting the variety and range of affordable housing options in British Columbia. By providing interim construction financing at reduced rates and leveraging land and other contributions from project partners, units will be made available at 5-20% below market value for eligible home buyers, with the difference secured by an AHOP mortgage registered on title.

Figure 1: Housing Spectrum



This program framework outlines the overall program intent, goal, principles, target populations, core elements, standards and guidelines, monitoring and reporting requirements, and defines the roles and responsibilities of project partners in the delivery and management of the Affordable Home Ownership Program.

PRINCIPLES

The following principles guide how BC Housing implements and administers AHOP, and our relationship with partners and government.

- 1. Affordable housing is established in communities where there is demonstrated demand**
- 2. BC Housing considers environmentally sustainable practices a priority and encourages commitments to this end**
- 3. Projects are consistent with regional and community priorities and plans**
 - a) Community support for the project should be evident.
 - b) Projects should be consistent with any official community plans and strategies.
- 4. Program partners are expected to maximize their equity contribution**
 - a) Proceeds from the repayment of AHOP mortgages are reinvested back in to affordable housing within the same community.

AFFORDABLE HOME OWNERSHIP PROGRAM (AHOP) – PROGRAM FRAMEWORK**5. Operations are transparent and accountable**

- a) BC Housing will employ fair and consistent processes when evaluating and selecting projects.
- b) Project partners will maintain reliable and consistent records and fulfil reporting obligations to BC Housing.

PROGRAM PURPOSE**OBJECTIVE**

Increase the supply and range of affordable home ownership options for eligible households across British Columbia and support the transition to home ownership.

OUTCOME

- Middle Income households are supported to move into home ownership

OUTPUTS

- New affordable home ownership units created in communities with housing need
- Interim construction financing approved for new projects
- AHOP mortgages registered on title

MEASURES

- Number of home ownership units sold to eligible households
- Total amount of interim construction financing approved
- Total value of AHOP mortgages
- Average AHOP mortgage as percentage of Market Value

FUNDING

Affordable home ownership units are created using BC Housing's low interest interim construction financing and equity contributions from project partners. Together, these contributions effectively reduce the cost to eligible purchasers, with the value secured by an AHOP mortgage.

Interim Construction Financing¹

BC Housing will provide interim construction financing for the development of affordable home ownership units. Interim financing may be approved up to 100% of the cost to complete the affordable housing project and will be registered as a repayable loan on title. This loan will be repaid with the proceeds from the sale of individual units and discharged accordingly. A predetermined number of presales will be required prior to the advance of funds.

The overall form of security registered on title will vary depending on the project structure and partnership roles. BC Housing will typically require execution and registration of BC Housing's standard mortgage security package.

Partner Contributions

Partnerships are encouraged to leverage additional units and further increase the affordability of housing units. Partner contributions may include capital funding, land or other equity contributions. Partners may be non-profit housing providers, government agencies, the private sector or other community organizations.

¹ Financing is subject to BC Housing's Lending Criteria.

AFFORDABLE HOME OWNERSHIP PROGRAM (AHOP) – PROGRAM FRAMEWORK

A second repayable loan will be registered prior to construction to secure the full value of these contributions. Repayment and partial discharges will occur as corresponding AHOP mortgages are provided to eligible purchasers.

AHOP Mortgages for Purchasers

AHOP units are sold to eligible purchasers at their full market value, with the AHOP mortgage registered on title² and credited towards the purchase price at closing.

The mortgage will be for a 25 year term, interest and payment free, open to repayment in full at any time. At repayment, the home owner must repay the proportionate share of the current fair market value of the home. For example, if the home was purchased with a 10% AHOP mortgage, the home owner must repay 10% of the current fair market value at the time of repayment.



The home buyer will own the property outright and have the full benefits, rights and responsibilities of home ownership, and must maintain the home as their principal residence³ for the first 5 years of the AHOP mortgage term. The buyer will be permitted to sell the property on the open market at any point, provided they repay the AHOP mortgage at that time.

The AHOP mortgage becomes due and payable upon any of the following:

- Default on the 1st or AHOP mortgage⁴
- Sale of the home or other change of ownership
- The home ceasing to be the home owner’s principal residence during the first 5 years⁵
- The end of the 25 year mortgage term

At repayment, the home buyer must payout the AHOP mortgage in full and may choose to refinance through the lender of their choice.

AHOP Funds

Proceeds from the repayment of AHOP mortgages will be reinvested in affordable housing within the same community, ensuring the contributions to the project continue to be applied to affordable housing. Where an AHOP mortgage is paid out upon resale, the purchaser (if eligible) may apply to BC Housing for an AHOP mortgage equal to the repayment amount. BC Housing will work with municipalities and project partners to leverage these funds, and project partners may establish additional requirements within the guidelines of this Program Framework.

² The AHOP mortgage will be registered in favor of BC Housing in 2nd position, behind the mortgage obtained to purchase the home. No other financing will be granted in priority to the AHOP loan.
³ Principal residence is defined as the home that is designated (and is eligible to be designated) as the owner's principal residence for tax purposes, and where all persons registered on title live permanently for at least 6 months per year in a self-contained unit with access to all living facilities at all times to conduct their daily activities (such as: cooking, sleeping and receiving mail) and is the residential address used by the persons registered on title on documentation including but not limited to identification, vehicle registration and income tax returns.
⁴ Events of mortgage default will include not maintaining the home as a principal residence for the first five years, non-payment of property taxes or strata fees, and misrepresentation of eligibility.
⁵ During the first five years of the 2nd mortgage term, units may not be rented or leased without prior written approval of BC Housing, granted only in demonstrated cases of hardship.

AFFORDABLE HOME OWNERSHIP PROGRAM (AHOP) – PROGRAM FRAMEWORK**PROJECT ELIGIBILITY**

BC Housing will consider proposals for funding through an open call for submissions. The evaluation of submissions will be based on proponent and project eligibility, need and demand, lending criteria and available financing. The following minimum eligibility requirements must be met⁶:

- The site must be suitable for affordable housing.
- Housing must be affordable for eligible households.
- The project partner must demonstrate demand for affordable ownership units in the target community and that the project is consistent with community priorities and plans.
- The project partner must present a clear business case for the project including satisfying any pre-determined pre-sale requirements and demonstrating sales revenues will be sufficient to fully repay the interim construction loan.
- The project partner is required to bring equity to the development in the form of cash, grants, municipal reductions, or unencumbered land.

In addition to the minimum eligibility criteria, project partners are expected to have experience and knowledge of the home ownership market in the target community. Greater consideration should be given to projects where:

- Eligibility requirements are simple with minimal ownership restrictions consistent with program guidelines.
- Ownership costs are favourable against local market ownership costs and rents.
- Location is favourable, including proximity to amenities. Unit size, layout, design and finishing is modest, yet well-aligned with the expectations of the target market.
- The character of the target market suggests that proposed units will sell in a timely manner.

While all project partners must meet these basic requirements, BC Housing may prioritize projects based on available financing and other determining factors, such as:

- Greater need and demand/community impact
- Greater affordability
- Larger equity contribution
- Geographic location

KEY PROGRAM ELEMENTS***Home Buyer Eligibility***

All individuals who will have an interest in the home registered on title must meet all the following eligibility requirements:

⁶ BC Housing may require additional guarantees or security in certain cases as it deems appropriate.

AFFORDABLE HOME OWNERSHIP PROGRAM (AHOP) – PROGRAM FRAMEWORK

- Canadian citizen or permanent resident;
- Resided in British Columbia for the past 12 months;
- Not own an interest in real property anywhere in the world, and currently live in rental housing or another non-ownership tenure (e.g. living with family).
- Combined, gross household income of all individuals on title must not exceed the applicable Middle Income Limit defined as follows:
 - **Units with two or more bedrooms:** Middle-income households are those whose gross household income does not exceed the 75th income percentile for families with children, as determined by BC Housing from time to time.⁷
 - **Units with less than two bedrooms:** Middle-income households are those whose gross household income does not exceed the 75th income percentile for families without children, as determined by BC Housing from time to time.⁸

Project Guidelines

As development projects vary considerably, these guidelines will be applied as appropriate:

- Keep eligibility as broad as possible within program objectives to create a sufficient pool of eligible buyers.
- Design projects so that buyers can build equity consistent with equity gains in the housing market.
- Maintain a balanced design approach, such that modest units are affordable to households within the income eligibility requirements, while unit appeal is sufficient to ensure sale.
- Collaborate with municipal and community partners to ensure local needs for affordable home ownership are met and there is sufficient demand for the types of units being built.
- Create a marketing strategy during the planning phase and incorporate advertising to target eligible households that may not be actively looking to purchase a home.

Development Guidelines

Projects are encouraged to meet or exceed the BC Housing Design and Construction Guidelines (http://www.bchousing.org/Partners/Standards_Procurement/Standards). Provincially funded units must meet high standards of environmental sustainability, including low GHG emissions. Certifications may include LEED, R2000, Passive House or other equivalent.

ROLES AND RESPONSIBILITIES**BC Housing**

- Evaluating project proposals.
- Providing or facilitating interim construction financing.
- Monitoring and evaluating the success of the program.
- Ongoing administration and monitoring of AHOP mortgages.

⁷ BC Housing determines this figure using data released by Statistics Canada - Income Statistics Division: *T1 Family File – Custom Tabulation British Columbian Couple Families (With Children)*.

⁸ BC Housing determines this figure using data released by Statistics Canada - Income Statistics Division: *T1 Family File – Custom Tabulation British Columbian Couple Families (Without Children)*.

AFFORDABLE HOME OWNERSHIP PROGRAM (AHOP) – PROGRAM FRAMEWORK

ROLES AND RESPONSIBILITIES

BC Housing

- Evaluating project proposals.
- Providing or facilitating interim construction financing.
- Monitoring and evaluating the success of the program.
- Ongoing administration and monitoring of AHOP mortgages.

Project Partners

- Coordinating the design and construction of developments.
- Coordinating the sale of the units to eligible home buyers, including verifying home buyer eligibility. The project partner will establish a contract of purchase and sale with eligible buyers that reflects program guidelines and includes:
 - Owner occupancy requirements.
 - Provisions relating to any purchase options or default on any mortgage.
 - Provisions relating to AHOP mortgages, including repayment requirements.
 - Condition precedents such as a Statutory Declaration of Intent with respect to eligibility and the home buyer's ability to obtain 1st mortgage financing.

MONITORING AND REPORTING

Monitoring ensures program compliance and minimizes risk to all stakeholders, including residents, project partners and BC Housing.

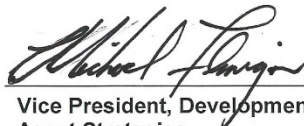
BC Housing's main interests are:

- Affordable housing is maintained for target households.
- Construction standards and value for money are met.
- Project partners meet contractual obligations.

BC Housing and project partners will implement a system for periodic monitoring to ensure ongoing compliance with mortgage terms, and may require proof from the home owner that the property is being maintained as their principal residence.

SIGN-OFF

This Program Framework requires final sign-off by BC Housing's Vice-President of Development and Asset Strategies and Vice-President of Corporate Services.



Vice President, Development and
Asset Strategies



Vice President, Corporate Services

Introduction to HousingHub





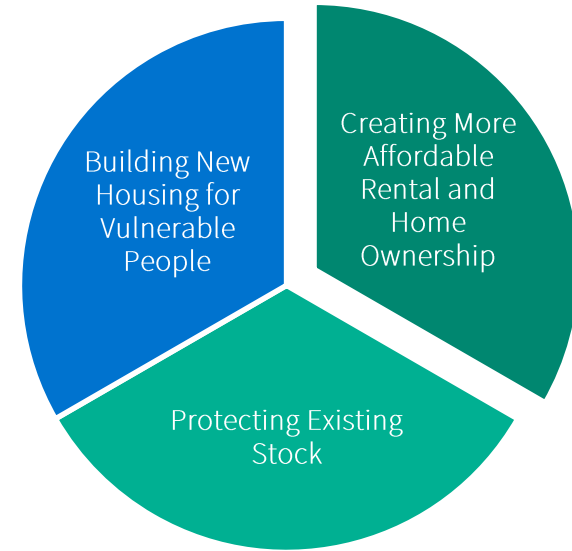
Building BC

Homes for Today. Hope for Tomorrow.

Provincial Funding for Housing

\$7B investment in housing over 10 years, including

- \$6.184 billion to increase housing supply
- \$1.1 billion for maintenance & upgrades
- Rapid Response to Homelessness
- \$116 million over three years to expand rental assistance, RAP and SAFER



Housing Continuum

Building BC Funds



Rental Assistance Program



Affordable Rental & Homeownership Program



Addressing Homelessness

Housing with Support Services

Social Housing

Rent Assistance in the Private Market

Affordable Rental Housing

Affordable Homeownership

higher

Level of Support

lower



HOUSING HUB

Expertise to assist in the planning and development process

Access to pre-development funding

What the *HousingHub* provides

Low-cost financing

Project coordination

A place for organizations to collaborate



Middle income British Columbians, households with **average incomes between \$70,000-\$150,000**, depending on the community.



Affordable rental housing at or below market rate, affordable homeownership.



Non-profits and private developers, faith groups, property owners, federal and local governments, and Indigenous partners.

Programs

- Affordable rental housing – Provincial Rental Supply Program
- Ownership based housing – Affordable Homeownership Program

www.bchousing.org/housinghub

Market sale Example:

Price of unit =\$500,000

Purchaser buys directly from Developer

Contract of purchase and sale for \$500,000

Mortgage required by buyer = \$500,000



Typically buyers will need to provide a cash equity of 20% or greater of the purchase price

High ratio mortgages will need to provide a cash equity of 0%-19.99%

Affordable Home Ownership Sale Example:

Price of Unit = \$500,000

Equity captured by BCH = 10% or \$50,000 * (example)

Contract of Purchase and Sale:

Purchase price \$500,000

Equity captured from BCH \$50,000

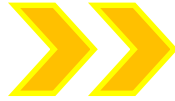
Mortgage required by buyer = \$450,000

Buyer can further reduce the mortgage
By providing additional cash as down payment

SAVINGS



SAVINGS



Municipal contributions :

Additional density, reduction of fees, land contribution, approval and process streamlining

Developer Contributions :

Reduced profits

BC Housing Contribution :

Low cost interim construction financing



2nd mortgages are released and reinvested into Community

Savings captured towards the project are realized as an equity and secured by 2nd mortgage on title of each strata lot sold



Repayment

2nd mortgage is due and payable in full upon:

- Sale or change in ownership
- Default on 1st mortgage
- Any default on 2nd mortgage (e.g. principal residence requirement)
- End of 25 year term

2nd Mortgages

AHOP affordability secured by 2nd mortgage on title

- Participating mortgage – shares in both the upside and downside
- 25 year term, interest and payment free
- 5 year principal residence requirement enshrined in mortgage
- Homeowner can:
 - prepay at any time
 - sell on the open market at any time (repayment required on sale)

No complicated covenants or restrictions

\$ 500,000 Market Value Purchaser has \$25,000 cash deposit (5%)	Market Purchase	10% below market AHOP
Market Value	\$500,000	\$500,000
Buyer's cash deposit	\$25,000	\$25,000
AHOP Mortgage	n/a	\$50,000
1 st Mortgage (base)	\$475,000	\$425,000
Est. Loan Insurance Premium	4% \$19,000	n/a
Monthly P&I on 1 st mortgage 25 years @ 3% (incl. premium)	\$2,338	\$1,775 <i>Savings(\$563)</i>
Minimum income (stress test 5.7%) PITH = +\$400 (taxes, heat and strata)	\$118,196	\$105,754

Repayment examples

* \$500K, 5% down + 10% AHOP Mtg, (with premium first mortgage = \$425,000)
market value increases at 2%/year

	5 Years	10 years	25 years
Market Value	\$552,040	\$609,497	\$820,303
Less Outstanding 1 st mortgage	(\$380,166)	(\$320,780)	(\$0)
Less AHOP Mortgage Repayment *10% of market value*	(\$55,204)	(\$60,497)	(\$82,030)
Total Homeowner Equity	\$116,670	\$228,220	\$738,273

Home Buyer Eligibility

- Be a Canadian citizen or permanent resident
- Have resided in BC for the past 12 months
- Be living in rental housing or other non-ownership tenure prior to purchase

Residential Units	Maximum Gross Household Income
Less than 2 bedrooms	\$112,410
Two bedrooms or more	\$155,510

Home buyer must qualify for a 1st mortgage from an NHA approved lender



	Avg. Price	2 nd Mortgage	AHOP Amount
1 Bed (AHOP)	\$381,075	\$40,688	\$340,387
2 Bed (AHOP)	\$530,806	\$52,267	\$478,539
		% BCH Mtg.	Ann. Income
1 Bed (AHOP)		10.67%	\$81,844
2 Bed (AHOP)		9.84%	\$115,062



	Market Price	2 nd Mortgage	AHOP Amount
1 Bed (AHOP)	\$368,250 \$541,500	\$36,825 \$54,150	\$331,425 \$487,350
2 Bed (AHOP)	\$549,000 \$738,000	\$54,900 \$66,420	\$494,100 \$664,200
		% BCH Mtg.	Ann. Income
1 Bed (AHOP)		10%	\$74K - \$109K
2 Bed (AHOP)		10%	\$111K- \$149K



Raymond Kwong

Provincial Director, HousingHub Development Strategies

Email: housinghub@bchousing.org

Phone: 604.439.4757

www.bchousing.org/housinghub



Building BC Funds



Affordable Rental &
Homeownership Program

