



Notice of Meeting and Meeting Agenda Hospitals and Housing Committee

Wednesday, April 3, 2024

1:30 PM

6th Floor Boardroom
625 Fisgard St.
Victoria, BC V8W 1R7

K. Murdoch (Chair), J. Caradonna (Vice Chair), M. Alto, P. Brent, S. Brice, Z. de Vries, G. Holman, P. Jones, D. Kobayashi, C. McNeil-Smith, L. Szpak, C. Plant (Board Chair, ex officio)

The Capital Regional District strives to be a place where inclusion is paramount and all people are treated with dignity. We pledge to make our meetings a place where all feel welcome and respected.

1. Territorial Acknowledgement

2. Approval of Agenda

3. Adoption of Minutes

3.1. [24-348](#) Minutes of the March 6, 2024 Hospitals and Housing Committee Meeting

Recommendation: That the minutes of the Hospitals and Housing Committee meeting of March 6, 2024 be adopted as circulated.

Attachments: [Minutes - March 6, 2024](#)

4. Chair's Remarks

5. Presentations/Delegations

The public are welcome to attend CRD Board meetings in-person.

Delegations will have the option to participate electronically. Please complete the online application at www.crd.bc.ca/address no later than 4:30 pm two days before the meeting and staff will respond with details.

Alternatively, you may email your comments on an agenda item to the CRD Board at crdboard@crd.bc.ca.

6. Committee Business

6.1. [24-336](#) 2024 Minor Capital Projects and Equipment - Approval of Capital Bylaw

Recommendation: The Hospitals and Housing Committee recommends to the Capital Regional Hospital District Board:

- 1) That the recommended 2024 Minor Capital Projects totalling \$3,750,000 be approved and expensed from the 2024 requisition;
- 2) That the recommended 2024 equipment grants of \$30,000 to Mount St. Mary Hospital and \$2,925,000 to Island Health be approved and expensed from the 2024 requisition;
- 3) That Bylaw No. 426, "Capital Regional Hospital District Bylaw No. 195, 2024", be introduced and read a first, second and third time; and
- 4) That Bylaw No. 426 be adopted.

Attachments: [Staff Report: 2024 Minor Capital Proj & Equip't-Approval Cap Bylaw](#)
 [Appendix A: Island Health 2024 Minor Capital Project List](#)
 [Appendix B: Island Health 2024 Equipment List](#)
 [Appendix C: Bylaw No. 426, "CRHD Capital Bylaw No. 195, 2024"](#)

6.2. [24-337](#) Tillicum Station Mortgage Renewal

Recommendation: The Hospitals and Housing Committee recommends to the Capital Region Housing Corporation Board:

1. That the resolution required by BC Housing Management Commission to renew the mortgage for Tillicum Station through the Canada Mortgage and Housing Corporation Tendered Lending Program for a term not to exceed 10 years as required be approved; and
2. That Edward Robbins, Chief Administrative Officer or Nelson Chan, Chief Financial Officer, or their duly authorized delegates together or with any one officer or director of the Borrower for and on behalf of the Borrower be authorized to sign any documents related to the mortgage renewal.

Attachments: [Staff Report: Tillicum Station Mortgage Renewal](#)
 [Appendix A: Resolution of Directors](#)

6.3. [24-338](#) Capital Region Housing Corporation Operational Update, First Quarter 2024

Recommendation: There is no recommendation. This report is for information only.

Attachments: [Staff Report: CRHC Operational Update, First Quarter 2024](#)
 [Appendix A: Applicant Waiting List Details](#)

6.4. [24-339](#) Capital Plan Status Report, First Quarter 2024

Recommendation: There is no recommendation. This report is for information only.

Attachments: [Staff Report: Capital Plan Status Report, First Quarter 2024](#)
 [Appendix A: BC Housing letter from February 29, 2024](#)

7. Notice(s) of Motion

7.1. [24-266](#) Motion with Notice: Supportive Housing in the Capital Region (Director Caradonna)

Recommendation: The Hospitals and Housing Committee recommends to the CRD Board:

1. That the Board direct staff to work with the Reaching Home Program's Community Advisory Board and/or the Alliance to End Homelessness in Greater Victoria to undertake studies, reports, or analyses on the following topics related to supportive housing across the Capital Region:
 - a) A high-level regional resource inventory on services and supports within each jurisdiction that aid unhoused people (e.g. food banks, support services, indoor shelters, and so on.)
 - b) An analysis of the parks, public spaces, or campgrounds available for overnight sheltering for unhoused people across the region;
 - c) In light of the Province handing down supportive housing targets for all jurisdictions over a certain population, an assessment of the potential role for the CRD to play, in collaboration with local governments and BC Housing, in advancing regional supportive housing and sheltering objectives.

Attachments: [Memo: Notice of Motion with Unit Map](#)

8. New Business

9. Adjournment

The next meeting is May 1, 2024.

To ensure quorum, please advise Tamara Pillipow (tpillipow@crd.bc.ca) if you or your alternate cannot attend.

Meeting Minutes

Hospitals and Housing Committee

Wednesday, March 6, 2024

1:30 PM

6th Floor Boardroom
625 Fisgard St.
Victoria, BC V8W 1R7

PRESENT

Directors: K. Murdoch (Chair), J. Caradonna (Vice Chair), M. Alto, P. Brent, Z. de Vries, G. Holman (EP), D. Kobayashi (EP), C. McNeil-Smith (EP), L. Szpak

Staff: T. Robbins, Chief Administrative Officer; N. Chan, Chief Financial Officer; K. Lorette, General Manager, Planning and Protective Services; D. Elliott, Senior Manager, Regional Housing; M. Lagoa, Deputy Corporate Officer; T. Pillipow, Committee Clerk (Recorder)

EP - Electronic Participation

Regrets: Directors S. Brice, P. Jones, C. Plant

The meeting was called to order at 1:30 pm.

1. Territorial Acknowledgement

Chair Murdoch provided a Territorial Acknowledgement.

2. Approval of Agenda

MOVED by Director Szpak, **SECONDED** by Director Brent,
That the agenda for the March 6, 2024 Hospitals and Housing Committee meeting
be approved.
CARRIED

3. Adoption of Minutes

- 3.1. [24-233](#) Minutes of the February 7, 2024 Hospitals and Housing Committee Meeting

MOVED by Director Alto, **SECONDED** by Director Szpak,
That the minutes of the Hospitals and Housing Committee meeting of February 7,
2024 be adopted as circulated.
CARRIED

4. Chair's Remarks

There were no Chair's remarks.

5. Presentations/Delegations

There were no presentations or delegations.

6. Committee Business

6.1. [24-098](#) Capital Region Housing Corporation Investment Portfolio Holdings and Performance Annual Update

N. Chan presented Item 6.1. for information.

Discussion ensued regarding the importance of the returns to the financial health of the Capital Region Housing Corporation.

6.2. [24-099](#) Capital Regional Hospital District Investment Portfolio Holdings and Performance Annual Update

N. Chan presented Item 6.2. for information.

Discussion ensued regarding the protection of principal.

6.3. [24-231](#) Carillon Place Mortgage Renewal

K. Lorette spoke to Item 6.3.

**MOVED by Director Caradonna, SECONDED by Director Brent,
The Hospitals and Housing Committee recommends to the Capital Region
Housing Corporation Board:**

1. That the resolution required by BC Housing Management Commission to renew the mortgage for Carillon Place through the Canada Mortgage and Housing Corporation Tendered Lending Program for a term not to exceed 10 years as required be approved; and

2. That Edward Robbins, Chief Administrative Officer or Nelson Chan, Chief Financial Officer or their duly authorized delegates together or with any one officer or director of the Borrower for and on behalf of the Borrower be authorized to sign any documents related to the mortgage renewal.

CARRIED

6.4. [24-232](#) 2023 Tenant Advisory Committee Year-End Reporting

K. Lorette presented Item 6.4. for information.

Discussion ensued regarding:

- the target participation rate of committee members
- the timeline and intent of the Tenant Survey

7. Notice(s) of Motion

7.1. [24-265](#)

Notice of Motion: Supportive Housing in the Capital Region (Director Caradonna)

Director Caradonna provided the following Notice of Motion for consideration at the next meeting of the Hospitals and Housing Committee.

"The Hospitals and Housing Committee recommends to the Capital Regional District Board:

1. That the Board direct staff to work with the Reaching Home Program's Community Advisory Board and/or the Alliance to End Homelessness in Greater Victoria to undertake studies, reports, or analyses on the following topics related to supportive housing across the Capital Region:

a) A high-level regional resource inventory on services and supports within each jurisdiction that aid unhoused people (e.g. food banks, support services, indoor shelters, and so on.)

b) An analysis of the parks, public spaces, or campgrounds available for overnight sheltering for unhoused people across the region;

c) In light of the Province handing down supportive housing targets for all jurisdictions over a certain population, an assessment of the potential role for the CRD to play, in collaboration with local governments and BC Housing, in advancing regional supportive housing and sheltering objectives."

8. New Business

There was no new business.

9. Adjournment

MOVED by Director Brent, **SECONDED** by Director Alto,
That the March 6, 2024 Hospitals and Housing Committee meeting be adjourned at 2:01 pm.
CARRIED

CHAIR

RECORDER

**REPORT TO HOSPITALS AND HOUSING COMMITTEE
MEETING OF WEDNESDAY, APRIL 03, 2024**

SUBJECT **2024 Minor Capital Projects and Equipment – Approval of Capital Bylaw**

ISSUE SUMMARY

Approval of a capital bylaw is required by the Capital Regional Hospital District (CRHD) Board to authorize funding of healthcare minor capital and equipment projects in the region.

BACKGROUND

Minor Capital Projects (MCPs) sustain the region's health infrastructure through additions and improvements to existing healthcare facilities (such as replacement of aging or failing building systems or components), renovations or upgrades to accommodate changes in service delivery and responding to technological advances. MCPs are valued between \$100,000 and \$2 million (M) and the CRHD contributes 40% towards the total cost of Island Health minor capital projects to a maximum of \$3.750M annually.

The 2024-2033 approved CRHD Capital Plan established funding of \$3.750M for Island Health 2024 MCPs and \$2.955M toward healthcare equipment purchases identified by Island Health (\$2.925M) and Mount St. Mary Hospital (\$30,000). Staff has worked diligently with Island Health to finalize the list of 2024 MCPs and equipment purchases (Appendix A and B).

Approval of a capital expenditure bylaw is required by the CRHD Board to expend these funds (Appendix C). Schedule A of the bylaw (Appendix C) summarizes CRHD's contribution to MCPs and Equipment, in line with the approved 2024 CRHD Budget.

ALTERNATIVES

Alternative 1

The Hospitals and Housing Committee recommends to the Capital Regional Hospital District Board:

- 1) That the recommended 2024 Minor Capital Projects totalling \$3,750,000 be approved and expensed from the 2024 requisition;
- 2) That the recommended 2024 equipment grants of \$30,000 to Mount St. Mary Hospital and \$2,925,000 to Island Health be approved and expensed from the 2024 requisition;
- 3) That Bylaw No. 426, "Capital Regional Hospital District Bylaw No. 195, 2024", be introduced and read a first, second and third time; and
- 4) That Bylaw No. 426 be adopted.

Alternative 2

That this report be referred back to staff for additional information based on Hospitals and Housing Committee direction.

IMPLICATIONS

Financial Implications

Providing annual funding for MCPs and equipment establishes a mechanism for the CRHD to invest in sustaining and upgrading the region's healthcare capital assets thereby enhancing patient care and safety for residents. Through its funding commitment to Island Health's 2024 MCPs and equipment priorities, the CRHD supports the completion of previously approved projects and new priority projects. The 2024 CRHD budget was approved on March 13, 2024, and included \$2.955M for Capital Equipment Grants and a \$3.750M transfer to reserve to fund the 2024 MCP initiatives that will be cash-flowed over three years by Island Health.

CONCLUSION

The Board has identified a community need for appropriate health facilities and equipment. CRHD staff are working with Island Health to identify capital improvements and respond to funding requests for minor capital and equipment. Island Health's MCPs list represents the highest priority needs for the region's healthcare facilities. Staff of the Health and Capital Planning Strategies Division, working together with Island Health, has conducted due diligence for the 2024 MCPs and equipment projects.

The amended 2024-2033 CRHD Ten Year Capital Plan and 2024 CRHD Operating Budget established funding for both previously approved and newly identified MCPs and, for the equipment priorities provided by Island Health and Mount St. Mary Hospital. Approval of a capital bylaw in the amount of \$6,705,000 is recommended.

RECOMMENDATION

The Hospitals and Housing Committee recommends to the Capital Regional Hospital District Board:

- 1) That the recommended 2024 Minor Capital Projects totalling \$3,750,000 be approved and expensed from the 2024 requisition;
- 2) That the recommended 2024 equipment grants of \$30,000 to Mount St. Mary Hospital and \$2,925,000 to Island Health be approved and expensed from the 2024 requisition;
- 3) That Bylaw No. 426, "Capital Regional Hospital District Bylaw No. 195, 2024", be introduced and read a first, second and third time; and
- 4) That Bylaw No. 426 be adopted.

Submitted by:	Michael Barnes, MPP, Senior Manager, Health & Capital Planning Strategies
Concurrence:	Kevin Lorette, P. Eng., MBA, General Manager, Planning & Protective Services
Concurrence:	Kristen Morley, J.D., General Manager, Corporate Services & Corporate Officer
Concurrence:	Nelson Chan, MBA, FCPA, FCMA, Chief Financial Officer
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENTS

Appendix A: Island Health 2024 Minor Capital Project List

Appendix B: Island Health 2024 Equipment List

Appendix C: Bylaw No. 426, "Capital Regional Hospital District Capital Bylaw No. 195, 2024"

ISLAND HEALTH
2024/2025 MINOR CAPITAL PROJECT LIST

				Cash Flow						
Previous Project Approvals				Prior Years	2024/25			2025/26		
Site	Portfolio	Project Name	Total Project Cost		Annual	Island Health	CRHD	Annual	Island Health	CRHD
Gorge Road Hospital	Facilities Management	GRH Fire Sprinkler System Replacement	1,427,487	727,487	350,000	210,000	140,000	350,000	210,000	140,000
Seven Oaks Tertiary Mental Health	Facilities Management	Fire Alarm Replacement	652,074	352,074	150,000	90,000	60,000	150,000	90,000	60,000
Victoria General Hospital	Facilities Management	VGH Tower Nurse Station Upgrades	1,132,800	432,800	350,000	210,000	140,000	350,000	210,000	140,000
Gorge Road Hospital	Facilities Management	GRH Fire Safety Panel Replacement	120,000	20,000	50,000	30,000	20,000	50,000	30,000	20,000
Victoria General Hospital	Facilities Management	Chiller #2 Refurbishment	600,000	50,000	300,000	180,000	120,000	250,000	150,000	100,000
Multi Sites (RJH-VGH)	Medication Systems & Informatics	AcuDose Automated Dispensing Cabinet Replacement Phase 4	1,617,560	117,560	450,000	270,000	180,000	1,050,000	630,000	420,000
Pandora Clinic	Mental Health Substance Use	Permanent OPS Inhalation Site	1,759,137	766,036	993,101	595,861	397,240		-	-
Royal Jubilee Hospital	Portfolio S	PAC Move to Eagle Creek	850,000	150,000	700,000	420,000	280,000	-	-	-
Royal Jubilee Hospital	Facilities Management	DT Chiller #3 Refurbishment	450,000	333,200	116,800	70,080	46,720	-	-	-
Royal Jubilee Hospital	Victoria Acute Hospitals	Emergency Dept. Renovation/Replacement	312,262	62,262	-	-	-	250,000	150,000	100,000
Royal Jubilee Hospital	Facilities Management	Reverse Osmosis System Replacement	770,000	100,000	-	-	-	670,000	402,000	268,000
Royal Jubilee Hospital	Tech Services & Virtual Care	Refresh RJH Firewall and IPS	376,200	76,200	150,000	90,000	60,000	150,000	90,000	60,000
Royal Jubilee Hospital	Facilities Management	DDC/BAS Controls & Instrumentation Refurbishment	400,000	226,239	173,761	104,257	69,504	-	-	-
Royal Jubilee Hospital	Facilities Management	Domestic Water System Refurbishment	990,000	190,000	200,000	120,000	80,000	600,000	360,000	240,000
Royal Jubilee Hospital	Facilities Management	MP Window Renewal	1,304,218	104,218	200,000	120,000	80,000	1,000,000	600,000	400,000
Royal Jubilee Hospital	Sooke WstS SanP Glslds&Lab	Lab Analyzer Installation Renovation	606,066	197,958	408,108	244,865	163,243		-	-
Victoria General Hospital	Facilities Management	VGH Cast Iron Plumbing System Replacement	1,500,000	450,000	200,000	120,000	80,000	850,000	510,000	340,000
Victoria General Hospital	General Support Services	Dish Machine Install and Dishroom Refresh	1,000,000	100,000	450,000	270,000	180,000	450,000	270,000	180,000
Victoria General Hospital	Portfolio S	(Proj) OR Lights x10	1,250,000	111,883	1,138,117	682,870	455,247	-	-	-
Victoria General Hospital	Facilities Management	VGH Kitchen Floor Replacement	300,000	50,000	100,000	60,000	40,000	150,000	90,000	60,000
Victoria General Hospital	Facilities Management	VGH Bathroom Shower surrounds	300,000	50,000	100,000	60,000	40,000	150,000	90,000	60,000
		Available for Reallocation within 2023 Bylaw 187		\$60,000						-
Sub-Total			17,717,804	4,727,917	6,579,887	3,947,932	2,631,955	6,470,000	3,882,000	2,588,000

New Project Approvals										
Queen Alexandra Centre	MHSU Children, Youth & Families	Acoustic Tiles for Ledger House Program Units	100,000	-	-	-	-	100,000	60,000	40,000
Victoria Detox Mental Health - Pembroke	Facilities Management	DARS Heating Plant Renewal and HVAC Upgrade	1,003,000	-	-	-	-	1,003,000	601,800	401,200
Royal Jubilee Hospital	Facilities Management	DT #8 Elevator Installation	472,000	-	-	-	-	472,000	283,200	188,800
Saanich Peninsula Hospital	Facilities Management	Continuous Optimization & Recommissioning	600,000	-	200,000	120,000	80,000	400,000	240,000	160,000
Saanich Peninsula Hospital	Facilities Management	Emergency Department Ventilation Upgrade	1,652,000	-	1,592,513	955,508	637,005	59,487	35,692	23,795
The Summit at Quadra Village	Facilities Management	Continuous Optimization & Recommissioning	500,000	-	200,000	120,000	80,000	300,000	180,000	120,000
Victoria General Hospital	Facilities Management	District Energy and Low Carbon Retrofits	500,000	-	300,000	180,000	120,000	200,000	120,000	80,000
Victoria General Hospital	Facilities Management	Staff Lot Safety and Capacity Increase - Phase Two	377,600	-	377,600	226,560	151,040	-	-	-
Saanich Peninsula Hospital	General Support Services	Renovate SPH laundry / linen room	125,000	-	125,000	75,000	50,000	-	-	-
Sub-Total			5,329,600	-	2,795,113	1,677,068	1,118,045	2,534,487	1,520,692	1,013,795

Total	23,047,404	4,727,917	9,375,000	5,625,000	3,750,000	9,004,487	5,402,692	3,601,795
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2024/2025 RECOMMENDED APPROVED CAPITAL EQUIPMENT

Site	Program	Equipment Name	Budget	New / Replace
Aberdeen Hospital	Long Term Care - VIHA	Shower Chair	10,498	Replacement
Gorge Road Hospital	SI FMO	Portable 1600 Gallon Trailer Mounted Water Trailer	297,000	New
Gorge Road Hospital	Long Term Care - VIHA	Bath Chairs x 2	25,013	Replacement
Gorge Road Hospital	Supply Chain and Logistics	2021 Hyundai Ioniq EV - GRH	43,709	Replacement
Lady Minto Gulf Islands Hospital	Saan Gulf Islands	LMH ECU SANITIZING DISHWASHER REPLACEMENT	5,800	Replacement
Lady Minto Gulf Islands Hospital	Medical Imaging	LMH Mobile XR Main Department Shimadzu 2008 MUX100HXC 65530 Replacement	84,123	Replacement
Lady Minto Gulf Islands Hospital	Medical Imaging	LMH Mobile XR Main Department Shimadzu MUX100HXC 2008 65911 Imaging Plate	39,905	Replacement
Lady Minto Gulf Islands Hospital	Laboratory Services	Water System	21,570	Replacement
MHSU Community	MHSU SI Complex Community Care	Victoria Wellness and Recovery Center Air Conditioning	43,140	New
Multi Sites	Access Flow CERT	CERT - Medtronic External Pacemaker system	25,237	New
Multi Sites	Clinical Operations - VGH	EEG Server	10,785	Replacement
Multi Sites	Medical Imaging	BARCO Monitor replacement - Radiologist	43,140	Replacement
Multi Sites	Medical Imaging	Barco Monitor Replacement - Tech	26,963	Replacement
Multi Sites	Medical Imaging	Barco Monitor Replacement - Tech	26,963	Replacement
Multi Sites	Surgical Svs - Perioperative	(Ear Nose Throat) Integrated Power Console (x1 VGH and x1 RJH)	72,432	New
Munro Centre	Medical Imaging	IUS US Room 5 E9 XDCLEAR 2016 105680	105,693	Replacement
Munro Centre	Medical Imaging	IUS US Room 5 E9 XDCLEAR 2016 105680 Probes	43,140	Replacement
Royal Jubilee Hospital	Medical Imaging	RJH NM SPECT CT Replacement	2,900,000	Replacement
Royal Jubilee Hospital	Surgical Svs - Perioperative	Automated Endoscope Reprocessor x2	326,005	Replacement
Royal Jubilee Hospital	Medical Imaging	RJH US Room 2 E9 XDCLEAR 2016 105670	105,693	Replacement
Royal Jubilee Hospital	Medical Imaging	RJH UroNav B	106,772	New
Royal Jubilee Hospital	Heart Health	Heart Health Ensight X	350,000	Replacement
Royal Jubilee Hospital	Pharmacy	Replace Robot RX	1,090,000	Replacement
Royal Jubilee Hospital	Laboratory Services	Haemonetics Bloodbank Cerner Interface	63,262	Replacement
Royal Jubilee Hospital	Portfolio S Strategic Projects	RJH Cyclo G6 Micropulse Laser - CLINIC 5	53,000	Replacement
Royal Jubilee Hospital	Laboratory Services	RJH LAB STERILE BLOOD PRODUCE TUBE WELDER	27,900	Replacement
Royal Jubilee Hospital	Heart Health	RJH ECHO TEE PROBE	42,277	Replacement
Royal Jubilee Hospital	Biomedical Engineering	Ventilation Tester	10,785	New
Royal Jubilee Hospital	Biomedical Engineering	Infusion Pump Tester	16,178	Replacement
Royal Jubilee Hospital	Clinical Operations - RJH	Bladder Scanner	21,570	Replacement
Royal Jubilee Hospital	Clinical Operations - RJH	RJH ICU Meiko	45,104	Replacement
Royal Jubilee Hospital	Clinical Operations - RJH	5SE Project - Beds	34,685	New
Royal Jubilee Hospital	Clinical Operations - RJH	Continuous Renal Replacement Machines	150,451	Replacement
Royal Jubilee Hospital	Clinical Operations - RJH	RJH ICU Bariatric Bed	64,710	Replacement
Royal Jubilee Hospital	Clinical Operations - RJH	CMAC Video Laryngoscopes	80,456	Replacement
Royal Jubilee Hospital	Clinical Operations - RJH	Sara Plus	17,890	Replacement
Royal Jubilee Hospital	Clinical Operations - RJH	Hospital at Home Portable ECG RJH	9,901	New
Royal Jubilee Hospital	Clinical Operations - RJH	ED Automated Tourniquet	19,867	Replacement
Royal Jubilee Hospital	Clinical Operations - RJH	Ice Machines	21,570	Replacement
Royal Jubilee Hospital	Clinical Operations - RJH	Fleet Vehicles: RJH HaH	89,881	New
Royal Jubilee Hospital	Clinical Operations - RJH	VACs	112,164	New
Royal Jubilee Hospital	Clinical Operations - RJH	Ultrasound Machine (1 Replacement, 1 New)	104,362	Replacement
Royal Jubilee Hospital	Clinical Operations - VGH	Trex head boxes	51,956	New
Royal Jubilee Hospital	Clinical Operations - VGH	EEG machine	97,720	New
Royal Jubilee Hospital	Heart Health	ECMO transport Pac Rac	12,942	New
Royal Jubilee Hospital	Heart Health	ECMO Heater	43,140	New
Royal Jubilee Hospital	Heart Health	L25100 - Sonosite PX Ultrasound System FUJIFILM	97,065	New
Royal Jubilee Hospital	Heart Health	LifePack 15	32,355	New

Site	Program	Equipment Name	Budget	New / Replace
Royal Jubilee Hospital	Heart Health	Vitalinq Model 94W-15 wireless headset system	38,826	New
Royal Jubilee Hospital	Heart Health	Point of Care Ultrasound	72,799	New
Royal Jubilee Hospital	Heart Health	Temporary external pacemakers CVU	53,925	Replacement
Royal Jubilee Hospital	Laboratory Services	Replacement Coagulation Analyzers x 1	84,662	Replacement
Royal Jubilee Hospital	Laboratory Services	Replacement Coagulation Analyzer	42,277	Replacement
Royal Jubilee Hospital	Medical Imaging	RJH US Room 2 E9 XDCLEAR 2016 105670 Probes Replacement	43,140	Replacement
Royal Jubilee Hospital	Medical Imaging	Mobile XR System, GE AMX4Plus (CR), ECN53453	84,123	Replacement
Royal Jubilee Hospital	Medical Imaging	Mobile XR Detector, GE AMX4Plus (CR), ECN53453	39,905	Replacement
Royal Jubilee Hospital	Medical Imaging	QC Kit - Physicist	23,698	Replacement
Royal Jubilee Hospital	Medical Imaging	Fluke 451P Ion Chamber Radiation Survey Meter	6,986	New
Royal Jubilee Hospital	Medical Imaging	Artis Zee MP Leg Holder	14,021	New
Royal Jubilee Hospital	Medical Imaging	Abbott i-STAT ACT Portable Clinical Analyzer	12,516	New
Royal Jubilee Hospital	Medical Imaging	Parks Medical Doppler Ultrasound System, ECN58307	55,753	Replacement
Royal Jubilee Hospital	Medical Imaging	Parks Medical Doppler Ultrasound System, ECN 56405	55,753	Replacement
Royal Jubilee Hospital	MHSU SI Acute Acces&Crisis Res	RJH 2 South Patient Bathtub	24,183	Replacement
Royal Jubilee Hospital	Pharmacy	One Arxium Lower Packaging Unit - Hub	52,880	Replacement
Royal Jubilee Hospital	Pharmacy	Fluidose liquid UD packager for RJH Rx Hub	48,635	New
Royal Jubilee Hospital	Pharmacy	one strip packaging medication spooler	6,471	New
Royal Jubilee Hospital	Simulation	Super Tory	65,183	New
Royal Jubilee Hospital	Surgical Svs - Perioperative	PACU Glidescope Go	26,783	Replacement
Royal Jubilee Hospital	Surgical Svs - Perioperative	(Plastics) Battery Drives, ergonomic	172,560	Replacement
Royal Jubilee Hospital	Surgical Svs - Perioperative	(Ophthamology) High Speed Drill	38,880	New
Royal Jubilee Hospital	Surgical Svs-Ambulatory Care	IL GEM 5000	32,355	Replacement
Saanich Peninsula Hospital	Saanich Gulf Islands	Imaging C arm OEC Elite CFD 21 CM Mobile surgical platform	300,000	Replacement
Saanich Peninsula Hospital	Saanich Gulf Islands	SPH - Philips Server, Central & Monitor Software Upgrade	203,346	Replacement
Saanich Peninsula Hospital	SI Food Services	SPH INDUCTION HEATING ACTIVATOR	9,630	Replacement
Saanich Peninsula Hospital	Laboratory Services	SPH LAB POINT OF CARE ANALYZER	21,750	Replacement
Saanich Peninsula Hospital	Biomedical Engineering	Defib Analyzer	19,413	Replacement
Saanich Peninsula Hospital	Biomedical Engineering	Patient Simulator	12,942	New
South Island Surgical Centre	Surgical Svs - Perioperative	(SISC) Synthes Unium Drills	122,949	Replacement
South Island Surgical Centre	Surgical Svs - Perioperative	(SISC) Steris Endodryer MDRD	57,161	Replacement
South Island Surgical Centre	Surgical Svs - Perioperative	(SISC) Arthrex Camera Arthroscopic	61,475	Replacement
The Summit	Long Term Care - VIHA	Carendo Shower Chairs x 3	37,588	New
Victoria General Hospital	Pharmacy	AcuDose Automated Dispensing Cabinet Replacement Phase 5	947,130	Replacement
Victoria General Hospital	Clinical Operations - VGH	Prismax	150,451	Replacement
Victoria General Hospital	Medical Imaging	VGH UroNav A	106,772	New
Victoria General Hospital	Heart Health	7 Day Holter Monitors	105,154	New
Victoria General Hospital	Restorative Health	VGH 5N WATER ICE DISPENSER	9,338	Replacement
Victoria General Hospital	Clinical Operations - VGH	VGH ED ICE MACHINE & DISPENSER	9,621	Replacement
Victoria General Hospital	Restorative Health	VGH PHYSIO BARI NEW STEP	14,000	Replacement
Victoria General Hospital	Clinical Operations - VGH	VGH S4A MEDICATION FRIDGE	5,800	Replacement
Victoria General Hospital	Clinical Operations - VGH	VGH NICU SERVO U VENTILATORS	126,000	Replacement
Victoria General Hospital	Clinical Operations - VGH	VGH Water/Ice Machine 6AB	9,201	Replacement
Victoria General Hospital	Biomedical Engineering	Electrosurgical Unit Analyzer	19,413	New
Victoria General Hospital	Clinical Operations - VGH	Hospital at Home Portable ECG VGH	9,901	New
Victoria General Hospital	Clinical Operations - VGH	Vital Sign Machines for Pediatric Ambulatory Clinics	28,846	Replacement
Victoria General Hospital	Clinical Operations - VGH	Vital Signs Monitros	40,764	Replacement
Victoria General Hospital	Clinical Operations - VGH	ventillator-servoU	64,710	New
Victoria General Hospital	Clinical Operations - VGH	AcuDose XT - Automated Dispensing Cabinet addition for new clinic 4/5 -VGH ED	77,113	Replacement
Victoria General Hospital	Clinical Operations - VGH	CribLift Crib Storage System	23,340	New

Site	Program	Equipment Name	Budget	New / Replace
Victoria General Hospital	Clinical Operations - VGH	ER Ultrasound	53,925	Replacement
Victoria General Hospital	Clinical Operations - VGH	Mechanical Ventilator	81,675	Replacement
Victoria General Hospital	Laboratory Services	Mechanical Coag instrument	19,952	Replacement
Victoria General Hospital	Medical Imaging	Abbott i-STAT ACT Portable Clinical Analyzer	12,516	New
Victoria General Hospital	Pharmacy	Medical grade refrigerator for STUDY drugs	9,487	Replacement
Victoria General Hospital	Pharmacy	VGH pharmacy-RFID tray management system	91,673	New
Victoria General Hospital	Pharmacy	ointment mixer for non-sterile compounding	4,320	New
Victoria General Hospital	Surgical Svs - Perioperative	(Gynecology) Diagnostic Hysteroscopic Scopes	83,778	Replacement
Victoria General Hospital	Surgical Svs - Perioperative	Container Wash Cart	15,775	Replacement
Victoria General Hospital	Surgical Svs - Perioperative	(Orthopedic) Screw Removal System	40,012	New
Victoria General Hospital	Surgical Svs - Ambulatory Care	IL GEM 5000	80,888	Replacement
Victoria Regional Laundry	ESS South Island & Laundries	Flannel Sheet Feeder/Folder #1	400,000	Replacement
			Total Equipment Cost	11,708,889
			CRHD Share	2,925,000

CAPITAL REGIONAL HOSPITAL DISTRICT BYLAW NO. 426

CAPITAL EXPENDITURE BYLAW NO. 195, 2024

WHEREAS the Board of the Capital Regional Hospital District proposes to expend money for the capital expenditures described in Schedule 'A' attached hereto and forming an integral part of this bylaw;

And whereas those capital expenditures have received the approval required under Section 23 of the *Hospital District Act*;

Now therefore the Board of the Capital Regional Hospital District enacts the following capital expenditure bylaw as required by Sections 32 of the *Hospital District Act*;

1. The Board hereby authorizes and approves the expenditure of money necessary to complete the capital expenditures as described in Schedule 'A' attached hereto totalling \$6,705,000.
2. The payment of the portion that the Capital Regional Hospital District is responsible for shall be funded through monies budgeted in the current year of operation.
3. The Board hereby delegates the necessary authority to the Treasurer of the Capital Regional Hospital District to settle the terms of the expenditure.
4. This Bylaw may be cited for all intents and purposes as the "Capital Regional Hospital District Capital Bylaw No. 195, 2024.

READ A FIRST TIME THIS	DAY OF	, 2024
READ A SECOND TIME THIS	DAY OF	, 2024
READ A THIRD TIME THIS	DAY OF	, 2024
ADOPTED THIS	DAY OF	, 2024

Chair

Corporate Officer

SCHEDULE 'A'

CAPITAL REGIONAL HOSPITAL DISTRICT BYLAW NO. 426
“CAPITAL REGIONAL HOSPITAL DISTRICT CAPITAL BYLAW NO. 195, 2024”

Name of Facility	Project or Equipment Description	Project Number	Amount covered by CRHD Bylaw	Amount covered by Province/ Island Health	Total Project or Equipment Cost
Island Health - South Island Health Facilities	2024 Minor Capital Projects	C195-24-XX	\$3,750,000	\$5,625,000	\$9,375,000
Island Health – South Island 2024 Equipment Grant	2024 Capital Equipment	N/A	\$2,925,000	\$8,783,889	\$11,708,889
Mount St. Mary Hospital – 2024 Equipment Grant	2024 Capital Equipment	N/A	\$30,000		\$30,000
TOTAL			\$6,705,000	\$14,408,889	\$21,113,889

**REPORT TO HOSPITALS AND HOUSING COMMITTEE
MEETING OF WEDNESDAY, APRIL 3, 2024**

SUBJECT **Tillicum Station Mortgage Renewal**

ISSUE SUMMARY

BC Housing Management Commission (BCHMC) requires a Resolution from the Capital Region Housing Corporation (CRHC) Board of Directors to renew the mortgage for Tillicum Station.

BACKGROUND

The mortgage for Tillicum Station, a 40-unit family townhome complex at 275/285 Hampton Road in Saanich, British Columbia, is funded through Homes BC and part of the Umbrella Operating Agreement (UOA). The mortgage is due for renewal on July 1, 2024, and the current mortgage is held by People's Trust at a rate of 3.265%.

BCHMC intends to renew the mortgage through Canada Mortgage and Housing Corporation's (CMHC) Tendered Lending Program and will publish tender calls to interested approved lenders to secure the best interest rate and terms available in the market. BC Housing also requires a Resolution of the Directors, attached as Appendix A, to authorize the Chief Administrative Officer or Chief Financial Officer to execute all documents related to the mortgage renewal.

Renewal details are shown in Table 1.

Table 1 – Mortgage Details

Building	Current interest rate	Estimated principal at renewal	Annual subsidy (2023)	Remaining term	Mortgage maturity date	Operating agreement expiry
Tillicum Station	3.265%	\$2,857,947	\$96,158	13 years	July 1, 2037	Dec 31, 2024

ALTERNATIVES

Alternative 1

The Hospitals and Housing Committee recommends to the Capital Region Housing Corporation Board:

1. That the resolution required by BC Housing Management Commission to renew the mortgage for Tillicum Station through the Canada Mortgage and Housing Corporation Tendered Lending Program for a term not to exceed 10 years as required be approved; and
2. That Edward Robbins, Chief Administrative Officer or Nelson Chan, Chief Financial Officer, or their duly authorized delegates together or with any one officer or director of the Borrower for and on behalf of the Borrower be authorized to sign any documents related to the mortgage renewal.

Alternative 2

That staff be directed to review other financing options based on Hospitals and Housing Committee direction.

IMPLICATIONS

Financial Implications

Recent tender rates BCHMC has obtained for 10-year mortgage terms are shown in Table 2.

Table 2 – BCHMC 10-year Tender Rates

Date	Rate
November 2023	5.14%
December 2023	4.63%
January 2024	4.10%
February 2024	4.21%

If the Board approves the BCHMC tendered mortgage renewal process, CRHC will continue to benefit from the preferential interest rates available through the BCHMC tender process.

A Board decision to not renew the mortgage under the BCHMC tender process would necessitate acquiring BCHMC's permission and securing a commitment for alternate financing through private sector lenders. For comparison, current posted rates for a 10-year fixed term mortgage from Vancity is 6.89% and Scotiabank is 7.49%. An evaluation of borrowing rates shows the BCHMC tendered mortgage renewals interest rate is the most cost-effective option and will ensure maximum annual rent subsidy assistance.

The UOA states that the economic operating costs will be recalculated on the renewal of the mortgage to consider new payments for the loan. This language ensures that the monthly subsidy amount received from BCHMC will be adjusted to absorb the anticipated increase in debt servicing costs, which is the result of a likely higher rate on renewal.

CONCLUSION

The mortgage for Tillicum Station is due for renewal on July 1, 2024. The most cost-effective option is to renew through CMHC Tendered Lending Program.

RECOMMENDATION

The Hospitals and Housing Committee recommends to the Capital Region Housing Corporation Board:

1. That the resolution required by BC Housing Management Commission to renew the mortgage for Tillicum Station through the Canada Mortgage and Housing Corporation Tendered Lending Program for a term not to exceed 10 years as required be approved; and
2. That Edward Robbins, Chief Administrative Officer or Nelson Chan, Chief Financial Officer, or their duly authorized delegates together or with any one officer or director of the Borrower for and on behalf of the Borrower be authorized to sign any documents related to the mortgage renewal.

Submitted by:	Don Elliott, MUP, Senior Manager, Regional Housing
Concurrence:	Kevin Lorette, P. Eng., MBA, General Manager, Planning & Protective Services
Concurrence:	Nelson Chan, MBA, FCPA, FCMA, Chief Financial Officer
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENT

Appendix A: Resolution of Directors

APPENDIX A

Capital Region Housing Corporation
(the "Borrower")

CERTIFIED COPY OF RESOLUTION OF DIRECTORS

BE IT RESOLVED:

That the Borrower hereby irrevocably authorize and direct British Columbia Housing Management Commission ("BCHMC") to act on its behalf to renew the existing mortgage presently held by People's Trust Company (the "Mortgage") for the project located at 275/285 Hampton Rd, Saanich, BC (BCHMC file no. 90333 / 3241), including but not limited to selecting, at BCHMC's sole discretion, the mortgage renewal terms and arranging mortgage renewal with the take-out lender (the "Take-out Lender") on terms and conditions that are acceptable to BCHMC.

BE IT FURTHER RESOLVED:

That Edward Robbins, Chief Administrative Officer, or Nelson Chan, Chief Financial Officer, or their respective duly authorized delegates, together or with any one officer or director of the Borrower for and on behalf of the Borrower be and are hereby authorized to execute and deliver under the seal of the Borrower or otherwise, all such deeds, documents and other writings and to do such acts and things in connection with the Mortgage assignment, renewal and amendment as they, in their discretion, may consider to be necessary or desirable for giving effect to this resolution and for the purpose of fulfilling the requirements of the lender of the monies.

I, Edward Robbins, Chief Administrative Officer of the Capital Region Housing Corporation hereby certify the above to be a true copy of a resolution duly passed by the Directors of the Borrower at a meeting held on the __ day of _____, 20____ and that such resolution has not been rescinded, amended or modified and is now in full force and effect.

WITNESS my hand this day of _____, 2024.

Witness

Edward Robbins
Chief Administrative Officer

**REPORT TO HOSPITALS AND HOUSING COMMITTEE
MEETING OF WEDNESDAY, APRIL 03, 2024**

SUBJECT **Capital Region Housing Corporation Operational Update, First Quarter 2024**

ISSUE SUMMARY

To provide the Capital Region Housing Corporation (CRHC) Board with an operational update in the areas of average days vacant, unit turnovers, and general financial performance.

BACKGROUND

The CRHC is a wholly owned subsidiary of the Capital Regional District (CRD) with the mandate to develop and manage affordable housing to meet the needs of individuals and families residing within the capital region. In working to fulfill its mandate, the CRHC delivers more than 2,000 affordable, attractive, inclusive, and sustainable homes across more than 50 unique properties located throughout the capital region.

In April, July, and October of each year, the CRHC advances an operational update to provide the CRHC Board with an overview of corporate performance as well as a separate Capital Plan Status Report that is solely focused on the delivery of the Major and Routine Capital Plans.

These two reports form the basis of the CRHC Board's oversight of CRHC activities and lay the foundation for consideration of a 2025 CRHC budget that will be presented to the CRHC Board in November 2024.

DISCUSSION

Operations Update

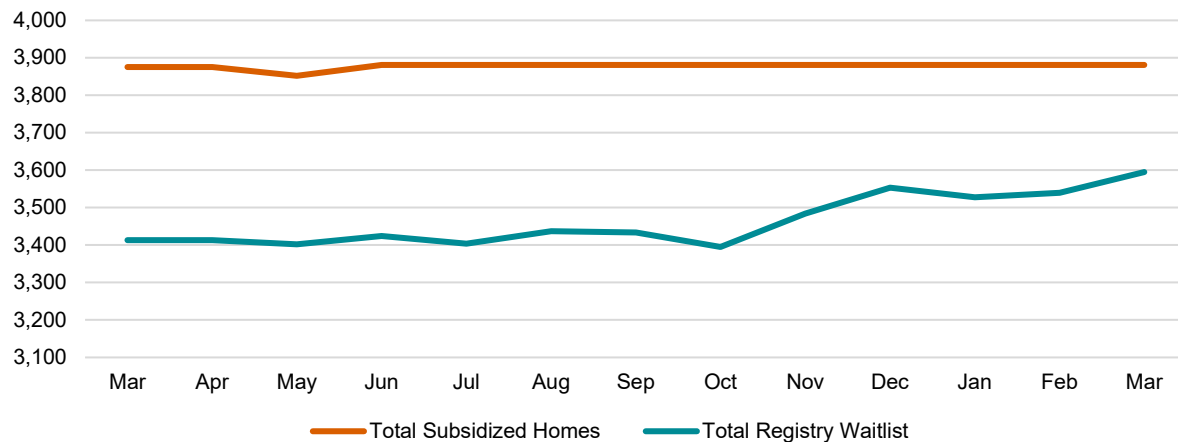
The properties that are managed by CRHC are supported by the work of approximately 50 Full-Time Equivalencies (FTE). Staffing continues to require attention due to planned growth, unanticipated absences, and the movement of staff into various roles within CRHC operations. Staff's focus through 2024 continues to be on maintaining existing services levels for tenants while also working to identify efficiencies and improve corporate performance.

Housing Registry Waitlist Statistics

The CRHC is required to identify tenants through the Housing Registry for all subsidized homes. The Housing Registry is an important tool as it provides a centralized database of applicant information to non-profit, and cooperative providers of affordable housing. The Housing Registry helps applicants as providing an opportunity to be selected by multiple housing providers in a coordinated way. It also supports housing providers manage applicant lists by maintaining a current database of applicants while eliminating duplication among housing providers who would otherwise receive and process applications from many of the same individuals and households. The Housing Registry requires applicants to renew their applications every six months to remain active.

Chart 1 provides an overview of the overall number of applicant households in the capital region up to March 10, 2024. The Applicant Waiting List Details is attached as Appendix A.

Chart 1: BC Housing Registry Waitlist Statistics



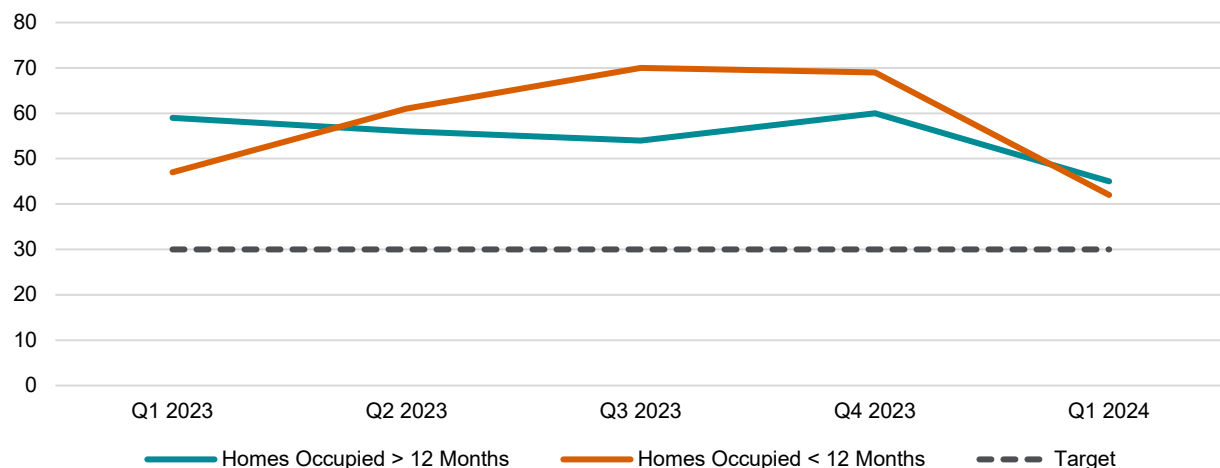
Over the last 12 months, there has been no significant change in the number of subsidized homes in the capital region, where the number reported in March 2024 is 3,881. Currently, households reported on the registry waitlist are 3,595 which represents a slight increase to March 2023.

As shown on Appendix A, the highest proportion of need in March 2024 is for Seniors (36%) followed by Family (26%) and then People with Disabilities (19%).

Vacancy¹

Tracking ongoing vacancy across the CRHC properties is critical for two reasons. First, there is a direct correlation between vacancy and corporate performance. Too many homes vacant for too long will impact revenue and can result in the Corporation underperforming. Second, a unit that is vacant or where there is a significant delay in making that home available to an eligible household may result in that household being in unaffordable or substandard housing for an extended period. Therefore, the CRHC tracks vacancy data for both established properties (greater than 12 months) and for newly opened properties (less than 12 months).

Chart 2: Average Days Vacant



¹ Note: These figures represent a snapshot pulled from CRHC systems and are current as of March 6, 2024.

Looking first at homes occupied greater than 12 months, staff have made considerable progress on reducing the number of average days vacant by 14 days compared to the same time a year ago. Over the last quarter, staff have worked to reduce the average days vacant by 15 days.

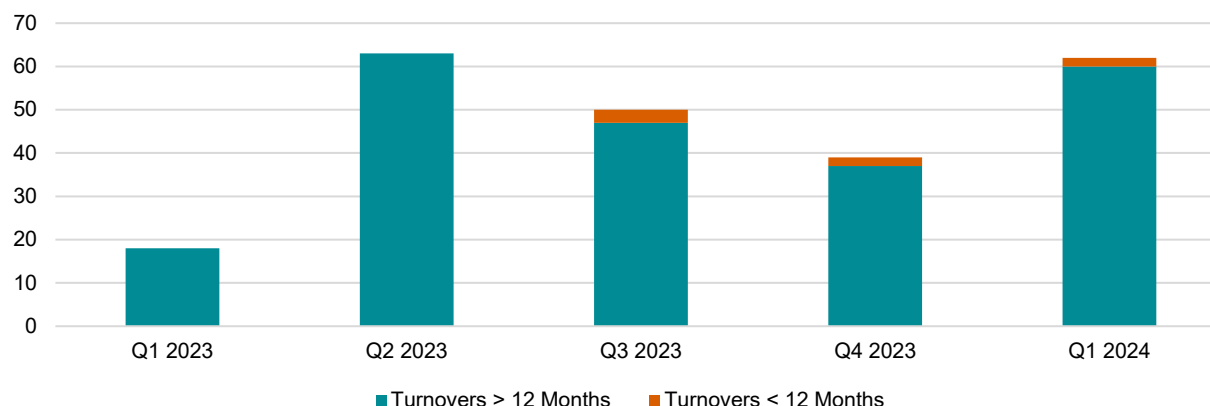
The only building that has been operational for less than 12 months is Prosser Place, located in Central Saanich. This building saw significant delays in renting several homes due to renovations required related to accessibility. However, as the renovations have been completed, all homes are now available, and staff have reduced the Average Days Vacant by 27 over the last quarter reducing the vacancy loss by almost one month.

As of March 6, 2024, there are 51 homes reported vacant across CRHC's properties for a vacancy rate of 2.46%. The average days vacant for these homes is 41 days. Staff continue to focus on reducing the average days vacant of homes to a target of 30 days or less which includes time to rent-up and make necessary improvements (paint, flooring, appliances, etc.) to a unit prior to a new tenant moving in.

Unit Turnover

Turnover rates capture the number of homes that have been occupied at least once and then re-rented and are currently occupied. This is an important metric as it helps to identify the stability of CRHC's communities. Instability (e.g., a high turnover rate) can impact financial performance as unit turnovers can result in lost revenue while also placing operational pressure on staff who are responsible for getting the unit ready for new tenants.

Chart 3: Q3 Turnover Rate – All Homes



Turnover of homes increased in Q1 2024 by a total of 23 homes over the last quarter and 44 homes from this time a year ago, and is driven primarily by movement in Regional Housing First Program (RHFP) properties. This trend is not uncommon as these homes contain a high proportion of market-affordable rent levels and generally see more tenant movement compared to subsidized buildings.

As noted previously, the only property that the CRHC is operating for less than 12 months is Prosser Place. As Chart 3 shows, there is a relatively high level of stability in this new community with only two turnovers being reported in Q1 2024. It should be noted that the CRHC welcomes tenants into their homes with an initial 12 month lease and it is expected that the building may see additional movement as these leases conclude and tenants may then choose to move homes.

As the majority of the CRHC's revenues are driven through tenant rents; vacancy and turnover rates are critical metrics.

General Financial Performance

In December 2023, the CRHC Board approved a 2024 budget of \$34.2 million (M) in expenditures. As of Q1, revenues are generally tracking well against operational targets whereas expenditures are tracking below. Position vacancy and the time required to recruit staff into newly approved positions and underspending across several budget lines are contributing to this surplus. Underspending is typical in the early part of the year due to the seasonal nature of operational work and as staff are focused on year-end and the annual audit. Staff expect that as costs are incurred through Q2 and Q3, expenditures will increase closer to alignment with snapshot targets.

CONCLUSION

CRHC has continued recruiting, interviewing, and onboarding staff as offers are accepted. Now that some of the vacant positions have been filled, staff have begun to review internal processes and procedures to find efficiencies and realignment for performance improvements. The operational performance of the CRHC continues to improve with considerable gains being made in reducing the average days vacant in both the established housing stock and the more recently opened housing. The financial performance of the CRHC at the end of February 2024 is positive in a surplus position. As operations continue to move toward the opening of 97 new homes in the spring/summer of 2024, staff will continue to proactively monitor this indicator.

RECOMMENDATION

There is no recommendation. This report is for information only.

Submitted by:	Don Elliott, MUP, Senior Manager, Regional Housing
Concurrence:	Kevin Lorette, P. Eng., MBA, General Manager, Planning & Protective Services
Concurrence:	Nelson Chan, MBA, FCPA, FCMA, Chief Financial Officer
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENT:

Appendix A: Applicant Waiting List Details

Mar 10, 2024 Applicant Waiting List Details

Region/Community	Housing Registry Subsidized Units	Total # of Applicants	Family	People With Disabilities	Seniors	Wheelchair Modified	Singles	Rent Supplements	Transfers	Pending Applications
Capital	3,881	3,595	939	681	1,296	149	274	0	247	9
Brentwood Bay	0	9	7	0	1	0	1	0	0	0
Central Saanich	0	49	15	9	21	2	2	0	0	0
Colwood	103	135	40	15	59	5	9	0	7	0
Esquimalt	153	214	50	43	87	11	11	0	12	0
Highlands	0	5	1	1	3	0	0	0	0	0
Jordan River	0	1	0	0	1	0	0	0	0	0
Langford	354	355	119	61	103	18	34	0	19	1
Metchosin	0	16	3	5	7	0	1	0	0	0
New Songhees 1A	0	26	7	5	13	1	0	0	0	0
North Saanich	24	31	9	2	14	1	3	0	2	0
Oak Bay	0	51	12	9	25	1	2	0	2	0
Pender Island	0	4	0	1	3	0	0	0	0	0
Port Renfrew	0	2	0	0	2	0	0	0	0	0
Saanich	1,289	638	180	116	208	28	42	0	62	2
Saanichton	0	35	13	2	17	1	2	0	0	0
Salt Spring Island	125	116	36	11	58	2	8	0	1	0
Saturna	0	2	0	1	1	0	0	0	0	0
Shirley	0	1	0	1	0	0	0	0	0	0
Sidney	30	63	13	11	32	1	4	0	2	0
Sooke	40	135	40	29	59	2	5	0	0	0
Victoria	1,746	1,615	367	336	551	72	146	0	137	6
View Royal	17	92	27	23	31	4	4	0	3	0
	3,881	3,595	939	681	1,296	149	274	0	247	9

**REPORT TO HOSPITALS AND HOUSING COMMITTEE
MEETING OF WEDNESDAY, APRIL 3, 2024**

SUBJECT **Capital Plan Status Report, First Quarter 2024**

ISSUE SUMMARY

To provide a quarterly update to the Hospitals and Housing Committee on the Capital Region Housing Corporation (CRHC) Major Capital Plan (2024-2028) and Routine Capital Plan (2024-2028).

BACKGROUND

The CRHC is a wholly owned subsidiary of the CRD with the mandate to develop and manage affordable housing to meet the needs of individuals and families residing within the capital region. In working to fulfill its mandate, the CRHC delivers more than 2,000 affordable, attractive, inclusive, and sustainable homes across more than 50 unique properties.

Currently, the CRHC has 277 homes under construction and 527 homes in development and pre-construction. Staff have also submitted grant applications that could provide an additional 717 new affordable rental homes by the end of 2028. In addition to the major capital work, staff are also underway with planning and pre-preconstruction activities under the Routine Capital Plan (2024-2028) for six significant renewal projects.

This report contains projects that have received or are pursuing grant funding through the following programs: Regional Housing First Program (RHFP), Regional Housing Trust Fund (RHTF), Growing Communities Fund (GCF), Building BC: Community Housing Fund (CHF), Green Municipal Fund (GMF), Capital Renewal Fund (CRF), Community Works Fund (CWF), Canada Mortgage and Housing Corporation's Affordable Housing Fund (CAHF), Saanich's Affordable Housing Fund (SAHF) and Victoria Housing Reserve Fund (VHRF).

IMPLICATIONS

Michigan Square (RHFP, RHTF, VHRF & CHF)

The Michigan Square Redevelopment is a project in Victoria's James Bay neighbourhood that will provide 97 new affordable rental homes. The redevelopment will see two four-storey wood frame apartment buildings constructed on top of the existing underground parkade. The 53-home west building is on track for occupancy in April 2024, however ongoing impacts from labour and material shortages continue to delay the completion of the 44-home east building. Currently, the east building is targeting occupancy in late June 2024.

The project is also experiencing budget impacts because of increased borrowing costs, which are compounded by schedule delays. At the time of Final Project Approval (FPA) in November 2021, the interim borrowing rate was 0.80% and the forecasted take-out financing rate was 3.55%. In January 2024, the interim borrowing rate for this project was 5.63% and the forecasted take-out financing rate is 4.69%. The increased borrowing rates equate to an estimated budget impact of approximately \$1.3 million (M). CRHC staff are actively working with BC Housing Management Commission (BCHMC) to secure additional funding, as well as adjusting rent levels to absorb the anticipated additional cost while maintaining debt servicing requirements.

Despite the impacts associated with increased interest rates, construction costs are within budget with a small surplus remaining in the construction contingency budget. If any surplus remains at project completion, the balance will be applied against the borrowing cost budget to reduce rents to the extent possible.

At this time, the project budget of \$34.3M, with a total of \$11.9M awarded through grants and an equity contribution remains unchanged from the approved Major Capital Plan (2024-2028). Once final details of anticipated budget impacts associated with increased financing costs have been confirmed, staff will return to the Board with a recommended budget amendment.

Caledonia (CHF, RHTF, & VHRF)

Caledonia, is a redevelopment in Victoria's Fernwood neighbourhood that will increase the number of homes on-site from 26 to 158, including 14 three-bedroom homes and 8 four-bedroom homes. The final buildout will include five new multi-family residential buildings, consisting of two apartment buildings and three townhouse blocks.

Like the Michigan Square Redevelopment project, escalating interest rates are affecting financing costs. Currently, the total interim construction financing costs are within budget, however, a budget shortfall is being forecasted by early 2025. CRHC staff and BCHMC continue to monitor borrowing rates and will return to the Board with a source of additional funding and a recommended budget amendment, if required.

The project budget of \$71M, with a total of \$20.6M awarded through grants and an equity contribution remains unchanged from the approved Major Capital Plan (2024-2028) and the project is on track to receive the occupancy permit in June 2025.

Carey Lane building envelope remediation (CRF)

Carey Lane, an existing 22-unit CRHC townhouse complex is currently undergoing a full building envelope remediation (BER) as well as upgrades to the ventilation, heating, and cooling systems. Since work commenced onsite in November 2023, several unforeseen conditions have been discovered on site which are beyond the anticipated scope of remediation work. CRHC staff, BCHMC, consultants and the contractor are working to undertake the additional works within the allocated budget.

Despite the unforeseen conditions, the project budget of \$6.1M, including a contingency of \$1.13M remains unchanged from the approved Major Capital Plan (2024-2028). With the additional remediation work required, the planned completion timeframe has shifted from Q4 2024 to Q1 2025.

Pandora (CHF)

The Pandora project is a partnership between the City of Victoria, BCHMC and the CRHC to build non-market rental homes and create new community space in the North Park neighbourhood. Once complete, the CRHC will lease an air-space parcel and operate approximately 158 affordable rental homes.

In February 2024, the Building Permit Application was submitted to the City of Victoria. Procurement is underway to prequalify a Construction Management Firm (CM). Once the CM is under contract, a Class C estimate will be undertaken to update the preliminary budget based on the Building Permit Drawings and the anticipated construction means and methods. Staff anticipate upward pressure on development costs as the estimates are updated and refined and will update the Major Capital Plan as required. The preliminary budget for the affordable housing component of this project remains unchanged and is \$83.4M, including \$25M in grant funding.

161 Drake Road (CWF)

161 Drake Road is a 5.5-acres property on Salt Spring Island that is owned by the CRD. In early 2022, lease discussions between the CRD and the BCHMC were initiated and in April 2023 the lease was registered. The lease facilitates BCHMC's ability to develop permanent supportive housing on the property. BCHMC has provided CRD staff with a letter, attached to this report as Appendix 'A', which contains details on development timelines, status, and resources for future project updates.

The CRHC's interest in this property was limited to future development opportunity and the current project is in progress with updates provided through [BCHMC](#).

Campus View (RHFP, RHTF, GMF, SAHF)

Campus View is an existing 12-unit CRHC townhouse complex located in the Gordon Head neighbourhood of Saanich. This site is a high priority redevelopment which will see the number of homes increase to 119, including 23 net-new three-bedroom homes of affordable housing. On February 13, 2024, the Rezoning and Development Permit received unanimous support from the District of Saanich (Saanich) Council. Additionally, Saanich Council approved \$333 thousand (K) from the SAHF. Staff are now working with consultants to advance the design development work for an anticipated Building Permit submission in Q3 2024.

The project budget of \$55.6M, with a total of \$11.6M in secured grant funding and an additional \$5M being pursued through the GMF remains unchanged from the approved Major Capital Plan (2024-2028). However, the project maintains an equity gap of roughly \$6.8M which staff are actively working to close.

Village on the Green (RHFP, RHTF)

Village on the Green, a CRHC owned complex located in Victoria's Fernwood neighbourhood, was identified as a property with significant redevelopment potential. The proposed redevelopment will see the number of homes increase from 38 homes to 140 homes, including 15 net-new three-bedroom homes. In February 2024, the Delegated Development Permit was issued through the City of Victoria's Rapid Deployment of Affordable Housing (RDAH) program. Staff are now working with consultants to advance the design development work and finalize an application to the VHRF.

The project budget of \$64.8M, with a total of \$18.4M in secured grant funding and an additional \$7M identified through potential funding sources, remains unchanged from the approved Major Capital Plan (2024-2028). However, the project budget continues to carry an equity gap of approximately \$3.6M which staff are actively looking to close.

Verdier (RHFP)

Located in Brentwood Bay Village, 1183 Verdier Avenue is an existing commercial property, consisting of a four-unit strip mall that is nearing the end of its useful life. The CRD has an accepted conditional offer to purchase the property through the RHFP. Once acquired by the CRD, the property will be leased to the CRHC for the purpose of developing up to 110 new affordable rental homes, including approximately 2,000 square feet of commercial space.

This project will align with the District of Central Saanich Official Community Plan (OCP) land use designation of Multi-Unit Residential and policies that support mixed-use development in the core commercial areas, including Brentwood Bay Village. In January 2024, CRHC staff initiated the formal rezoning process with the District of Central Saanich.

The project budget of \$69.1M, including the cost of land, is based on a Class D estimate that was carried out in October 2023. Staff are currently advancing the design work and pursuing additional grant funding opportunities which are required to move the project into construction.

Routine Capital Plan

The updated Five-Year Routine Capital Plan has a budget of \$4.3M in 2024, including \$3.5M allocated to the Umbrella Operating Agreement (UOA) portfolio. The existing UOA is set to expire in 2024 and negotiations for a new agreement will be underway by Q3 2024. In anticipation of the new agreement, capital spending in the UOA portfolio has been prioritized to ensure all agreed to funds are committed and obligations under the agreement are met prior to the expiration of the current UOA.

In Q1 2024, staff have advanced six significant renewal projects that are in various stages of procurement and pre-construction. Projects include window replacements, reroofing, deck replacements, fence replacements and building condition assessments.

Staff have worked diligently to initiate capital projects throughout Q1 2024 and as of February 29, 2024, staff have identified an additional \$663K in capital renewal projects that will be initiated in Q2 2024.

CONCLUSION

As part of staff's commitment to providing updates to the CRHC Board, the CRHC Major Capital Plan and Routine Capital Plan Status Report provides a snapshot of issues and items that have a potential to impact these Capital Plans. Ongoing skilled labour shortages, supply chain issues, global inflation and increased financing costs are factors affecting all CRHC capital projects. Despite these impacts staff continue to advance this critical work and look for innovative ways to access funding and execute capital works. Committed costs under the Routine Capital Plan (2024-2028) are ahead of schedule to ensure 2024 targets are met. Separately, active projects within the Major Capital Plan are experiencing schedule delays and financing cost overages. Although a budget amendment to the Major Capital Plan (2024-2028) is forecasted, as of Q1 2024, CRHC Major Capital Projects are in alignment with the Major Capital Plan (2024-2028).

RECOMMENDATION

There is no recommendation. This report is for information only.

Submitted by:	Don Elliott, MUP, BA, Senior Manager, Regional Housing
Concurrence:	Kevin Lorette, P. Eng., MBA, General Manager, Planning & Protective Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENT

Appendix A: BC Housing letter from February 29, 2024

February 29, 2024

Capital Regional District Update

RE: 161 Drake Road, Salt Spring Island

Dear Rob Fowles and CRD Staff,

We are writing to share an update on the supportive housing project at 161 Drake Road on Salt Spring Island.

Background

In early 2022, BC Housing, through the Provincial Rental Housing Corporation (PRHC), leased the land at 161 Drake Road from the Capital Regional District. Our original plan was to build 28 permanent supportive homes on this property for Salt Spring Island residents who are at risk of or experiencing homelessness.

We chose repurposed modular construction as the best option for this building. We had initially planned to remediate existing modular units, however in October 2023, BC Housing learned that the contractor, NRB, was unable to complete this remediation work. At this time, BC Housing reassessed the project, aiming to provide the most value and high quality to the community and its residents.

Design and Construction Updates

We have now chosen to construct a new, purpose-built modular building on this site. We have also selected a new contractor, Muchalat Construction, to complete the project. Using new construction also allows us to increase the number of units from 28 to 36, providing eight additional homes for vulnerable Salt Spring Island residents.

Of the 36 units, 32 will be supportive housing and four will be affordable rental housing for low-to-moderate income residents. These four affordable rental units will be ground-oriented with a separate entrance from the supportive housing.

Due to the new construction, an elevator can also now be added to the supportive housing building to increase accessibility for all residents. All units will be air-conditioned.

Project Schedule

Outlined below is the revised schedule for the project:

- *Spring 2024* – Module fabrication is expected to begin this spring, with site preparation and civil work happening concurrently.
- *Mid-2024 – Operator Selection:* We anticipate issuing a Request for Proposal (RFP) soon to solicit a non-profit housing operator for the site.
- *Mid-2025 – Construction Complete:* The updated schedule is in progress, with the exact completion date still to be determined.
- *Late 2025 – Occupancy:* We are aiming to open the new homes to residents before the end of 2025.

Tenant and Community Engagement

BC Housing is continuing to engage with and support the current residents of the temporary housing at Kings Lane. We are also pleased to share that the last remaining resident of Seabreeze Inne has now moved to Kings Lane with support from BC Housing and the Umbrella Society.

All eligible Kings Lane residents will be offered a new home at Drake Road first. We will offer the remaining homes to eligible people via our Coordinated Access and Assessment Table.

BC Housing also continues to keep the local MLA and Ministry updated about this project.

We remain committed to providing the latest project information to the Salt Spring Island community and answering any questions people may have. Community members are welcome to visit letstalkhousingbc.ca/salt-spring-island-supportive-housing or email communityrelations@bchousing.org at any time.

We appreciate the CRD's ongoing collaboration on this project. Please reach out directly with any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Sarah Smith', followed by a period.

Sarah Smith
Director, Regional Development, Vancouver Island
BC Housing

Motion:

The Hospitals and Housing Committee recommends to the CRD Board:

That the Board direct staff to work with the Reaching Home Program's Community Advisory Board and/or the Alliance to End Homelessness in Greater Victoria to undertake studies, reports, or analyses on the following topics related to supportive housing across the Capital Region:

- A high-level regional resource inventory on services and supports within each jurisdiction that aid unhoused people (e.g. food banks, support services, indoor shelters, and so on.)
- An analysis of the parks, public spaces, or campgrounds available for overnight sheltering for unhoused people across the region;
- In light of the Province handing down supportive housing targets for all jurisdictions over a certain population, an assessment of the potential role for the CRD to play, in collaboration with local governments and BC Housing, in advancing regional supportive housing and sheltering objectives.

