

CAPITAL REGION HOUSING CORPORATION 2022 ANNUAL REPORT



Greater Victoria,
British Columbia, Canada
Year ended December 31, 2022

CRHC | CRD

TERRITORIAL ACKNOWLEDGEMENT

The CRHC conducts its business within the traditional territories of many First Nations, including but not limited to BOKÉĆEN (Pauquachin), MÁLEXEŁ (Malahat), P'a:chi:da?aht (Pacheedaht), Pune'laxutth' (Penelekut), Sc'ianew (Beecher Bay), Songhees, STÁUTW (Tsawout), T'Sou-ke, WJOŁEŁP (Tsartlip), WSIKEM (Tseycum), and xʷsepsəm (Esquimalt), all of whom have a long-standing relationship with the land and waters from time immemorial that continues to this day.



Cover image: Twenty-Seven Eighty-Two, Spencer Road, *Langford*

Back cover image: Catherine Street *Vic West*

Table of Contents

Message from the Board Chair	2
Message from the Chief Administrative Officer	2

Profile

CRHC	3
Vision and Mission	3
Staff Profile	8

2022 Progress

Completed	4
Under Development	4
New Development	5
CRHC Overview	5

Community Need

Average Rental Cost	6
Number of Rental Units.	6
Vacancy Rate	6
Retail Stock	7
Average Rent for Two Bedroom Apartments	7

2022 Financial Highlights

Operating Income	9
Operating Expenses.	9
Capital Projects	9
Routine Capital Improvements	9





Zac de Vries

Board Chair

Capital Region Housing Corporation

Message from the Board Chair

I am pleased to provide this message for the Capital Region Housing Corporation (CRHC) Annual Report in my first year as Board Chair.

Housing is the foundation of a happy and healthy life, and the CRHC takes pride in continuing to expand and provide affordable, sustainable, quality housing.

A Major Capital Plan was approved in December 2022 and will increase the CRHC housing stock from about 1,877 units now to potentially more than 2,600 by 2027. The CRD and CRHC will continue to build on our momentum and act aggressively to bring more affordable housing to market.

I am incredibly inspired by the remarkable achievements of the CRHC, made possible through the unwavering support of our community, provincial, and federal partners. Together, we have positively impacted the lives of thousands of residents and brought about a positive change in the communities we serve.



Ted Robbins

Chief Administrative Officer

Capital Regional District

Capital Region Housing Corporation

Capital Regional Hospital District

Message from the Chief Administrative Officer

I welcome this opportunity to recognize and express my appreciation for the tremendous effort from the Capital Region Housing Corporation's leadership and staff in expanding our housing portfolio, while ensuring the needs of tenants remains a key focus.

Building on an unprecedented expansion over 2020 and 2021, in 2022, the CRHC opened a new building at 2782 Spencer Road, adding 58 units of housing in Langford bringing the total number of homes the CRHC has brought to market to 665 since 2019. The need for affordable housing is significant and continues to grow in the capital region, and I am grateful for the ongoing support of the many partners that work with us to live up to the CRHC mandate. I am confident that with a focus on collaboration and innovation, and the continued investment from municipal, provincial, and federal government partners, we will develop new and creative housing solutions.



Michigan Redevelopment

We envision residents having access to affordable housing that enhances wellbeing and reduces homelessness in the community.

Profile - Capital Region Housing Corporation

Affordable housing is key to a strong economy and healthy region, and the Capital Region Housing Corporation provides 1,877 homes in 51 buildings across seven municipalities.

The CRHC is a wholly owned subsidiary of the Capital Regional District (CRD) and is the largest non-profit housing provider on Vancouver Island, providing homes for almost 4,000 tenants. The CRHC will continue to develop more units to meet our community's current and future housing needs.

The projects recently completed, under development and planned for the future are highlighted on the following pages, in 2022 Progress.

CRHC Vision

As leaders in non-profit housing in the capital region, the CRHC delivers affordable, attractive, inclusive, sustainable housing.

CRHC Mission

The CRHC's mission is to develop and manage affordable housing within the capital region for low income households.

2022 Progress



TWENTY-SEVEN EIGHTY-TWO

Located in Langford, Twenty-Seven Eighty-Two is an affordable housing development in Langford. Its 58 units include studio, one-bedroom, one-bedroom and den, and two-bedroom units for low to moderate income seniors, individuals and families, including those with disabilities.

The property includes 12 accessible units and is managed by the CRHC.



PROSSER PLACE

Located in Central Saanich, Prosser Place is being constructed under the Regional Housing First Program (RHFP). The 51-unit affordable housing building will be operated by the CRHC. It includes 41 low to moderate income units, and 10 units to be rented at provincial income assistance rates.



MICHIGAN SQUARE

Located in Victoria's James Bay neighbourhood, Michigan Square is a redevelopment project which will replace the three existing apartment buildings on Michigan Street with two, four-storey apartment buildings to provide 97 affordable rental units.



CALEDONIA

Located in Victoria's Fernwood neighbourhood, Caledonia is a redevelopment project which will feature 158 affordable rental housing units within two apartment and three townhouse buildings. It will continue to be managed by the CRHC.



PANDORA

Pandora is a unique collaboration between the City of Victoria, the Province through BC Housing, and the CRHC to build 205 new, non-market rental homes, with 158 operated by the CRHC, and new community programming space, including child care spaces, on city-owned land in the 900 block of Pandora Avenue.

CAMPUS VIEW

Located in Saanich near the University of Victoria, Campus View is a redevelopment project which will replace the existing 12 units of townhomes with 119 units in two apartment style buildings. It will continue to be managed by the CRHC.



VILLAGE ON THE GREEN

Located in Victoria's Fernwood neighbourhood, Village on the Green is a redevelopment project which will feature 151 affordable rental housing units within two apartment style buildings. It will continue to be managed by the CRHC.

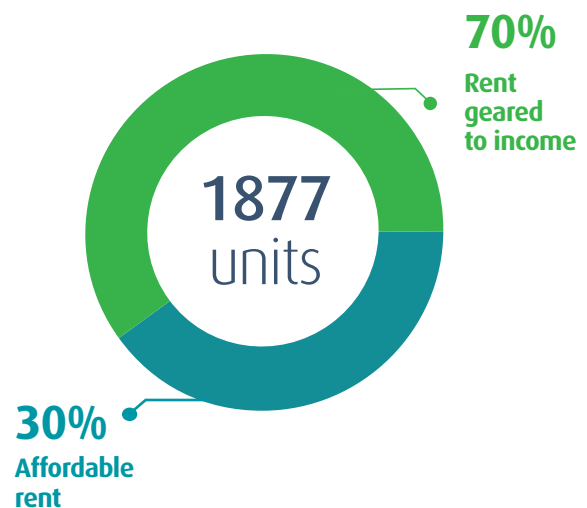


NEW DEVELOPMENT

CRHC Overview



CRHC Rental Rates



Community Need

Average Rental Cost



The average rent for purpose-built rental apartments increased by more than 8% in 2022, the fastest growth since 1991. Condo units in the rental market increased by almost 10% from 2021 to 2022.

Number of Rental Units



From 2021 to 2022, a total of 1,411 units of purpose-built rental units were added to bring the total to more than 29,500. Condo units in the rental market increased by 229 units to a total of more than 6,580. These increases represent a total of 5% and 3.6% respectively.

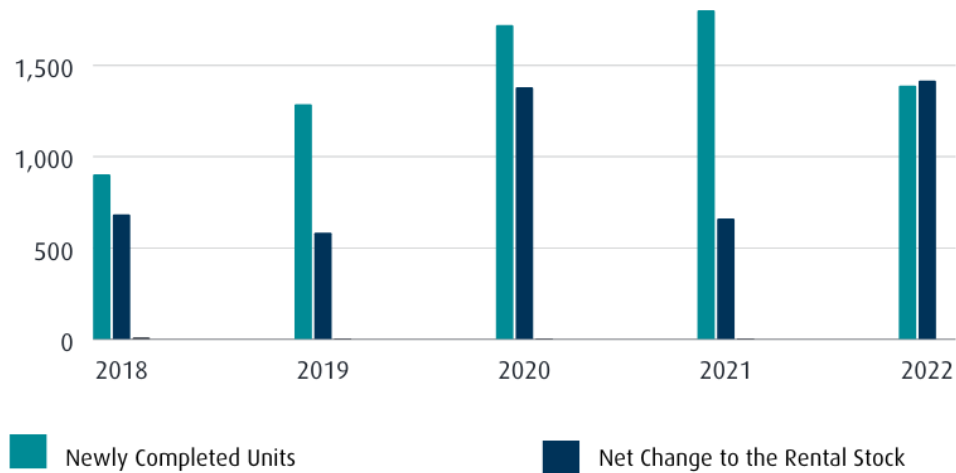
Vacancy Rate



Vacancy rates increased slightly from 2021 to 2022, but remained one of the lowest in Canada. This slight increase in vacancy rates is attributed to the expansion in stock in both purpose-built rental and condo units on the rental market.

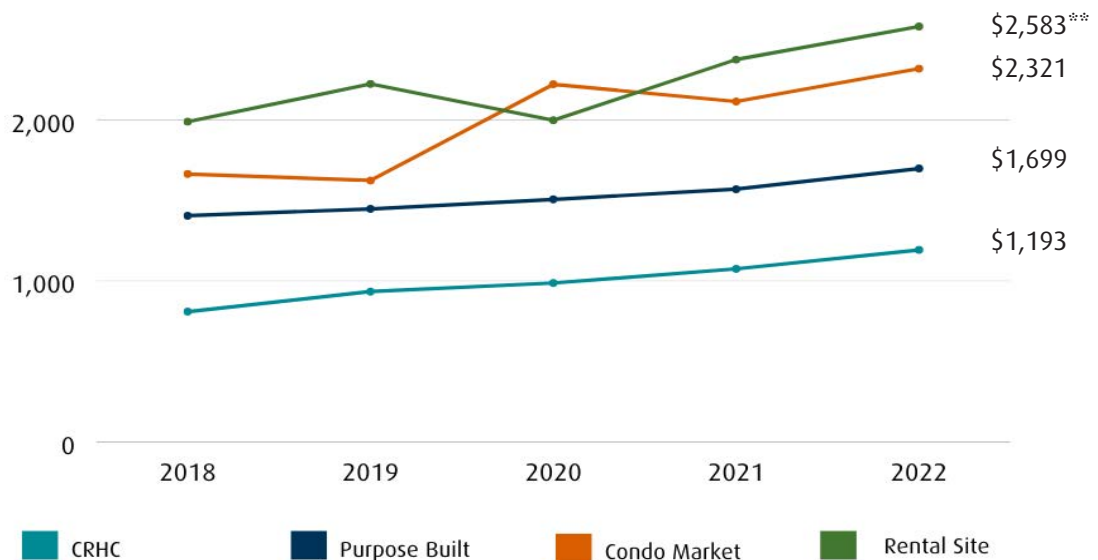
*CMHC Rental Market Report, 2023

Rental Stock



Unlike in 2021, there were fewer purpose-built rental units removed from the housing stock due to demolition, conversions or renovations. In fact, many units that had previously been taken down for renovations returned to the market in 2022. However, as these units are typically priced at higher levels, they contributed to the rapid growth in the cost of rent from 2021 to 2022.

Average Rent for Two Bedroom Apartments



In 2022, the average cost of a CRHC 2-bedroom unit was \$1,193/month, which is \$506/month less than an existing purpose-built rental unit. When compared to a condo units in the rental market, CRHC 2-bedroom units are \$1,128/month less. CRHC units are \$1,390/month less than those posted on a rental site.

**Zumper, December 2022



CRHC Staff Profile - Cale McLellan

Operations of the CRHC assures nearly 2,000 units of quality housing are properly maintained and its nearly 4,000 inhabitants' needs are met in a professional and timely manner. Central to these interactions are the Corporation's Caretakers. Caretakers are the central point of contact for tenants and are charged with everything from routine maintenance including emergency and non-emergency work, move-ins and move-outs, and ensuring all Corporation policies and procedures are followed in accordance with the provincial *Residential Tenancy Act*. Caretaker Cale McLellan says the most crucial, interesting and valued part of his day-to-day work is in direct communication with tenants.

"There are many ways to get in touch with us – through e-mails, voicemail – but nothing beats face-to-face contact with the tenant," says Cale. "And that's what we are – we are the personal and public face of the CRHC. That tenant happiness we're trying to achieve is really based on that first point of contact with the caretaker, and that really is a major part of the job, and something I know we all take great pride in." Cale joined the CRHC two years ago after working in private sector housing for five years in Winnipeg, Manitoba. He and his family decided to make the move to not only enjoy the magnificent climate on the west coast, but also to work in social housing.

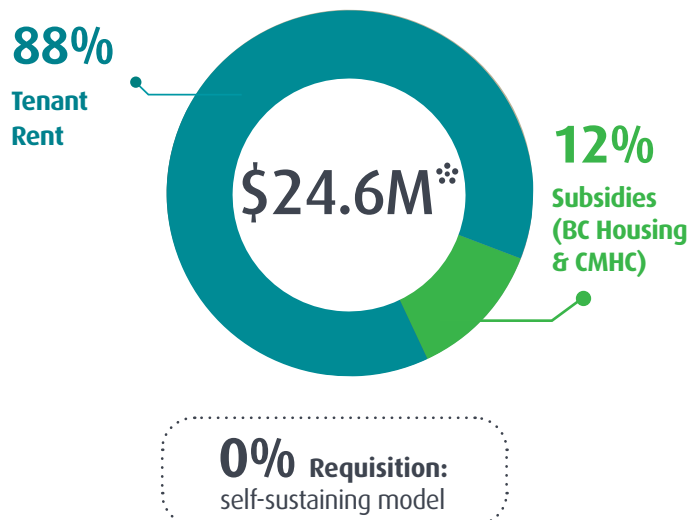
"I'm a great believer in social housing, so that was a big part of wanting to move to the Island and be part of the CRHC," he says. "We try to be as proactive as possible and replace items before they fail – you're not necessarily going to see that in the private sector," he says. "These are not just assets making someone profits, these are people's homes, and we try to instill a sense of pride and maintain high standards that people expect and appreciate."

Tenant Advisory Committee

The Tenant Advisory Committee (TAC) reports through the CRD's Hospitals and Housing Committee to advise the CRHC Board of Directors on tenant policies and programs and may include up to eight tenant representatives. The purpose of the TAC is to promote effective communication, engagement and collaboration between the CRHC and its tenants, and provide information and advice regarding tenant-related policies and programs to support healthier and more livable communities.

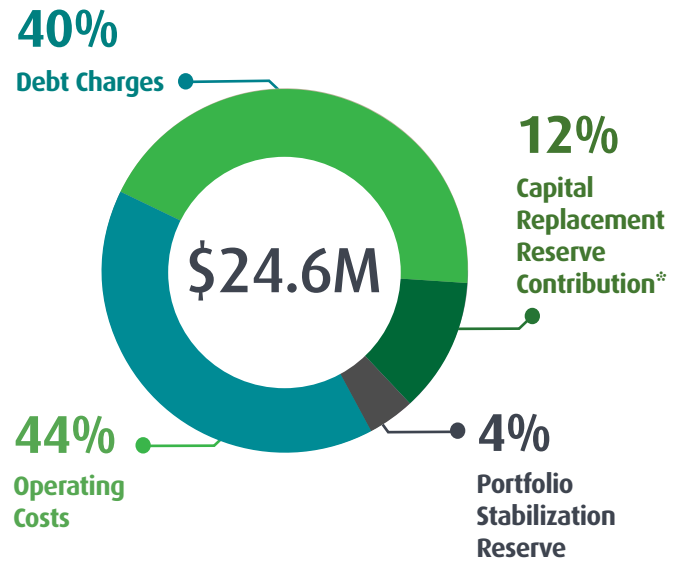
Financial Highlights

Operating Income

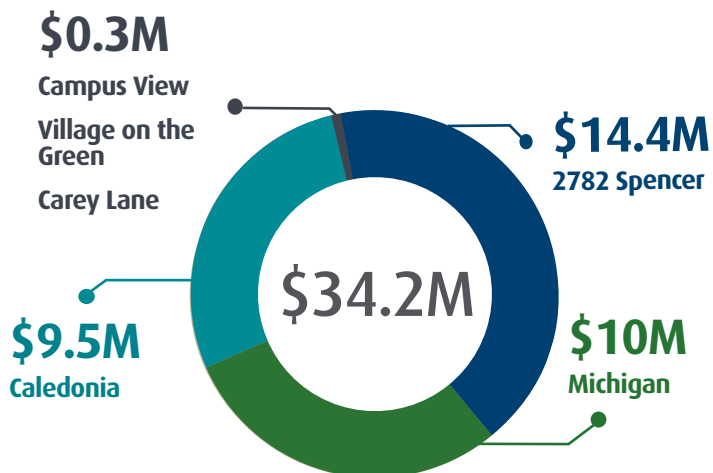


^{*}Based on 2022 Audited Financial Statements. Includes transfers from Corporate Stabilization Reserve and capital project surpluses.

Operating Expenses



Capital Projects



^{*}Includes pre-development and post-construction costs

Routine Capital Improvements



\$2.1M

^{*}Routine capital improvements are investments made to replace building components and appliances and may include such items as roof repair, siding replacement, access and egress improvements, paint, windows and specific unit(s) appliance repair/replacement.



CRHC
Capital Region Housing Corporation

631 Fisgard Street
Victoria, BC V8W 1R7
250.388.6422

www.crd.bc.ca/housing
Twitter: @crd_bc
Facebook: Capital Regional District