

2782 Spencer

Frequently Asked Questions

Capital Regional District | November 2021

About 2782 Spencer

Located near Langford's urban centre, 2782 Spencer will be a 5-storey wood-framed building with a mix of unit sizes from studio to two-bedrooms, providing homes for low to moderate income seniors, individuals and families, including those with disabilities. Parks, shopping and schools are nearby.

Features include:

- Studio, one bedroom, one bedroom accessible, one bedroom plus den, and two bedroom units
- Balconies and laundry facilities included with every unit
- 1,000 sq. ft. amenity room for residents' use
- 58 parking spaces, including three accessible spaces
- The project will meet BC Energy Step Code 4

The CRHC will operate 2782 Spencer Rd which is anticipated to be complete in fall 2022.

Any other plans for the site or surrounding area are exclusively that of Starlight Development.

Differences Between the CRHC Applicant List and BC Housing Registry

Q: What is the difference between CRD and BCH housing programs? Which program would apply in the case of a proposed subsidized CRD/BCH building on TriWay land?

A: The Capital Region Housing Corporation (CRHC) is a wholly owned subsidiary of the Capital Regional District (CRD). The CRHC will have ownership of the property once it is completed.

Q: If a TriWay resident is bought out (by Starlight) resulting in their assets exceeding \$100k, or if their assets already exceed \$100k, will CRD/BCH still offer a prioritized opportunity to apply for housing in the proposed development?

A: Yes. A note would be placed on the file stating that this tenant would have their status changed from market to subsidized/affordable as long as they met all of the eligibility requirements outlined on the Housing Registry website. Click [here](#) for more information. It is also critical to note that the household would be required to pay a standard (non-subsidized) rent until their assets drop below \$100K after which they would then pay a subsidized rate.

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Q: Application forms for BCH indicate that two refusals of offers will mean cancellation of the application. Residents have been advised to register now and apply anyway, however residents do not know when, or even if, a relocation will be required, or a buyout offered. In the event two CRD/BCH options were presented to an applicant before the TriWay sale and purchase completion or CRD/BCH building on site are complete, will CRD/BCH waive the cancellation and keep the application open for such applicants in this situation?

A: The Housing Registry automatically cancels applications after two offers have been rejected. People should give thoughtful consideration to their application and should only apply where they really want to live.

There are good housing providers across the region and it is a good idea to explore a range of options that may work for you. If residents wish to be prioritized for the 2782 Spencer building, CRHC will provide guidance on how to apply with a note on file that they are waiting for an offer at the 2782 Spencer development.

Q: If BC Housing forms were filled out, did CRHC receive their names?

A: No. BC Housing Registry is its own separate list and company. The forms are confidential and have not been shared with CRHC. We have received a list of 22 names from the developer of those that are to be prioritized in the application process for units at 2782 Spencer.

Q: How do we flag TriWay on the form?

A: 2782 Spencer will not be available for selection by an applicant until four to six months before occupancy. Those interested must contact CRHC directly so a note can be placed on file.

Q: Should BC Housing Registry forms be resubmitted every 6 months?

A: Yes. Applications on the BC Housing Registry need to be updated every six months. Applicants don't need to create an application until occupancy is within four to six months. The choice is the applicant's. The risk of signing up early is that the applicant could receive other offers of housing from non-profit providers, and then if they decline, they could have their name removed from the registry after they have declined twice.

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Q: Should BC Housing Registry applications be hand delivered to CRHC offices?

A: No. The CRHC and BC Housing are two completely separate entities. The Housing Registry forms can be completed online through BC Housing's website and then mailed directly to them. We will assist you in filling out those forms if you are unsure of how to go about it. We advise to prearrange a time for assistance. We can then send the forms to the BC Housing Registry on your behalf.

Q: What are the levels of rent?

A: Rents have not been finalized yet. Final rents are usually worked out ahead of occupancy and rents are tied to the size of the unit.

Q: As we have more residents requiring subsidized units than available units, would the remaining residents have a chance of going to another B.C. housing project?

A: Applicants requiring rent geared to income or subsidized rents will have to apply to the BC Housing Registry to increase their chances of gaining access to subsidized unit in another building. The CRHC and other non-profit housing providers select applicants for subsidized units from the Housing Registry. Searching the location of interest through Subsidized Housing (bchousing.org) will help you determine what might suit your needs best.

Q: Is there a chance that a single person might qualify for a subsidized two bedroom unit?

A: No. The filling subsidized units is subject to National Occupancy Standards which would allow a single person to occupy a studio or one bedroom unit. Exceptions can be made under 'accommodation' rules if there was documentation that supported a live-in caregiver was required or substantial medical equipment needed to be stored and it didn't fit the studio or one bedroom available space.

Waitlist Status and Resident Criteria

Q: Will BCH/CRD give priority waitlist status to TriWay residents for any of their other buildings including Spencer Close and/or others in the area based on the fact that some may need disabled/accessible units?

A: No. The CRHC does not have control over the priorities of the BCH waitlist. There is a significant waitlist for housing in the region. The CRHC typically chooses tenants from the registry and affordable housing lists chronologically based on areas of selection by the applicant. If a person needed an accessible unit there may be special consideration or assistance that could be given if a unit was available. We recommend that residents look at our website to see what else is available at the time they wish to move. The website is found [here](#).

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Q: Would a CRD/BCH building on site be located within the proposed mobile home park area or would the site for such a building be on CRD/BCH owned land?

A: The site and building will be owned by the CRD/CRHC once the building is completed.

Q: In the event TriWay residents are not required to move for some time, and a proposed CRD/BCH building were complete and already full up, would CRD/BCH offer displaced TriWay residents a priority wait list status for other CRD/BCH buildings?

A: No. The CRHC will make 22 offers of units to the names provided to the developer. If the offer is declined, CRHC will inform Starlight and they will provide new names to make up the 22 units CRHC is committed to up until June 1, 2022.

Q: We do not know where the new trailer park will be, but if a resident happens to be in the new park, but wants to move into the new building instead, will they be given the same consideration as someone who is losing their home?

A: No. We have been given the names of 22 owners who will be impacted by the new building, and they will be provided the opportunity to have their application to 2782 Spencer prioritized for consideration. If other owners have an interest in the building, they could register their names with CRHC to have more information provided once we start to market the building. This usually occurs four to six months in advance of the building being ready for occupancy. All applicants will need to meet the qualifications for affordable units.

Q: When would be the latest possible date to add a resident to the “interested” list?

A: We are able to take names of interested parties right up until when the building opens. We will be contacting people between four to six months in advance of building completion with up-to-date information being available on our website found [here](#).

Building and Grounds Features

Q: Do you know if there would be a second elevator in a senior's building in case the first elevator fails?

A: Yes - there will be a second elevator at 2782 Spencer.

Q: Are there usually balconies and storage lockers included for each unit?

A: No. There will be balconies on the units, but there will not be dedicated storage lockers for every unit.

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Q: Are there two kitchen and two laundry room appliances in each unit?

A: Yes. There will be a fridge and stove or a cooktop and wall oven in accessible units, and laundry is included in every unit.

Q: We know existing pets are allowed and then a no pet policy. Are service dogs allowed?

A: Yes. BC Registered service dogs are allowed with proper documentation and process. They are not considered pets. A pet deposit will apply to all units with pets.

Q: Will there be charging facilities for the new electric vehicles?

A: Yes, there will be two Electric Vehicle (EV) charging stations on site, the placement of which is yet to be determined.

Q: Will there be storage areas close to the elevators for scooters, wheelchairs and bicycles?

A: Yes there will be storage for these types of items. The final design details of where those areas will be is still being worked out.

Q: What should everybody do now?

A: For those 22 individuals on the list that the developer has provided us with, they should confirm their interest and ensure that current contact information is on file, or decline of their offer in writing with CRHC. For those not on the developer's list, but interested in hearing more about a unit at 2782 Spencer, they should contact CRHC to ask to be added to the list for more information as it is available at crhcrental@crd.bc.ca.

Questions?

If you have more questions or particular circumstances you'd like to discuss please contact us at:

P: 250.388.6422

E: crhcrental@crd.bc.ca