

The Need and the Goal

Summerland has identified a tremendous need for affordable housing. Individual residents, families, businesses, and employees are struggling to find homes at attainable prices.

This proposal envisions a building that will enliven the downtown core while bringing a large supply of affordable housing to Summerland.





SUMMERLAND AFFORDABLE HOUSING
60 Units at 31204 & 13212 Henry Avenue

The Proposed Project

- 60 units of Affordable Housing in collaboration with Summerland Food Bank & Resource Centre
- A proposed consolidation of the 2 lots at 13204 & 13212 Henry Avenue currently owned by United Church and Summerland Food Bank
- Food Bank would occupy space on the ground floor as a strata lot owner
- TPCS has applied to BC Housing for subsidy grant and mortgage. Provisional approval granted March 2024.
- Goal to start construction Fall 2024

Building Design



- 60 units of affordable housing
- 5 storey mixed-use building
- Food Bank to occupy 4175 sq ft on ground floor as stratified owners
- Ground floor includes residential lobby, amenity room, operator office, storage
- At-grade enclosed parkade with 57 parking stalls, 6 motorcycle stalls
- Loading bay on first floor for Food Bank
- 2 rooftop patios on second level
- Aesthetic reflects provisions from Schedule O of Summerland OCP
- Energy efficient construction

Summerland
FOOD BANK
& Resource Centre



Commitments:

- The Summerland Food Bank & Resource Centre Society identified this land as a potential housing site over 8 years ago – and has been seeking this type of housing ever since.
- The Food Bank is a financial partner in the building and must contribute its full share of the building cost based on the amount of space it will occupy
- District of Summerland has committed to support the project with a \$547,000 grant in lieu of fees. See council meeting minutes [here](#).



Who will live here?

People from a broad demographic:

- Families
- People with disabilities
- Individuals
- Seniors

Note: there is a lack of family housing in Summerland, and no housing sites that support this combined demographic

Selection criteria:

- Connection to the community
- References
- Need
- Income

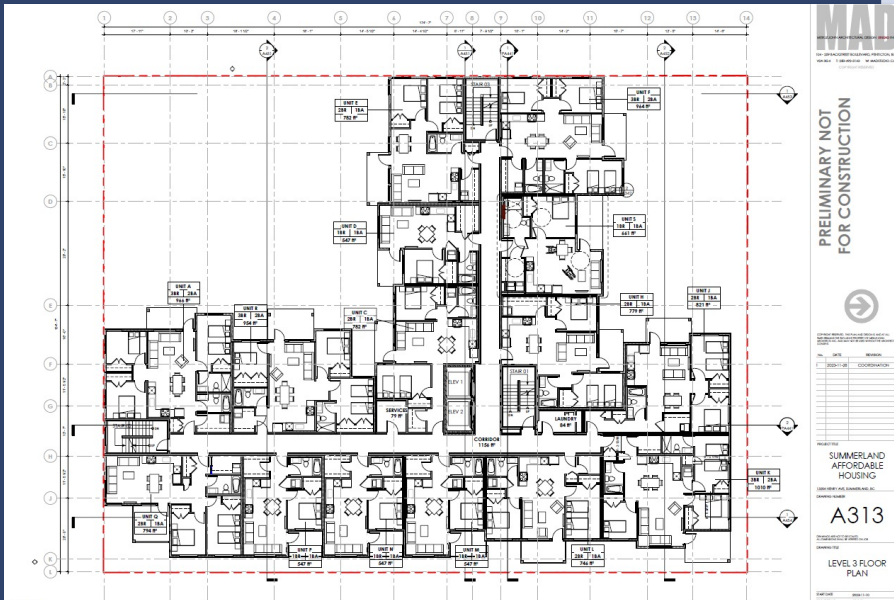
Rentals

Everyone will:

- Sign a tenancy agreement based on Residential Tenancy Act
- Pay rent based on their income

Unit Breakdown:

- 30% market rate rentals
6 x 1 bdrm, 8 x 2 bdrm, 4 x 3 bdrm
- 40% rent geared to income
10 x 1 bdrm, 12 x 2 bdrm, 8 x 3 bdrm
- 30% fixed income (i.e. pensions, PWD, IA)
4 x 1 bdrm, 5 x 2 bdrm, 3 x 3 bdrm



What is Affordable Housing?

Affordable housing is considered affordable when:

- 30% or less of your household's gross income goes towards paying for your housing costs

Affordable Housing is not:

- An emergency shelter
- An addictions treatment site
- Housing with support services on site



Affordable Housing & Healthy Communities

- Keeps young families in the community
- Quality of life is improved when housing is secure
- More disposable income for families
- Improves community economic vitality
- Allows families to save for home ownership



2024



Stage of the project:

- Funding for design development from BC Housing – secured
- Provisional Approval from BC Housing – secured
- Submission for Final Approval from BC Housing – end of summer
- Complete purchase of land – early fall
- Demolition – early fall
- Construction start date - fall

TURNING POINTS

COLLABORATIVE

Building Community; Strengthening People

Turning Points Collaborative Society Owner Operators

- In operation since 1957
- Trusted Okanagan non-profit society providing housing, housing outreach, addiction & employment services
- Our track record of providing successful affordable housing in the Okanagan
- Committed to community collaboration and connection
- This project involves strong collaboration with Summerland Food Bank & Resource Centre