



PACIFICA HOUSING

Affordable homes. Better lives.





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Our Mission & Vision

Pacifica Housing's mission is to be a leading, innovative provider of affordable homes that contribute to the independence of individuals with disabilities, seniors and families.

It is our vision to create better lives through affordable homes and community connections.



Our Housing Types

Type	Description	Level of Care	Rent
Supportive Housing	Subsidized housing with on-site supports.	Onsite supported workers 24/7	Tenant pay a portion, and BC housing subsidize rest.
Subsidized Housing	Long-term housing for people who permanently reside in BC.	Independent (Rent review every year)	Rental fees are calculated on a rent geared to income basis (30%)
Affordable Housing	For family/individual with a moderate income but not eligible for subsidized housing.	Independent	Housing Income Level (HILS) rates applies. (2018 HIL rates TBD)
Low End of Market Housing	Same as any private market rental housing	Independent	Current market rates less 10-15 %



Affordable Rents

- 30 % of the units at Moderate Income-Affordable Market Rents, based on the BC Housing HILS (CMHC Average Market Rents)
- 50% of Units at 70% Housing Income Limits, also known as Rent Geared to Income (RGI)
- 20% of the units at Low Income- Deep Subsidy Units, for households in receipt of Income Assistance, old age security only, and Guaranteed Income Supplement.

Area	Bach	1-Bdrm	2-Bdrm	3-Bdrm	4+ Bdrm
Victoria	\$35,400	\$40,800	\$53,000	\$76,000	N/A
Rent	\$850	\$1,000	\$1,300	\$1,900	N/A



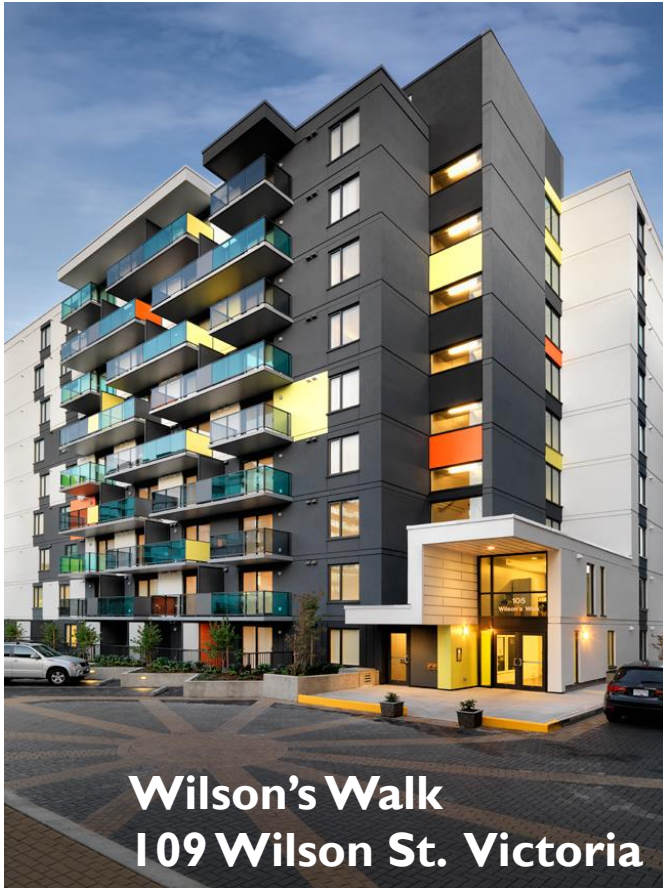


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New Affordable Housing

(2016 Example)





Burnside Massing Concept – View Looking Northwest Birdseye





Burnside Massing Concept – View Looking Northwest Street Level



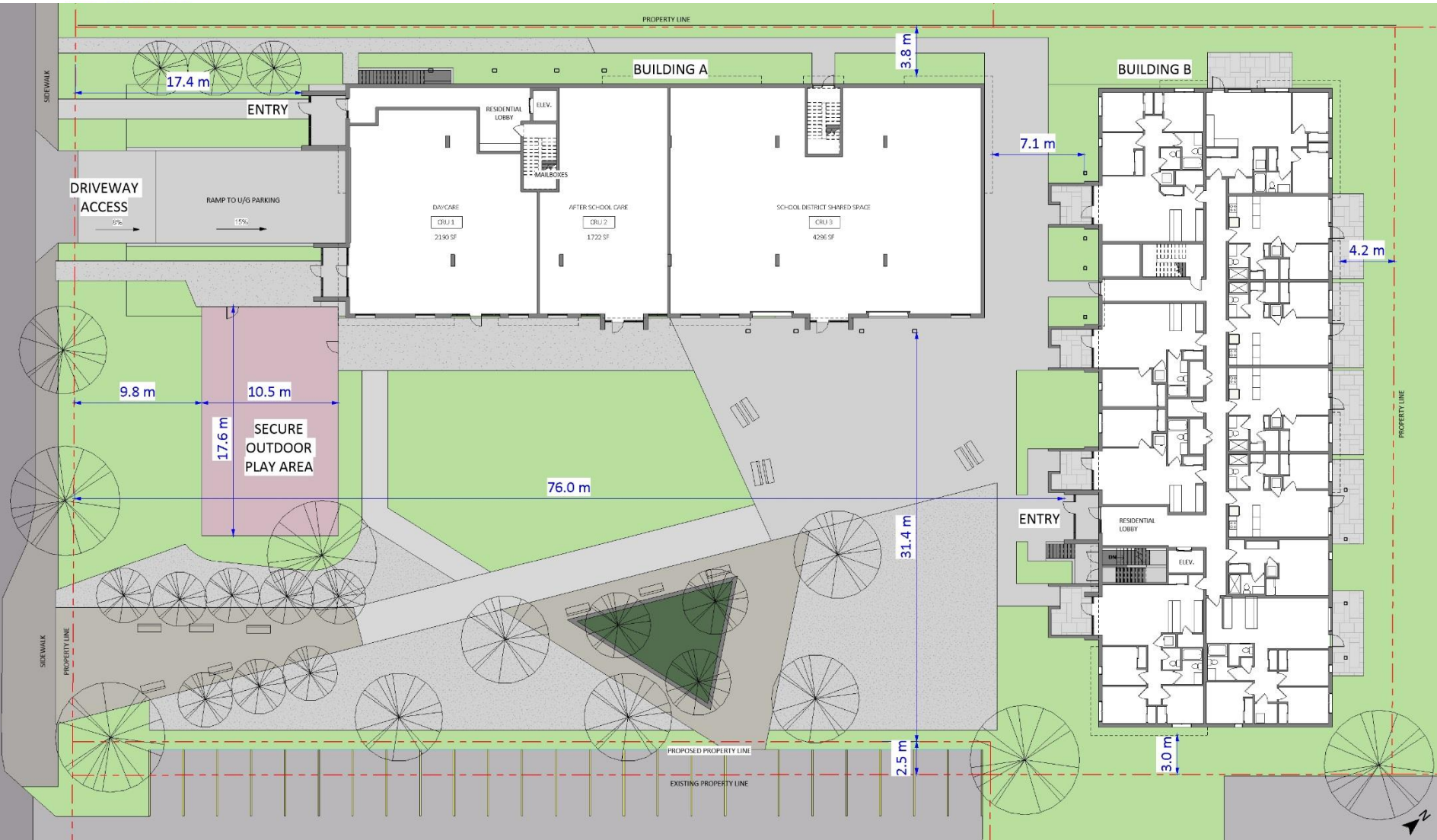


Proposed Massing Concept – View Looking Northeast Street Level



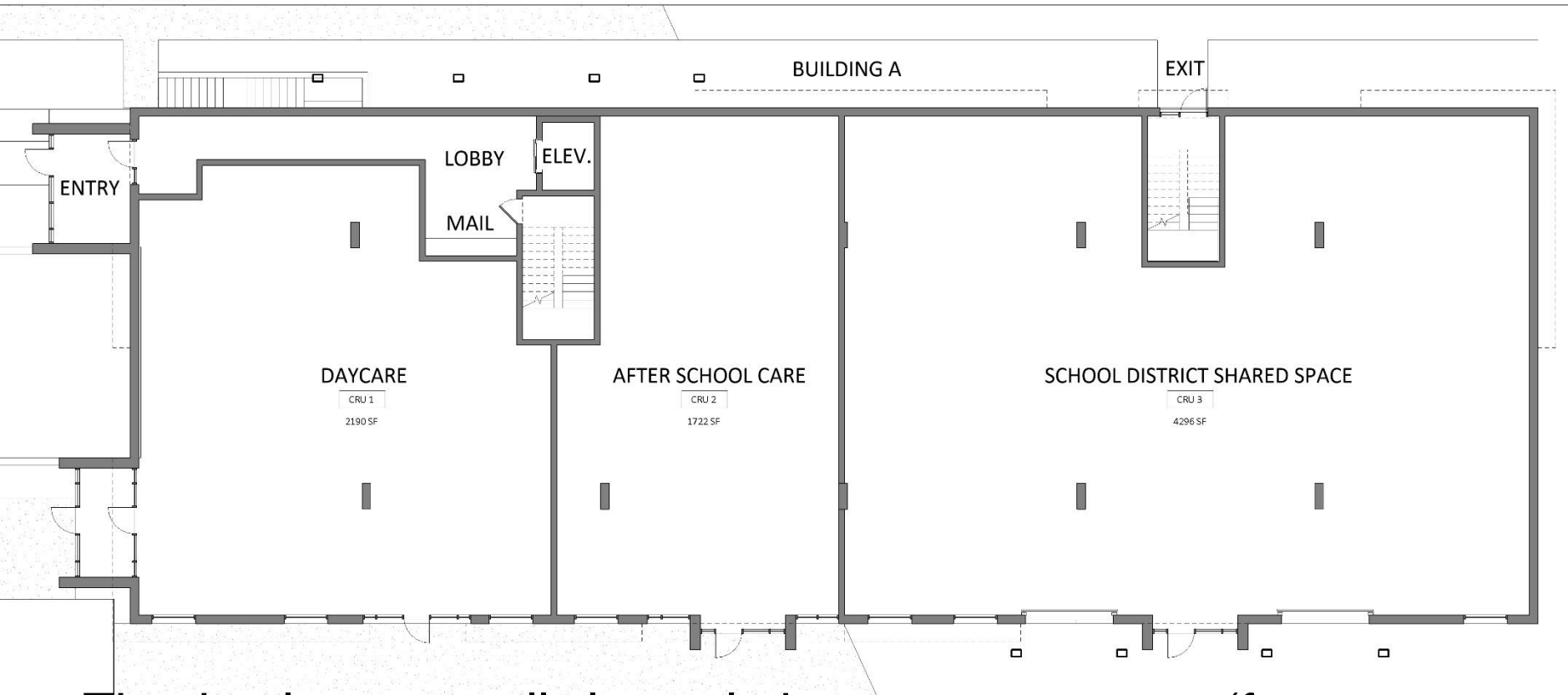


Proposed Site Plan – with ground level building plans





Proposed Community/Educational Level – Building A Plan

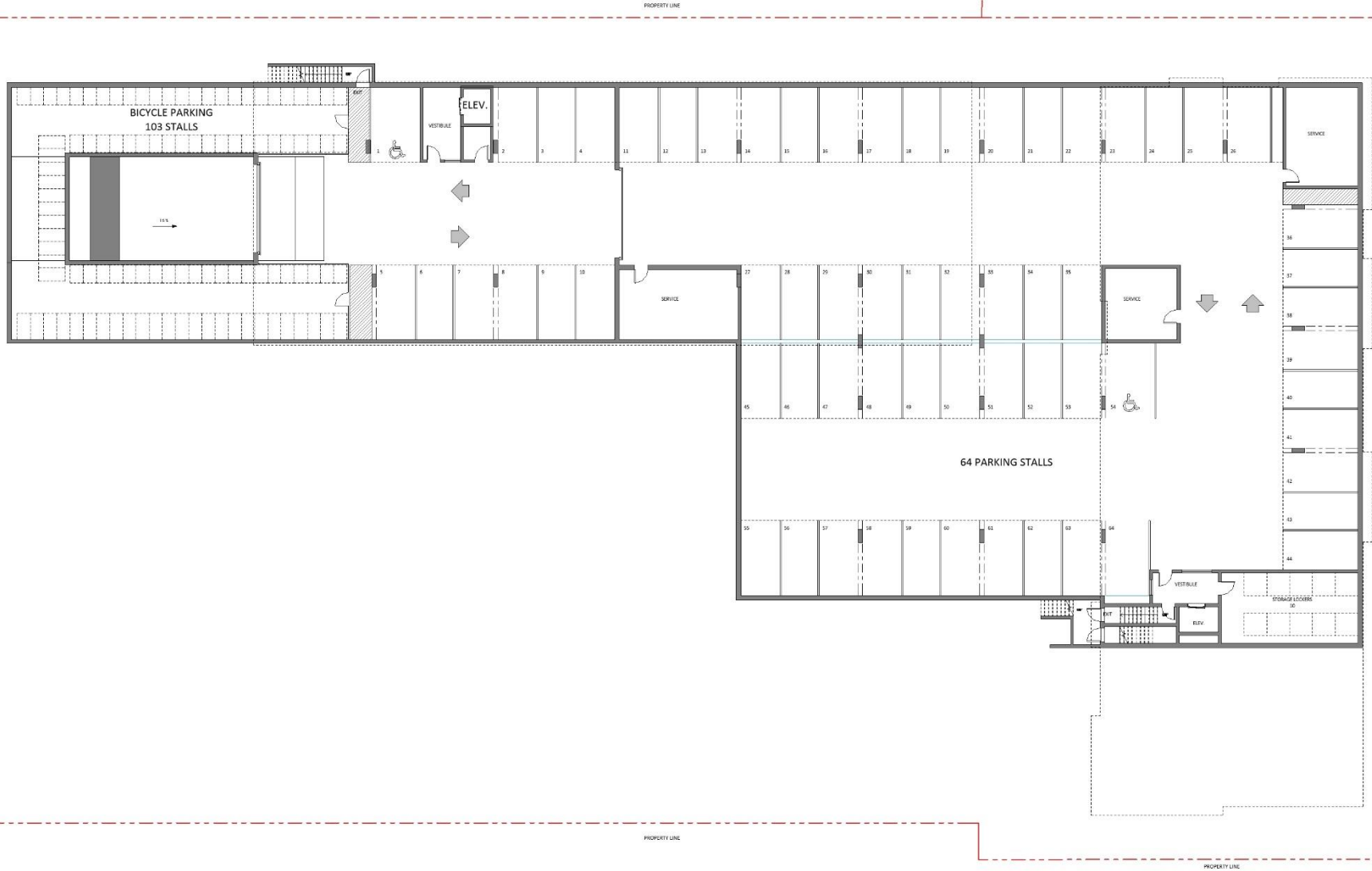


The development will also include community space (fitness facility, art studio and growing classroom). It will also host child care facilities that can accommodate up to 20 daycare children and 24 school children.





Proposed Parking Level Plan – Resident, Visitor and Bicycle Parking





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What we have heard so far

Parking:

- “Will you have enough parking stalls for your residents? Parking is very limited in this neighbourhood.”
 - We are required to provide 64 residential parking stalls according to new Schedule C parking requirements.

Client Base:

- “My staff want to rent your units, as some of them cannot afford to rent in Victoria. They spend an hour to commute every day from Langford and Colwood!”

Community

- “More children and families will be moving into the neighbourhood. That is great!”





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What we have heard so far

Business:

- “I am a factory shop owner, and am worried that the noise might affect your residents.”
- “88 more family residents means more business for us!”

Facilities:

- “Will community have access to your facilities like gym and playground?”

Rental Units:

- “Good to hear that this housing is intended for the working Joe!”
- “What kind of accessibility would these rental units have?”
 - Roughly 10% of the units will be Adaptable or Accessible.





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Questions?

