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Affordable rental homes under construction in Kamloops

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KAMLOOPS – With the help of additional funding through the Province’s 10-year housing plan, 60 new affordable rental homes are now under construction in Kamloops.

The housing is a result of a partnership between the Province, the City of Kamloops and the John Howard Society of the Thompson Region (JHSTR).

“Our government is ensuring people can live and stay in their communities, close to family and where they work. We’re doing this by providing the funding that projects like this actually need to be affordable for people,” said Selina Robinson, Minister of Municipal Affairs and Housing. “These homes will help support healthy neighbourhoods by providing a range of accessible, affordable housing for a diverse group of people with mixed incomes and will benefit the community for years to come.”

Located at 445 5th Ave., the four-storey, wood-frame building will provide 60 affordable homes for individuals, families, seniors and people with disabilities, including people living with mental-health challenges. The project will offer accessible studios, one-bedroom and two-bedroom homes with support services. Monthly rents will range from approximately \$710 for a studio, \$805 for a one-bedroom and \$920 for a two-bedroom unit. This is \$300 a month less than they would have been without the additional provincial

investment.

“The City of Kamloops is excited to see construction starting on this project, which will support residents with a variety of needs,” said Dieter Dudy, deputy mayor, City of Kamloops. “The city and our partners have been working hard to increase the supply of affordable housing in our community and it’s great to be seeing the results of those efforts.”

The affordable units will be managed by JHSTR, a local non-profit with experience managing affordable rental housing and success working with people living with mental-health issues.

“The John Howard Society has been operating housing safely and successfully with a well-experienced housing team,” said Lindsay Lord, CEO, JHSTR. “The agency staff and board of directors are pleased to be working alongside both the Province and the city, continuing to build upon the community of Kamloops’ affordable-housing continuum.”

This project is part of an memorandum of understanding commitment between the City of Kamloops and BC Housing to build more than 100 units of affordable housing for people with low to moderate incomes.

Residents are expected to move into the building in early 2022.

Delivering affordable housing is a shared priority between government and the BC Green Party caucus and is part of the Confidence and Supply Agreement.

Quick Facts:

- The Province is investing approximately \$10 million towards this project. This includes \$5 million from the Deepening Affordability fund in June 2020, so that the rents would be affordable for people in Kamloops.
- The City of Kamloops provided the land for the project, valued at approximately \$1.2 million and \$145,000 in municipal waivers.
- Including these homes, the Province has over 1,000 new homes complete or underway in Kamloops:
 - 290 homes for low to moderate income earners
 - 155 homes for people experiencing homelessness
 - 44 homes for women and their children leaving violence
 - 533 student housing beds

Learn More:

A map showing the location of all provincially funded housing projects announced in B.C. is available online: <https://www.bchousing.org/homes-for-BC>

To learn about the steps the Province is taking to tackle the housing crisis and deliver affordable homes for

British Columbians, visit: <https://workingforyou.gov.bc.ca/> 

A background follows.

Contacts:

Ministry of Municipal Affairs and Housing

Media Relations

778 584-2155

BC Housing

Media Relations

media@bchousing.org

BACKGROUND - Province building new homes to meet full spectrum of housing needs



BACKGROUND

Province building new homes to meet full spectrum of housing needs

The B.C. government is working in partnership with non-profits, municipalities, First Nations, Indigenous housing organizations and the private sector to build 114,000 affordable homes that cover the full spectrum of housing needs for British Columbians by 2028.

Budget 2018 included a \$7-billion investment in the homes people need. As a result of that investment, more than 23,000 new homes are completed, under construction or in the approvals process for a range of people who are struggling to find a place to live, from people who are experiencing homelessness and seniors on fixed incomes, to middle-income families, students and individuals. As of Dec. 31, 2019, this includes:

Housing for people with middle incomes

The average annual household income qualifying for homes underway is under \$99,000 per year:

- HousingHub: 2,802 homes

Housing for people with low to moderate incomes

This includes people residing in social housing (household incomes less than \$65,000) as well as those living in affordable market rentals (households with annual incomes up to \$74,000) – 9,837 homes:

Affordable market:

- Building BC: Community Housing Fund (30% of units in each project): 1,565 rental homes for people with low to moderate incomes
- Affordable Rental Housing Program: 1,615 homes for people with low to moderate incomes
- Deepening Affordability Fund: 1,976 homes for people with low to moderate incomes
- Regional Housing First Program: 907 homes for people with low to moderate incomes

Social housing or subsidized rents:

- Building BC: Community Housing Fund (50% of units in each project): 2,609 rental homes for people with low incomes
- Building BC: Indigenous Housing Fund: 1,165 homes for Indigenous peoples, on- and off-reserve

Housing for people with very low incomes

Rental housing for people experiencing or at-risk of homelessness, or for people with very low incomes (includes supportive housing and shelter-rate housing) – 4,795 homes:

- Rapid Response to Homelessness: 2,012 homes with 24/7 support
- Building BC: Supportive Housing Fund: 1,060 homes with 24/7 support
- Building BC: Women’s Transition Housing Fund: 679 spaces of transition, second-stage and affordable rental housing for women and children leaving violence
- Building BC: Community Housing Fund (20% of units in each project): 1,044 homes

Housing for students – 5,584 homes:

- BC Student Housing Loan Program: 2,699 on-campus student housing units are under construction, in development or in the approvals process
- 2,885 student housing units are also completed, under construction or in development through partnerships with post-secondary institutions

Total: 23,018 homes

Media Contacts:

Ministry of Municipal Affairs and Housing
778 584-2433

BC Housing
media@bchousing.org



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