



Intro to VRS Communities vrs.org

VRS Communities looks forward to developing 116 units of Seniors Independent Living on the linear parkway south of the Fort St John Hospital. Our non-profit organization welcomes the opportunity to own and operate a 4-storey seniors' residence, program spaces and clubhouse providing non-market housing, designed as a part of a new Campus of Care Masterplan in Fort St John. Financing for the project will come from BC Housing and/or CMHC.

We want to thank the Directors and Peace River Regional District for your leadership and vision to create opportunities for non-profits such as VRS to provide affordable housing options for the residents of BC.

- **Today, we would like to request collaboration and support from the Peace River Regional District, in order to drive affordability to this project, we are seeking capital funding and/or operating grants that will assist in delivering a greater level of affordability to our senior tenants. We also remain open to the use of Housing Agreements in the Form of 219 covenants to help deliver affordability.**

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Supporting Our Communities through Affordable Housing Options



About VRS Communities

Established in 1972, VRS Communities is a registered charitable and non-profit organization with a mandate to provide accessible housing and programs to seniors and persons with physical and developmental disabilities. VRS provides innovative and low-cost housing solutions, along with unique care models. We offer a variety of housing models and supportive care programs, empowering people with disabilities to live in the community. Founded by three young men who spent decades living in an institution, VRS strives to provide financially sustainable and supportive housing for our clients who range in age from infants to seniors. VRS currently owns 40 properties and operates over 1400 non-profit housing units located throughout BC.

In the delivery of services to its clients, the Society strictly adheres to the operational, procedural, and guidelines as mandated by the BC Societies Act, BC Housing (Tenancy Act), the Ministry of Social Services (Income and Social Assistance), the Workers Compensation Board, Federal/Provincial Legislation and Municipal by-laws, its own clearly articulated Guiding Principles, Codes of Ethics, and policies and procedures, and the standards for CARF International Accreditation.



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Accessible and Supportive Housing for Residents of BC

The housing model VRS has built over decades allows the organization to provide low-cost, non-market and supportive housing to seniors, persons with disabilities, and their families throughout British Columbia. We strive to locate new housing opportunities in accessible neighborhoods, close to transit and amenities. The neighborhood is perfect for VRS's non-market seniors and supportive housing models.

- The majority of persons with disabilities do not receive funding to cover 24-hour care and would not be able to live independently in the community without creative and accessible housing models.
- VRS's innovative model allows our clients to direct their own care and live in the community.
- VRS's shared-care model offers supportive housing in adaptable units. Collectively, each tenant living in VRS's shared care model contributes a small portion of their care hours to employ one overnight care attendant to meet the needs of all tenants.
- The overnight period is when our clients require the least care, however, it is also when they are the most vulnerable.



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Project Schedule and Funding

The timing of the permit approvals is critical to the overall success of this project and the rezoning and PLA has been achieved as of May 25th, 2021 and Development Permit application is currently being reviewed.

- **To ensure VRS can deliver the highest quality facility to the community, we are also seeking collaboration with the Peace River Regional District, the Provincial and Federal governments to ensure an affordable Seniors Housing Project can be delivered for the residents of the North East.**
- **The CMHC Co-Investment Fund and BC Housing Community Housing Funds both recognize financial assistance from other levels of government. Qualification for CMHC funding also requires that the project meet the requirements for 100% Universal Design.**
- **The project was unsuccessful in it's Community Housing Fund (CHF) application recently with BC Housing and is now exploring various funding programs from BC Housing and CMHC.**

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Summary

VRS Communities has an established position in the province and a strategic vision making possible the means to deliver services at an efficient cost to senior citizens requiring affordable and accessible housing. This submission addresses the stated goals and objectives, scope, principals of service and criteria essential to the operation, management and ongoing development of a community-oriented and client-centered non-profit service.

- **VRS Communities looks forward to working together to deliver this vital project to the City of Fort St John as well as Peace River Regional District and its Seniors residents. We also appreciate this opportunity to answer any specific questions you may have.**

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Prairie Rose Master Plan



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Landscape Design Plan



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Thank you!



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