

# PROJECT PROFILE:

## KASLO HOUSING SOCIETY

LOCATION: VILLAGE OF KASLO, BC | POPULATION: 968



### PROPOSED PROJECT STATS

**NUMBER OF UNITS:** 10 homes

#### HOME TYPES AND HOUSEHOLDS:

- 2- and 3-bedroom units for young families and single parent families
- 1-bedroom units for low-income individuals and couples, persons with disabilities and seniors

#### ASSOCIATED SUPPORTS OR PROGRAMS:

The Society will periodically invite neighbours to community building events, utilizing the outdoor amenity area, in an effort to help residents develop good relationships and integrate into the Village.

**YEAR PROJECT INITIATED:** 2020 - But three previous proposals (with different sites and concepts) in the preceding decades went unfunded.

#### TECHNICAL SUPPORTS ACCESSED:

New Commons Development; Christine Ross Architect AIBC; additional contractors for site assessment, concept development and feasibility.

#### FINANCIAL SUPPORTS ACCESSED:

- Village of Kaslo: land contribution
- Community fundraising
- Columbia Basin Trust (regional entity)
- New Commons Development working capital
- Employment and Social Development Canada's Investment Readiness Program
- Building BC: Community Housing Fund
- CMHC Seed Funding

### ORGANIZATION STATS

#### ORGANIZATION NAME:

Kaslo Housing Society

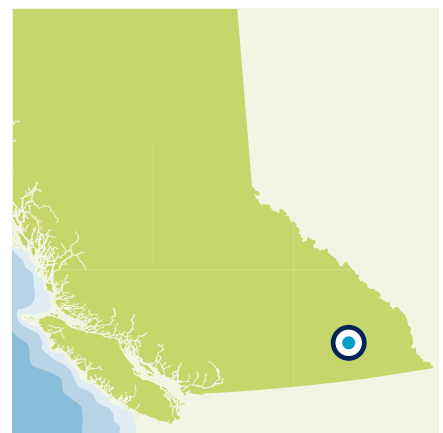
**YEAR ESTABLISHED:** 1998

#### CURRENT OPERATIONS:

Community organizing and advocacy around accessible and affordable housing; Society does not currently operate housing

**# OF PAID STAFF:** .5 - Bookkeeper, as needed; temporary contract for local point-person during feasibility work and preparation of funding application

**# OF ACTIVE VOLUNTEERS:** 7 - Operational board of directors





**ANTICIPATED YEAR OF PROJECT OCCUPANCY:** 2023

### CHALLENGE OVERCOME:

The Society made three previous attempts to get projects underway with government funding, spending tens of thousands of dollars in studies and consulting fees in the process. Though funding applications were declined for all three, the Society learned from the feedback they received. They realized they needed to have a more suitable project site lined up, with access to municipal services. They also initiated a closer collaboration with their local government: Village Council adopted a more proactive role, prioritizing work towards affordable housing, and the Chief Administrative Officer lent his direct support. Through this collaboration, a new project site was identified.

New Commons Development was contracted to lend their development expertise and project manage the pre-application work, and a local point-person was temporarily hired to help coordinate feasibility work. The Society was able to proceed through the proposal development work far more quickly and easily than they had during past proposal attempts. The proposed development team, bolstered by the partnership with NCD, was viewed favourably by funders.

### NOTABLE PROJECT ELEMENTS:

- » Team is exploring how best to integrate mobility options for residents: dedicated scooter parking and electric mobility carts; parking space for car share
- » Team is determining building energy strategy: possibility of net zero readiness i.e., the building does not require external energy sources; Will meet or exceed BC Energy Step Code 4
- » As the development site is located within the Village's downtown heritage zone, the building is being designed to meet the Village's Heritage Guidelines for form and character



*South Elevation*