

FRUITVALE

AFFORDABLE HOUSING PROJECT

FAQ January 2025

What is the Fruitvale Affordable Housing Project?

The Lower Columbia Affordable Housing Society (LCAHS), Village of Fruitvale, BC Housing, and Columbia Basin Trust have partnered to build a 31-unit affordable rental housing building on a portion of the former middle school site at 96 Deadmarsh Avenue. The three-storey building will be adjacent to the new childcare centre being developed by the Village. LCAHS is the non-profit developer, owner, and future operator of the building. The Village is contributing the land in the form of a long-term lease with LCAHS.

What is the name of the building?

The name of the building is Blizzard Mountain Place. Suggestions were put forward by the public and the final name was chosen by the LCAHS and the Village of Fruitvale Council.

What are the funding sources for the project?

The cost of developing these new homes is expected to reach approximately \$17 million. Funding partners include BC Housing, Columbia Basin Trust, Teck Metals Ltd., and Kootenay Savings Credit Union. The project team is working with the BC Housing and Canada Mortgage and Housing Commission to access mortgage financing for the balance of the project cost.

Why is the Village of Fruitvale involved?

As the owner of close to 10 acres of land surrounding the former middle school, the Village is keen to develop this piece of land close to services and Fruitvale's downtown for housing and other community needs. To that end, the Village published a Master Plan in 2020 for the site following consultation with the community. The Master Plan provides a three-phase roadmap for development of the land. The first phase includes development of affordable rental housing, a childcare centre, and private market housing. The Village of Fruitvale does not have a role in the selection of tenants or the operations of the building. Tenant selection will be led by the LCAHS.

Who would live here?

The target populations for the affordable rental housing are low-to-moderate income families, seniors, and adults living with developmental disabilities. This intergenerational and mixed income approach is designed to encourage a sense of community inclusion. The building will include a play area for children, bike storage, electrical vehicle charging stations, interior and exterior social spaces, and gardening space for those interested in growing a few vegetables.



What will be the criteria used to qualify for housing?

Applicants will need to register with the [Housing Registry](#) and qualify based on income and asset limits set by BC Housing as part of the Community Housing Fund criteria.

What are the rental rates?

The project is designed to provide homes for [low-to-moderate income](#) households with limited assets (apart from registered retirement, education, and disability plan savings). The funding from BC Housing requires rent for 20% of the units be deeply subsidized; 50% will be calculated based on 30% of household income and 30% will be rented at market rental rates.

When will the building be ready for people to move in?

The project officially broke ground in November 2023, with completion and occupancy in late 2025.

How will construction affect the local neighbourhood and immediate neighbours?

The building site is bordered by Mazzochi Park, Columbia Gardens Road, and the new childcare centre. We do not anticipate significant impact on existing houses adjacent to the larger 10-acre “middle school” site. Access to the building site will be from Columbia Gardens Road along a new road named Deadmarsh Avenue. The contractor, North Mountain Construction, will closely manage construction related traffic to and from the site, and work in close relationship with the Village to mitigate impacts on the community. Construction activity, hours, and noise will be subject to restrictions set by the Village.

Is the building site a safe location for rental housing?

Yes. Environmental studies were completed for the site and no issues of concern were identified. The Human Health and Ecological Risk Assessment completed for the site also confirmed its safety for residential development.

Who and how tenants be selected for the building?

The LCAHS is responsible for selecting tenants from applications submitted using BC Housing’s on-line Housing Registry: housingapplication.bchousing.org. LCAHS staff will assist anyone who needs help with this on-line application process.

When will people be able to apply for housing at the Fruitvale affordable housing project?

The Housing Registry application process will open in spring 2025 with review of the applications beginning a few months later. Opening of the online application will be announced on the LCAHS website and the Village of Fruitvale’s social media pages.

How do I contact LCAHS with additional questions?

An information session will be held in the late spring of 2025. Please access the LCAHS website for updates on the project, announcements about the information session and the opening of the on-line application process: <https://www.lowercolumbiahousing.ca/>