Considerations - Modular Construction







About BC Housing

Emergency Shelter & Housing for the Homeless

11,033

homeless individuals assisted including:

- > 1,850 shelter spaces to serve the homeless
- > 7,559 homeless housed
- > 1,624 homeless rent supplements

\$185.6 M

Transitional Supportive & Assisted Living

18,884

individuals assisted including:

- > 5,827 people with special needs
- > 12,220 frail seniors
- > 837 spaces to serve women and children fleeing violence

\$143.2 M

Independent Social Housing

40,998

households assisted including:

- >21,336 low-income seniors
- > 19,662 low-income families

\$232.6 M

Rent Assistance in the Private Market

27,273

low-income households assisted including:

- ▶ 16,894 seniors
- > 10,379 families

\$85.7 M

Private Market Rentals

> Partnership initiatives to develop affordable rental units for low- and moderateincome households Homeownership

- > 5,508 residential builder licences (new and renewals)
- > 2,329 owner builder authorizations
- > 22,509 new homes enrolled in home warranty insurance
- > 213 homes adapted through Home Adaptation for Independence

\$9.4 M

High

Low

Level of Assistance/Involvement

Government-Assisted Housing

(Accounts for almost 6% of the province's total housing stock)

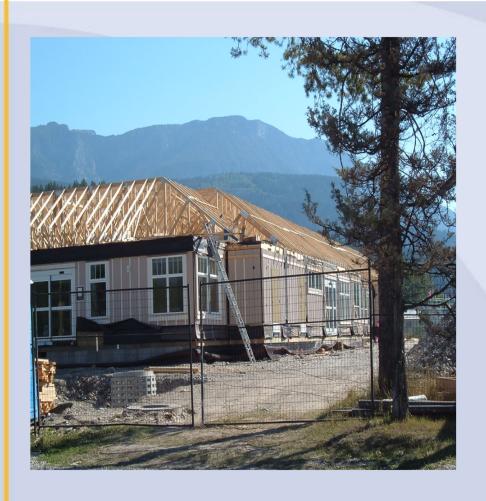
Partnership Initiatives, Consumer Protection

(Building licensing, home warranty insurance, research & education)





BC Housing's Use of Modular Construction



- Independent Living BC
 - 32 units
- Olympic Legacy Housing
 - 150 units
- Seniors Rental Housing Initiative
 - 400 units





Capturing Findings

- Held focus group with:
 - Manufacturers
 - Designers
 - Non-profit providers
 - Construction managers
 - Developers
 - BC Housing staff







Potential Benefits

- Time efficiency
- Quality
- Sustainability
- Cost effectiveness
- Fit with neighbourhood







Challenges

- Transportation of units
- On-site integration
- Buy-in from local inspectors
- Standard designs
- Responsibility for repairs
- Using modular for accessible and adaptable housing







BC Housing's Experience - Update

- Costs
- Sustainability
- Timelines
- Functionality for occupants







Discussions around Ideal Form



- Target group needs to be considered when planning size and layout
- 400ft² can yield different formations
- Integrating plumbing, electrical, mechanical, and corridors can be challenging in stacked projects





Innovations and Alternative Forms of Modular



- Construction of modules
- Transportation of modules
- On-site assembly





Lessons Learned



- Pre-planning
- Only use modular construction when appropriate
- Maximize potential benefits of modular construction



