

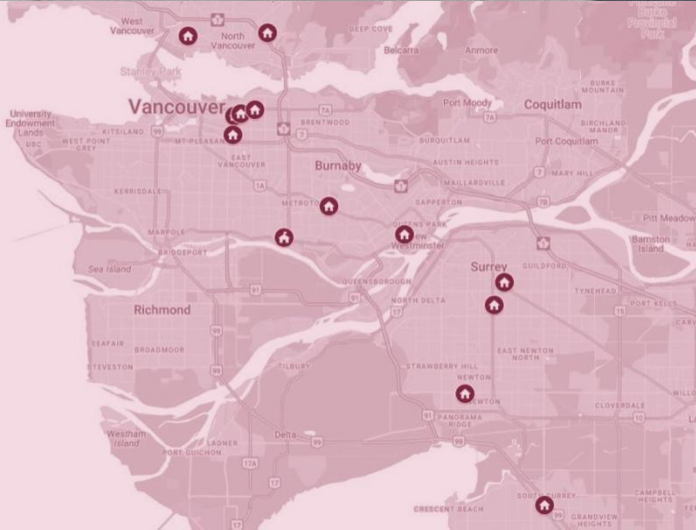


Entre Nous Femmes
HOUSING SOCIETY

Entre Nous Femmes Housing Society is Renewing Homes

CAPILANO HOUSE CAPITAL RENEWAL PROJECT

FEBRUARY 2025 • BULLETIN #1



Who We Are

Founded in 1984 by three single mothers, Entre Nous Femmes Housing Society is one of Canada's first women-led community housing organizations focused on the affordable housing needs of women and single-parent families.

ENFHS currently serves over 1200 low- and moderate-income women, children, single-parent families, seniors, and people with disabilities across 517 affordable rental homes in thirteen properties in Burnaby, New Westminister, North Vancouver, Surrey, and Vancouver.

The ENFHS Strategic Plan 2023-2028 outlines the priorities of ENFHS for the next five years. It sets the goals of maintaining and upgrading our existing portfolio and improving resident well-being. It includes the following steps to achieving these goals.



Maintain, Renew, and Upgrade our Properties

to support safe and healthy homes for existing residents.



Invest in Climate Resilience

Assess climate change risks (e.g. extreme weather, sea-level rise, etc.), explore opportunities to increase energy efficiencies, and limit greenhouse gas emissions across the portfolio.



Increase understanding of current and anticipated needs

of residents, as they relate with housing and how they impact well-being.



The Benefits of Building Renewal

Also called building rehabilitation or deep retrofit, building renewal means repairing and replacing most or all of the exterior building components and aging mechanical systems, and often includes equipment replacement or upgrades.

Renewing and maintaining existing housing can be less costly than building new housing. With the help of government funding programs and BC Housing, building renewal allows us to maintain lower resident rents, extend the life of buildings, and preserve our existing housing stock.

What Renewals Mean for Entre Nous Femmes Housing Society and Residents

Our Strategic Plan identifies priorities for building maintenance and renewals. Our housing sites are assessed based on their expected life cycle and validated through regular in-person assessments. This information is then used to plan investment over the short and long term. Entre Nous Femmes Housing Society has completed one building envelope renewal in the past two years and has five building renewals in design or construction over the next five years. We renew existing housing sites to:

- Maintain high-quality housing by ensuring our assets are kept in a good state of repair
- Extend the lifetime of buildings by adding 35 to 40 years of serviceable life.
- Increase climate resilience with greater protections from extreme weather events and the impacts of climate change.
- Support sustainability by reducing building Green House Gas (GHG) emissions and energy consumption.
- Improve accessibility of existing units and common areas.
- Maintain affordability by reducing operating, maintenance, and utility costs.
- Improve resident comfort by keeping indoor temperatures stable with both heating and cooling, and by improving air quality.
- Enhance community spaces to encourage social interactions.
- Modernize the appearance of buildings - helping residents take pride in where they live.

Resident Engagement

Where possible, residents are encouraged to participate in the design of community spaces (e.g., community gardens, sitting areas, colour selection). We communicate with residents to let them know what to expect, how to prepare, and explain how renewals will improve the building. At Capilano House, information will also be available on the TV screen in the lobby area.



Capilano House Major Capital Renewal

Capilano House is a low-rise multifamily affordable housing building in North Vancouver. Built in 1988, it includes 64 homes in a three-storey wood frame building with one elevator. As you know, the property is aging and requires considerable renovations to continue to meet the needs of residents for the long term. ENFHS, in partnership with BC Housing, is undertaking a major capital building renewal and retrofit project at Capilano House.

The major capital building renewal and retrofit project aims to make homes more comfortable, energy efficient, resilient, and environmentally friendly. Upgrades to the building envelope (walls, windows, doors, and insulation) and mechanical systems (heating, cooling, hot water, elevator modernization, and ventilation) are projected to improve resident comfort, significantly reduce greenhouse gas emissions and energy use intensity, and eliminate natural gas use.

Capilano House Upgrades

The Capilano House upgrades are currently in the permitting stage, with an expected start of work in the spring of 2025. Major capital renewal work will include:

- Air ventilation system upgrades
- Elevator replacement
- Heat pumps for heating and cooling in all suites
- Interior and exterior lighting upgrades of common areas
- Installation of new windows, patio doors and vinyl decking
- Improved bathroom fans, electrical panels and fire safety devices
- New roof and skylight replacements
- Building insulation and siding/cladding replacement
- New privacy dividers
- New building entry security system





How is This Project Being Funded?

BC Housing is providing the funding for the capital renewal and energy saving measures at Capilano House. The goal of these upgrades is to increase the life-span of the building, improve resident well-being, and continue to provide affordable seniors housing at Capilano Housing.

Construction Schedule – TBD

At this time, the schedule of work is still being finalized. ENFHS will provide regular updates, as they are available. In the meantime, we can confirm that residents will continue to live in their homes during the renovations and will be notified ahead of time when work begins and when access to suites is necessary. Regular updates and information will be available on the TV screen in the lobby area as well.

We Will Keep You Informed

We look forward to working with you during the renovations, and we appreciate your understanding and cooperation throughout this process. It is our hope that through ongoing communication, monitoring progress, and resident meetings, everyone will be informed about each phase of this important project. We acknowledge there will be disruptions and inconveniences to your daily routine during the capital renewal project. We will work with you to reduce these impacts as much as possible.



Contact

If you have any questions about this capital renewal project, please contact us at maintenance@enfhs.ca or leave a message at (604) 451-4412.

For questions regarding your tenancy, please contact Susan Chilibeck, Housing Manager, at susan@enfhs.ca or call (236) 990-6031.



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