

Housing Resource Guide



Prince George Council of Seniors

1330 5th Avenue
Prince George, B.C.
V2L 2K5
250-564-5888 www.pgcoss.ca

The Prince George Housing Resource Guide was developed by the Prince George Council of Seniors (PGCOS) as a quick reference of housing providers including government, non-profit organizations, and market housing agencies. PGCOS is not a housing provider or able to provide placement but can provide information to help you find appropriate housing.

This guide focuses on housing for seniors age 55+. It contains information on how to apply for a range of housing options in Prince George. It is divided into six sections based on different type of housing locally available and includes:

- B.C. Housing
- Northern Health Authority
- Private Senior Residences and Assisted Living Homes
- Aboriginal Housing Society of Prince George and the Prince George of Native Friendship Centre
- Market Rental Housing
- Websites

Shelter Aid for Elderly Renters (SAFER)

The Shelter Aid for Elderly Renters (SAFER) program helps make rent affordable for older adults with low to moderate incomes. SAFER provides monthly assistance to subsidize rents for eligible B.C. residents aged 60 or older, whose rent is 30% or more of their income and their gross monthly income does not exceed the program income ceiling. For more information call B.C. Housing at 1-800-257-7756. Applications on available online at www.bchousing.org/SAFER, at the B.C. Housing office #200, 299 Victoria Street, Prince George, BC V2L 5B8

B.C. Housing

B.C. Housing offers subsidized housing for people who permanently reside in B.C. Rents are calculated on income (30% of household total gross income), are subject to minimum and maximum rates and based on the number of household members.

Eligibility for housing:

- Senior – single person aged 55 or older or couple where at least one person is 55 or older.
- People with a disability – people who can live independently and are in receipt of a disability pension or considered disabled for income tax purposes
- Gross income must be below certain income limits (Northern B.C. \$47,000)

To apply for subsidized housing, apply to B.C. Housing Registry or to the non-profit operating the facility.

Application to B.C. Housing Registry may be made:

- Online at bchousing.org
- Paper application by:
 - Downloading and printing online application at bchousing.org
 - Visit BC housing office: #200, 299 Victoria Street, Prince George, BC V2L 5B8
 - Book an appointment at the Prince George Council of Seniors.
 - Calling B.C. Housing toll-free at 1-800-257-7756 to have a form mailed to you.

Name and Address	Total # of Units	Services Offered	Who to Contact/Apply
<p>Elizabeth Fry Place Elizabeth Fry contd. 1373 6th Ave.</p> <p>Seniors and persons with disabilities, women fleeing violence.</p>	<p>Elizabeth Fry operates a wide range of housing options for low- and moderate-income seniors</p>		<p>Contact the Elizabeth Fry Society at 250-563-1113. Apply to BC Housing</p>
<p>Hart Haven 1010-103 6995 Dagg Road.</p> <p>Seniors and persons with disabilities.</p>	<p>30-1 bedroom</p>	<ul style="list-style-type: none"> • Pets permitted: small dog, cat, 2 birds, small fish tank • Laundry in suite • Bus stop near by • Parking \$10/month • Each unit has garden space and small yard • Located in Hart Highlands 	<p>250-562-9251 Apply to BC Housing</p>
<p>Irwin Place 101-140 1444 Irwin St.</p>	<p>40 units, 1-to-4-bedroom units, some 1 bedroom units are wheelchair accessible</p>	<ul style="list-style-type: none"> • Pets permitted: 1 cat • Storage available • Laundry hook ups in units, coin laundry on site • Near Spruceland mall 	<p>250-562-9251 Apply to BC Housing</p>

Seniors, families, and persons with disabilities.		<ul style="list-style-type: none"> • Bus stop near by • Parking available • Need tenant insurance 	
<p>Rainbow Village 4066 Rainbow Drive</p> <p>Seniors, families, and persons with disabilities.</p>	40 units, 1 to 4 bedrooms, some wheelchair accessible	<ul style="list-style-type: none"> • Pets permitted: 1 cat • Storage space available • Near Spruceland Mall • Laundry hook ups in units, coin laundry on site. • Bus stop near by • Need tenant insurance • Parking provided 	<p>250-562-9251 Apply to BC Housing</p>
<p>Strathwood Townhouse 2362 Redwood St.</p> <p>Seniors, families, and persons with disabilities.</p>	40 units, studio to 4 bedrooms	<ul style="list-style-type: none"> • Pets permitted: dog, cat, 2 birds or small fish tank • No storage • Laundry on site • Bus stop near by • Parking available • Resident Manager 	<p>250-562-9251 Apply to BC Housing</p>
<p>Victoria Towers 1245 20th Ave.</p> <p>Seniors, families, and persons with disabilities.</p>	81 units, studio to 3-bedroom units, some wheelchair accessible	<ul style="list-style-type: none"> • Pets permitted: cat or dog, 2 birds or small fish tank • Resident manager • Storage space available • Laundry on every floor • Bus stop near by 	<p>250-562-9251 Apply to BC Housing</p>

		<ul style="list-style-type: none"> • Surcharge for electricity and heat • Parking is \$10/month 	
<p>My Sister's Place 14 Ave.</p> <p>Women fleeing Violence.</p>	<p>15 bachelor and 21-2 bedroom</p> <p>2 stages of housing:</p> <ul style="list-style-type: none"> a. Transitional from houselessness b. Subsidized housing 	Resident Manager	Contact Elizabeth Fry
<p>McQuaid Place 1401 Queensway</p> <p>For singles, no age requirement.</p>	<p>18 studio and 1 bedroom units, wheelchair accessible. Fixed low-income rent.</p>	<ul style="list-style-type: none"> • No pets • No smoking 	<p>Apply to Active Support Against Poverty 250-563-6112</p>
<p>Connective Support Society 160 Ontario</p> <p>Supportive Housing Rent is \$375/month</p>	<p>15 bachelor suites, some units are wheelchair accessible</p>	<ul style="list-style-type: none"> • Suites are furnished, include kitchenette • 2 meals per day • Pets permitted • Wifi and TV at own cost. 	<p>Contact Connective Society at 236-423-1313. Apply to BC Housing 250-562-9251</p>

Northern Health Authority

Senior's Independent Living: The Northern Health Authority owns and operates 210 low-cost seniors housing sites in 4 locations in the City of Prince George. Tenants must be able to live independently, be a senior or a person with a disability. All buildings have a secure entrance, no cost laundry facilities, and common areas. Some structured social and recreational program are provided. All sites are non-smoking and do not allow pets. Applications may be made at the Northern Health Housing office at 2175 9th Ave. (Laurier Manor), phone number 250-612-5932.

Independent Living Locations: * The wait time for housing in up to 30 months, Wait time for parking is 4 years.

Name and Address	Total # of Units	Services Offered	Who to Contact/Apply
Alward Place 2121 6 th Avenue Seniors and persons with disabilities. Rent is 30% of income.	80-1-bedroom units, some units are wheelchair accessible.	<ul style="list-style-type: none"> • Laundry on each floor • Bus stop near by • Heat and hot water included • Hydro is \$18/month • TV \$24/month • Parking \$16/month • No storage space 	Apply to North Health Housing office. 250-612-5932
Alward Place Extension 2121 6 th Avenue	40-1-bedroom units, some wheelchair accessible.	<ul style="list-style-type: none"> • Laundry on each floor • Bus stop near by • Heat and hot water included • Pay own hydro 	Apply to North Health Housing Office 250-612-5932.

Alward Place contd. Seniors and persons with disabilities. Rent is 30% of income.		<ul style="list-style-type: none"> • TV \$24/month • parking \$16/month • No storage space 	
Aspen 1 and 2 2179 9 th Ave. Seniors. Rent is \$400/month.	34 bachelor units	<ul style="list-style-type: none"> • Laundry on main floor and basement • Storage space available • Includes heat hydro and hot water • TV \$24/month • Shopping near by • Bus stop near by • Parking \$16/month • Not wheelchair accessible 	Apply to North Health Housing Office. 250-612-5932
Aspen Cottages 2179 9 th Ave. Senior couples. Rent is \$600/month.	2 duplexes and 1 fourplex, 1-bedroom units, some units are wheelchair accessible	<ul style="list-style-type: none"> • Includes heat, hydro and hot water • Each unit has a patio • Provide own washer and dryer or use Aspen's • Shopping near by • TV \$24/month 	Apply to North Health Housing Office. 250-612-5932.

		<ul style="list-style-type: none"> • Bus stop near by • Parking \$16/month 	
Spruceland 1010 Liard Drive Seniors. Rent is \$400/month.	50 studio units	<ul style="list-style-type: none"> • Includes heat, hydro, hot water • TV \$24/month • Laundry on main floor and basement • Storage space available • Shopping near by • Parking \$16/month 	Apply to North Health Housing Office. 250-612-5932.
<p>Assisted Living Residences: Assisted living residences provide housing for seniors and people with disabilities who are mainly independent, mobile, and able to live on their own unit but require some help with daily activities. Assisted living facilities provide meals, housekeeping, laundry, social and recreational activities, and personal care and have medical staff on site. Home Health professionals are responsible for determining whether an individual requires and is eligible for public assisted living residences.</p>			
Name & Address	Total number of units	Services offered	Who to contact/apply.
Gateway Lodge Assisted Living Residence. 1462 20 th Ave. Rent is 70% after tax income up to	48 units, wheelchair accessible	<ul style="list-style-type: none"> • Hydro \$15/month • Laundry in each wing. • Two meals per day and snacks • Close to medical building • Recreation activities • Bus stop near by 	*Doctor's referral is needed to apply. Must be referred by Home Health Care professionals.

a maximum amount.		<ul style="list-style-type: none"> • Parking for visitors and scooters • Hairdresser • Storage room 	
Laurier Manor Assisted Living 2175 9 th Ave. Rent is 70% of after-tax income up to a maximum amount.	32-1-bedroom suites, wheelchair accessible.	<ul style="list-style-type: none"> • Hydro \$15/month • Laundry on each floor • close to Phoenix medical building • Pets permitted • Wellness program • Bus stop near by 	Must be referred by Home Health Care professionals.

Long-term care homes provide 24-hour professional care and supervision in a protective, supportive environment for people who have complex care needs and can no longer be cared for in their own homes.

All Northern Health owned and operated care homes provide:

Standard accommodation, Meals, Medication assistance, Free prescription medication if covered by Pharmacare/PlanB. Help with daily activities (such as bathing, dressing or grooming). Planned programs for social and recreational activities. 24-hour care from nurses, personal care assistants and other supports.

Routine laundry services (e.g., bed linens, towels, clothing). General hygiene and medical supplies (e.g., oral care products, incontinence supplies). Basic wheelchairs including basic cleaning and maintenance. End-of-life and palliative care services including assessment and provision of MaID services (Medical Assistance in Dying). Client centered care planning that involves the client/substitute decision maker and family.

Long-Term Care Residences

Name	Address	Phone	Fax
Birchview Residences	7780 Hart Highway Prince George BC V2K 3B3 Canada	778-415-9790	778-415-9791
Gateway Lodge – Long-term Care	1488 20th Avenue Prince George BC V2L 0B3 Canada	250-612-5500	250-645-8054
Jubilee Lodge	1475 Edmonton Street Prince George BC V2M 1S2 Canada	250-645-7475	250-565-2778
Parkside Care	788 Ospika Boulevard Prince George BC V2M 6Y2 Canada	250-612-5575	250-645-7938
Rainbow Adult Day Centre	1000 Liard Drive Prince George BC V2M 3Z3 Canada	250-645-4282	250-645-7936
Rainbow Lodge	1000 Liard Drive Prince George BC V2M 3Z3 Canada	250-645-4250	250-645-8006
Simon Fraser Lodge	2410 Laurier Crescent Prince George BC V2M 2B3 Canada	250-563-3413	250-563-7209

Seniors' Residences and Private Assisted Living Home

Seniors' residences are privately owned and are exclusively for people aged 55 plus. They are generally for individuals who are able to live independently, requiring minimal assistance with day to day activities, although some offer limited personal care.

Private Assisted Living Homes are for individuals who required some assistance with day to day activities.

Name and Address	Total # of Units	Services Offered	Who to Contact/Apply
Asher Place 2904 Hopkins Road	76 1- and 2-bedrooms units, some first floor units are wheelchair accessible Rent is \$1000/month	<ul style="list-style-type: none"> • Must pay utilities • Laundry on each floor • Resident manager • Parking at no charge • Bus near by • Shopping near by • No elevators • Storage is \$15 to \$20/month • No Pets. 	Phone: 250-960-2662 www. Bcondosandhomes.com
Country Seniors Community 7364 Hart Highway Country Seniors contd.	66 1- and 2-bedroom units, some are wheelchair accessible. Rent is \$1100-\$1150 for 1 bedroom and \$1500-\$1750 for 2 bedroom. Age 55+	<ul style="list-style-type: none"> • Pets permitted • Hydro and TV included • Must pay for phone and internet • Laundry in each building • Bus near by • Shopping near by • Close to Hart Pioneer Centre 	Phone 250-962-5570 www.countryseniorscommunity.com Safer program eligible.

		<ul style="list-style-type: none"> • Parking for 1 vehicle • Community hall and garden • Onsite manager 	
<p>Prince George Chateau 4377 Hill Avenue</p> <p>Prince George Chateau contd.</p>	<p>Studio, 1 bedroom and 2-bedroom units, wheelchair accessible. Rent is \$2995 to \$4195/month.</p>	<ul style="list-style-type: none"> • Rent includes hydro and cable tv. Tenant pays for phone. • Weekly housekeeping • Laundry on each floor • Manager on site 24 hours/day. • 3 meals per day • Most units have balconies • Pets permitted • 3 floors with elevator • Scooter accessible • Shuttle bus for shopping and appointments • Bus stop near by • Emergency alert system (Life Line) • recreational activities • Parking available 	<p>Phone: 250-564-0202 www.princegeorgechateau.ca</p>
<p>The Riverbend Seniors Community and Riverbend Manor 1444 20th Ave.</p>	<p>Riverbend Manor Rent: from \$2,275 to \$2700 depending on unit size. Wheelchair accessible.</p>	<ul style="list-style-type: none"> • Small pet permitted • Resident manager • Tenant pays internet, TV, phone and hydro 	<p>Riverbend Seniors Community Phone: 250-981-0003 www.theriverbend.com</p> <p>Riverbend Manor Phone: 250-596-8097</p>

		<ul style="list-style-type: none"> • Fee for laundry and housekeeping services • Scooter parking • Meals available for a fee • Parking is \$10/month • Shuttle bus for shopping and appointments • Monthly activities 	www.riverbendmanor.ca
<p>Emmaus House Assisted Living 6373 Hillcrest Place Operated by the Emmaus Housing Society</p>	<p>11 private and semi-private room. Some rooms wheelchair accessible. Rent is \$1850 to \$2600 depending on room size.</p>	<ul style="list-style-type: none"> • On site manager • Three meals per day plus snacks • Cable tv and lifeline • Laundry and housekeeping • Recreational activities such as crafts, games, entertainment • Communal living and dining room 	<p>Phone: 250-964-1175 Call to make an appointment for a tour and complete an application. www.emaushouse.ca</p>
<p>Rodica House Assisted Living 2568 Victoria St.</p>	<p>12 bedrooms, some rooms wheelchair accessible. Rent starts at \$2000 and increases if higher level of assistance is required.</p>	<ul style="list-style-type: none"> • On site manager • Three meals per day plus snacks • Housekeeping and laundry weekly • Bathing once a week • Communal living room and dining room 	<p>Phone: 250-563-9566 Call to make an appointment for a tour and complete an application.</p>

		<ul style="list-style-type: none">• Emergency call button• Bus stop near by• Shopping near by• Recreational activities	
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Aboriginal Housing Society of Prince George and the Prince George Native Friendship Centre

The Aboriginal Housing Society of Prince George (AHSPG) and the Prince George Native Friendship Centre (PGNFC) both operate subsidized housing for low-income individuals and families, older adults and people at risk for homelessness. The AHSPG has projects currently under construction at their site on 17th Avenue which will expand their capacity to meeting housing needs. Application for AHSPG may be made online at www.ahspg/housing/online-housing-application/, at their office 1919 17th Avenue, phone number **250-564-9794** or through the PGCOS Housing and Community Navigator' office, call **250-564-5888**. Housing applications for PGNFC may be made at 1600 3rd Avenue, phone number **250-564-3568**.

Name and Address	Total # of Units	Services Offered	Who to Contact/Apply
Elder's Place 17 th Avenue. Rent is \$375. Supportive housing for elders at risk of homelessness.	35 units Wheelchair accessible. Some units are furnished.	<ul style="list-style-type: none"> • Manager on site 24 hours • Breakfast and supper provided • Pets permitted • Utilities and internet provided • Client pays for tv • Shopping near by • Bus stop near by 	Apply at the Prince George Native Friendship Centre Phone: 250-617-6427
Ts'oo Yoh 1811 Spruce St. Seniors 55+	27-1 bedroom units. Some units wheelchair accessible	<ul style="list-style-type: none"> • Clients pay for utilities, tv and phone • Scooter parking • Bus stop in front • Close to shopping 	Apply at Aboriginal Housing Society of Prince George Phone: 250-564-9794

Rent starts at \$775.		<ul style="list-style-type: none"> • Designated outdoor smoking area • Storage space • Parking is \$10/month • Paid laundry on each floor 	
<p>Townhouses 1975 Bowser</p> <p>Rent is shelter rate or 30% of income.</p> <p>Low-income individuals and families.</p>	<p>10-1 bedroom units, 30 multi-bedroom units 4 fully and 6 partially wheelchair accessible units</p>	<ul style="list-style-type: none"> • Pets permitted • Laundry in each unit • Clients pay for utilities, tv and phone. Allowance available to help cover utilities expenses. • Parking available • Bus stop near by • Shopping near by 	<p>Apply at Aboriginal Housing Society of Prince George Phone: 250-564-9794.</p>

Market Rental Housing

Market rental properties are privately owned by an individual or company and do not receive rental subsidies. Rental housing can refer to apartments, condos, duplexes, townhouses, single detached houses and secondary suites in houses with some hotels and motels offering to rent rooms at a weekly or monthly rates.

As a tenant, it is important to know your rights and responsibilities as outlined in the Residential Tenancy Act. It sets out the protections for tenants and landlords and applies to most rental housing such as apartments, houses (including secondary suites), rental strata and co-op units. There are some tenancies not under the Residential Tenancy Act such as a tenant renting a bedroom to a roommate. To learn more about renting, your rights and responsibilities and tenant/landlord dispute resolution (Renting It Right has a free online course at rentingitright.ca). The Tenant Resource and Advisory Centre (TRAC) is a non-profit organization that provides free legal, representation and advocacy on residential tenancy matters. Their website, www.tenants.bc.ca has resources and information or they may be contacted at 1-800-665-1185.

Many rental management companies in Prince George have websites with listings of available units. As availability is constantly changing, it is best to contact the companies by phone or view their websites.

Most rental management companies will require you to complete an application. Information that is commonly requested is:

- Letter of employment with employer contact or two recent pay stubs or proof of pensions.
- Copy of valid photo identification.
- Verifiable references (at least two recent landlords who can be contacted).

Company and Location	Contact Information
Elevate Performance Realty and Management #102-513 Ahbau St.	Phone: 250-564-0022 www.prmbc/prince-george-rentals/
Maxsave Real Estate Services 2582 Queensway	Phone: 250-640-9393 or 250-562-0028 www.maxsave.bc.ca email: propertymanager@maxsave.bc.ca
Hyland Properties 113-125 North Ospika Blvd. N. Operate: Park Village, Pine Glen, Briarwood, Summit, West Austin, Gateway Manor	Phone: 250-562-0528 (April and Queens) www.rentals.hyslandproperties.ca facebook: hyslandproperties email: rentals@hylandproperties.ca
Tribe Management	Phone: 604-343-2601 www.triberentals.com
Veda 1404 Patricia Blvd	Phone: 888-795-2206 www.vedapg.ca email: rent@vedaliving.ca
Nest Property Management 1568 6 th Ave.	Phone: 250-596-RENT(7368) www.nestrealtyltd.com/rentals/prince-george/
Northview (Cedar Tower, Parkview Place, Hammond Tower)	Phone: 250-562-9048 www.rentnorthview.com
Broadstreet Properties	Phone: 866-736-8515 www.broadstreet.ca
Mainstreet Equity *Seniors Discount	Phone: 778-349-4264 www.mainst.biz/apartments/princegeorge
Hume Investments – Tiffany Place Apartments 4001 Enemark Crescent	Phone: 250-561-1470

Kelson Group Property Management	Phone: 250-372-1940 www.kelsongroup.com/apartments-for-rent/princegeorge
Ador Properties – luxury property rentals	https://www.adorproperties.ca/ 250-596-1725 353 Victoria street, Prince George, BC, V2L 2J6
Kare Property Management group	Fort St. John Property Management, Fort St. John Homes for Rent Kare Property Management Group Prince George Office: 250-263-7793

Websites

Website	How to find housing on it
www.facebook.com	You will need a Facebook Account. Rentals are posted in Market Place and Groups. Some groups to search are PG Rentals, Prince George Property Rental (dogs allowed), Prince George and Area Housing Rental and Pet Friendly Rentals Prince George.
www. Kijiji.ca	Register an account. Search Prince George. Under Real Estate tab select For Rent.
www.padmapper.com	Search for Prince George, B.C. in search bar.
www.apartments.com	Search for Prince George, B.C. in search bar.
www.rentboard.ca	Search for Prince George, B.C. in search bar.
www.zumper.com	Search for Prince George, B.C. in search bar.

Motels

Prince Motel 1737- 20th Ave. 250-562-4900

- Must have government issued ID
- Rates for seniors 65+, OAS and GIS
- \$1250 for seniors, small cooking area with microwave, mini frig, hot plate, queen size bed
- SAFER applicable.
- Housekeeping once a week.
- Laundry mat 2 blocks away.