

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)

How to access: Apply to BC Housing registry.

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 BC Housing toll-free at 1-800-257-7756 to have a form mailed to you.

BC Housing Listings:

Elizabeth Fry Place

Elizabeth Fry operates a wide range of housing options for low- and moderate-income seniors, persons with disabilities and women fleeing violence.

Contact the Elizabeth Fry Society at **250-563-1113**.

Hart Haven: 1010-103 6995 Dagg Road. (Located in Hart Highlands)

Seniors and persons with disabilities. **Total # of Units** 30-1 bedroom.

- 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

Irwin Place: 101-140 1444 Irwin St. (Near Spruceland Mall)

Seniors, families, and persons with disabilities. **Total # of Units** 40 units, 1-to-4-bedroom units, some 1-bedroom units are wheelchair accessible.

- Pets permitted: 1 cat
- Storage available, laundry hook ups in units, coin laundry on site.
- Bus stop near by, Parking available. *Need tenant insurance.

Rainbow Village: 4066 Rainbow Drive. (Near Spruceland Mall)

Seniors, families, and persons with disabilities. **Total # of Units** 40 units, 1 to 4 bedrooms, some wheelchair accessible.

- Pets permitted: 1 cat
- Storage space available, laundry hook ups in units, coin laundry on site.
- Bus stop near by, Parking available, *Need tenant insurance.

Strathwood Townhouse: 2362 Redwood St.

Seniors, families, and persons with disabilities. **Total # of Units** 40 units, studio to 4 bedrooms.

- Pets permitted: dog, cat, 2 birds or small fish tank.
- No storage, laundry on site.
- Bus stop near by, Parking available.
- Resident Manager.

Victoria Towers: 1245 20th Ave.

Seniors, families, and persons with disabilities. **Total # of Units** 81 units, studio to 3-bedroom units, some wheelchair accessible.

- Pets permitted: cat or dog, 2 birds or small fish tank.
- Storage space available, Laundry on every floor, Bus stop near by.
- Surcharge for electricity and heat, Parking is \$10/month.
- Resident manager.

Supportive Housing

Supportive housing is subsidized housing with on-site supports for single adults, seniors and people with disabilities at risk of or experiencing homelessness. These supports help people find and maintain stable housing.

Supportive housing is needed and being made available across the province.

You may be eligible for Supportive Housing if you:

- Are a low-income adult
- Are homeless or at risk of homelessness
- Require supports to live independently
- Need support to maintain a successful tenancy

Services

If you qualify, you could live in an apartment or a private room in a building with support services. Your rent includes housing and services. Buildings and living units vary in style and size.

Most supportive housing includes:

- Self-contained units, or private rooms, with doors that lock in an apartment-style building.
- Private or shared bathroom and kitchen and Access to laundry facilities.
- Meal program.
- Access to laundry facilities.
- Access to support staff – 24/7.

- Training for life skills, employment skills, referrals to other community services.
- Access to health supports.

Additional services may include: On-site medical supports.

How to Apply

To apply for supportive housing, you must submit an application to the Supportive Housing Registration Service. You only need to apply once.

1. Get the [Supportive Housing Registration Service Application form](#)
2. Complete the application form. Instructions are on the form
3. Submit your completed application:
 - **Scan and Upload:** Using our [Program Upload Form](#)
 - **In person:** Bring your application to a [BC Housing office](#)
 - **By mail:** The Supportive Housing Registry, BC Housing, 101-4555 Kingsway, Burnaby, B.C., V5H 4V8
 - **By fax:** 604-439-4729 (only fax pages 2, 3 and 4)

Connective Support Society: 160 Ontario St.

- Supportive Housing - **Total # of Units** 15 bachelor suites, some units are wheelchair accessible.
- Suites are furnished, include kitchenette.
- 2 meals per day.
- Pets permitted.
- Wifi and TV at own cost.

McQuaid Place: 1401 Queensway

For singles, no age requirement, fixed low-income rent. **Total # of Units** 18 studio and 1-bedroom units, wheelchair accessible. *No pets and No smoking.

Apply to Active Support Against Poverty: **250-563-6112**

My Sister's Place: 14 Ave.

Women fleeing Violence. **Total # of Units** 15 bachelor and 21 2-bedroom units.

2 stages of housing:

- a. Transitional from houselessness, Subsidized housing.

Contact Elizabeth Fry Society: [\(250\) 563-1113](tel:2505631113)

Emergency Shelters

Amber House: Safe house for women and children who have experience violence or who are leaving an abusive relationship. 17 bed transition house which offers necessities, crisis counselling, pet facilities and more.

Phone: 250-562-5868

Active Support Against Poverty (ASAP): 1188 6th Avenue

Informs people who are on income assistance of their rights. Provides support, assistance, advocacy, workshops, free clothing, referrals and access to phone, fax or job searches.

Phone: 250-563-6112 Fax: 250-563-1612 Email: asaph@asaphs.com

Shelter Line: 250-563-5531

AWAC Shelter: 144 George Street.

An association advocating for women and children. Offers many resources for woman such as support, advocacy and referrals. 24-hour emergency shelter, outreach programs, drop-in centre and education programs.

Phone: 250-562-6262 **Email:** info@awacshelter.org

Bridget Moran Place: 590 Dominion Street.

Emergency Shelter run by Active Support Against Poverty (ASAP)

Phone: 250-563-5531 **Email:** asaph@asaph.com

Ketso Yoh – PGNFC: 140 Quebec Street.

Provides support as well as temporary living facilities for men in need. Provided emergency shelter beds, Alcohol and Drug supportive recovery beds and supported living beds. Also provides meals and other supports and programs.

Phone: 250-563-1982 **Email:** ketsoyoh@pgnfc.com

Phoenix Transition House: 1770 11th Avenue.

24-hour shelter, services and programs for woman and their children in times of crisis. Drug and Alcohol free.

Phone: 250-563-7305 **Email:** phoenix.house@shaw.ca

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.** **Phone:** 250-612-5932.

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

Alward Place: 2121 6th Avenue

Seniors and persons with disabilities. Rent is 30% of income. **Total # of Units** 80-1-bedroom units, some units are wheelchair accessible.

- Laundry on each floor, Bus stop near by.
- Heat and hot water included, Hydro is \$18/month, TV \$27/month and Parking \$16/month.
- *No storage space.

Alward Place Extension - 2121 6th Avenue

Seniors and persons with disabilities. Rent is 30% of income. **Total # of Units** 40-1-bedroom units, some wheelchair accessible.

- Laundry on each floor, Bus stop near by.
 - Heat and hot water included, Hydro is \$18/month, TV \$27/month and Parking \$16/month.
 - *No storage space.
-

Aspen 1 and 2 - 2179 9th Ave.

Seniors. *Not wheelchair accessible. Rent is \$420/month. **Total # of Units** 34 bachelor units.

- Laundry on main floor and basement. Storage space available.
- Includes heat hydro and hot water, TV \$27/month, Parking \$16/month.
- Shopping near by and bus stop near by.

Aspen Cottages - 2179 9th Ave.

Senior couples. Rent is \$600/month. **Total # of Units** 2 duplexes and 1 fourplex, 1-bedroom units, some units are wheelchair accessible.

- Includes heat, hydro and hot water. TV \$27/month, Parking \$16/month.
- Each unit has a patio.
- Provide own washer and dryer or use Aspen's.
- Shopping near by and Bus stop near by.

Spruceland - 1010 Liard Drive.

Seniors. Rent is \$420/month. **Total # of Units** 50 studio units.

- Includes heat, hydro, hot water. TV \$27/month, Parking \$16/month
- Laundry on main floor and basement.
- Storage space available.
- Shopping near by.

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. ***Doctor's referral is needed to apply.**

Gateway Lodge Assisted Living Residence -1462 20th Ave.

Rent is 70% after tax income up to a maximum amount. **Total number of units** 48 units, wheelchair accessible.

- Hydro \$15/month.
- Laundry in each wing, storage room.
- Two meals per day and snacks, recreation activities and a hairdresser onsite.
- Close to medical building, Bus stop near by.
- Parking for visitors and scooters.

Laurier Manor Assisted Living - 2175 9th Ave.

Rent is 70% of after-tax income.

- Hydro \$15/month.
- Laundry on each floor.
- close to Phoenix medical building and bus stop nearby.
- Pets permitted.
- Wellness program.

***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.

Birchview Residences - 7780 Hart Highway

Birchview Residences Ltd is a privately owned and operated Seniors Housing Provider and Management Company. Founded in 2016, our main objectives include acquiring and independently operating additional Licensed Care Facilities, Assisted Living Residences and Home Care Services.

<https://birchviewresidences.ca/>

Phone: 778-415-9790 **Fax :** 778-415-9791

Long-Term Care Residences

Name	Address	Phone	Fax
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

Private Assisted Living Homes

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

Rodica House Assisted Living - 2568 Victoria St.

Rent starts at \$2000 and increases if higher level of assistance is required. **Total # of Units** 12 bedrooms, some rooms wheelchair accessible. Call to make an appointment for a tour and complete an application.

Phone: **250-563-9566**

- On site manager.
- Three meals per day plus snacks, Communal living room and dining room and Recreational activities.
- Housekeeping and laundry weekly.
- Bathing once a week
- Emergency call button
- Bus stop and shopping near by.

Seniors' Residences

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

Asher Place - 2904 Hopkins Road

Total # of Units 76 1- and 2-bedrooms units, some first-floor units are wheelchair accessible.

- Resident manager.
- No pets allowed. Utilities not included.

- Laundry on each floor. *No elevators.
- Parking at no charge
- Bus stop and shopping nearby.
- Storage is \$15 to \$20/month

Country Seniors Community - 7364 Hart Highway Phone **250-962-5570** www.countryseniorscommunity.com

A 55+ seniors community consists of single level housing, built in fourplex and triplex units, with ground level entry. Some units were also designed for wheelchair accessibility. **Total # of Units** 66 1- and 2-bedroom units, some are wheelchair accessible. Rent is \$1100-\$1150 for 1 bedroom and \$1500-\$1750 for 2 bedroom.

*Safer program eligible.

- Onsite manager, Pets permitted.
- Hydro and TV included. Must pay for phone and internet.
- Laundry in each building, Parking for 1 vehicle.
- Bus stops and shopping near by.
- Close to Hart Pioneer Centre.
- Community hall and garden.

Prince George Chateau - 4377 Hill Avenue Phone: **250-564-0202** www.princegeorgechateau.ca

Prince George Chateau senior living community offers services and amenities designed to make life easier. Gather with neighbours, explore nearby attractions or pursue favourite hobbies while we take care of the rest. Studio, 1 bedroom and 2-bedroom units, wheelchair and scooter accessible.

Rent is \$3595 to \$4595/month.

- Manager on site 24 hours/day.
- Rent includes hydro and cable tv. Tenant pays for phone.
- Weekly housekeeping, Laundry on each floor.
- 3 meals per day, recreational activities.
- 3 floors with elevator, most units have balconies.
- Pets permitted.
- Shuttle bus for shopping and appointments.
- Parking available. Bus stop near by.
- Emergency alert system (Lifeline)

Living Well Ospika – 474 Ospika Blvd. N

Phone: **250-552-2524** www.livingwellospika.ca

Living well is a 55+ Luxury rental apartments. 1,2 and 3 bedroom suites available. Two story townhouse suites available. In suite laundry. Window covering, air conditioning, quartz countertops, hard surface flooring, private balconies. Access to amenities 24 hours.

Rent is \$1965 - \$3025

- On site manager, community engagement representative and maintenance coordinator.
- 100% smoke free property.
- Storage lockers \$65-\$85 monthly.
- Security cameras, valet trash, underground parkade, multiple elevators, air-conditioned wider corridors for comfortable living.

- Lifestyle amenities: 24-hour access. woodworking room, craft room, mail room, games/party room, demonstration kitchen, fitness and yoga room. Social events, Wellness and fitness, clubs and classes. BBQ area.

The Riverbend Manor - 1444 20th Ave Phone: **250-596-8097** www.riverbendmanor.ca

RiverBend Manor is an affordable independent 55+ seniors housing community located in Prince George, British Columbia, just outside of the downtown core. Located close to shopping, parks and public transport, this community is close to it all. Rent: from \$2,275 to \$2700 depending on unit size. Wheelchair accessible.

- Resident manager.
- Small pet permitted.
- Tenant pays internet, TV, phone and hydro, Parking is \$10/month.
- Fee for laundry and housekeeping services.
- Scooter parking.
- Meals available for a fee.
- Monthly activities, shuttle bus for shopping and appointments.

Aboriginal Housing Society of Prince George - 1919 17th Avenue

Phone: 250-564-9794

The Aboriginal Housing Society of Prince George (AHSPG) provides a variety of housing to meet the needs of families and individuals in Prince George and other northern communities, such as single-family dwellings, townhouses, and apartment buildings.

The AHSPG has projects currently under construction at their site on 17th Avenue which will expand their capacity to meeting housing needs. **Phase 4** coming soon - The building will be 35 affordable rental units for low-income Indigenous families, Elders, and individuals. The development will be a four-storey, wood frame building with a mix of 1-bed to 4-bed units. AHSPG is pleased to announce our newest project at 2940 14th Avenue coming 2028. This 12-lot property backs on to Freeman Park and will provide the perfect location for a large apartment building.

Application for AHSPG may be made online at www.ahspg/housing/online-housing-application/, or in person at the AHSPG office.

Townhouses - 1975 Bowser

Low-income individuals and families. Rent is shelter rate or 30% of income. **Total # of Units** 10-1 bedroom units, 30 multi-bedroom units. 4 fully and 6 partially wheelchair accessible units

- Pets permitted.
- Laundry in each unit.
- Clients pay for utilities, tv and phone. Allowance available to help cover utilities expenses.
- Parking available.

Ts'oo Yoh - 1811 Spruce Street.

Seniors 55+, Rent starts at \$775. **Total # of Units** 27 1-bedroom units. Some units are wheelchair accessible.

- Clients pay for utilities, tv and phone.
- Vehicle Parking is \$10/month. Scooter parking.
- Bus stop in front, close to shopping.

- Designated outdoor smoking area.
- Paid laundry on each floor, Storage space.

Prince George Native Friendship Centre - 1600 3rd Avenue.

Phone: 250-564-3568.

Elder's Place -17th Avenue.

Supportive housing for elders at risk of homelessness. Rent is \$375. **Total # of Units** 35 units, Wheelchair accessible. Some units are furnished. Apply at the Prince George Native Friendship Centre Phone: **250-617-6427**

- Manager on site 24 hours
- Breakfast and supper provided.
- Pets permitted.
- Utilities and internet provided. Client pays for tv
- Shopping and bus stop near by.

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).

Property Management Companies

Century 21 Energy Realty – 1310 5th Ave Prince George Phone: 250-564-2100

Web: <https://www.c21energymanagement.ca/prince-george-homes-for-rent>

*Must submit application online and able to provide references and three month's bank statements.

Kidd Group- 250-961-5314

<https://kiddgroup.ca/kidd-management-ltd-1>

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 www.rentals.hyslandproperties.ca facebook: hyslandproperties email: rentals@hylandproperties.ca
Tribe Management	Phone: 604-343-2601 www.triberentals.com
Veda	Phone: 888-795-2206

1404 Patricia Blvd	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.
www.apartmenthomeliving.com	Search for Prince George, B.C. in search bar.

Motels

Prince Motel - 1737- 20th Ave. **Phone:** 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. *No laundry on site, laundry mat 2 blocks away.
- No drugs, alcohol on site.

Camelot Court - 1600 Central St. E **Phone:** 250-563-0661

Monthly rent: 1 bedroom \$1200. 2 bedroom \$1500. Full family room with kitchenette \$2200

- Damage deposit required \$500.
- Pets allowed. Pet deposit fee \$200.
- Must provide ID and proof of income.
- Free Wi-Fi throughout the property.
- Microwave, fridge and kitchenware available in the rooms.