



PRESS RELEASE



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Assisted Living Development Breaks Ground

KELOWNA, British Columbia, November 22, 2004 — Lower income seniors and individuals living with disabilities in Kelowna will have more options for affordable housing with the addition of 52 new assisted living units as construction starts on phase two of Mountainview Village. Construction on the new phase is expected to be completed by December 2005.

The assisted living units are funded under the Independent Living BC (ILBC), an innovative housing-for-health program facilitated by BC Housing in partnership with Canada Mortgage and Housing Corporation (CMHC), and Interior Health.

"Fifty two seniors and single with disabilities will be able to live in a quality environment once this project is completed", said Senator Ross Fitzpatrick, on behalf of the Honourable Joe Fontana, Minister of Labour and Housing. "The partnership between the various levels of government, as well as our local partners, ensures that people in Kelowna will be able to contribute meaningfully to the community in which they have lived and will continue to live."

"As our population continues to age, the provincial government recognizes the value of providing safe, affordable housing for seniors and those living with disabilities so that they can continue to live in their own communities," says Sindi Hawkins, Kelowna-Mission MLA. "By creating effective, multi-level partnerships, we are able to expand the range of housing options available to our seniors."

"The majority of seniors do not want or need to live in an institutional setting with 24-hour nursing care," says Alan Dolman, board chair for Interior Health. "The goal of assisted living is to provide a viable alternative to allow seniors to live in an environment that fosters their independence while providing the necessary support services."

The 52 assisted living units will augment Mountainview Village in providing Kelowna seniors and individuals with disabilities with additional affordable housing options. This new addition brings the total number of ILBC developments operated by the Good Samaritan Canada in BC to four with other developments in Penticton, Salmon Arm, and Gibsons.

"The seniors of Kelowna will benefit from this assisted living development by continuing to live in the vibrant communities they helped create," says Walter Gray, Mayor of Kelowna.

"It is important for our residents to be able to continue to live independently within a supportive environment while continuing to be an integral part of their local community," says Phil Gaudet, President and CEO, Good Samaritan Canada. "The addition allows us to continue to meet the growing needs of lower income seniors in Kelowna."

The Province, through BC Housing and the ILBC program, is committed to providing 3,500 affordable apartments with support services across the province by 2006. To date, more than 2,458 ILBC units have been allocated or over 70 percent of the program in communities across the province.

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ILBC is funded in part through the Canada-British Columbia Affordable Housing Program Agreement. The Government of Canada, through CMHC, will contribute \$88.7 million towards affordable housing in this province. The provincial government, through BC Housing, will provide \$29.7 million annually to subsidize the costs of units built under this agreement, as part of a larger strategy to provide a range of housing options for vulnerable British Columbians.

This news release is available online at www.bchousing.org.

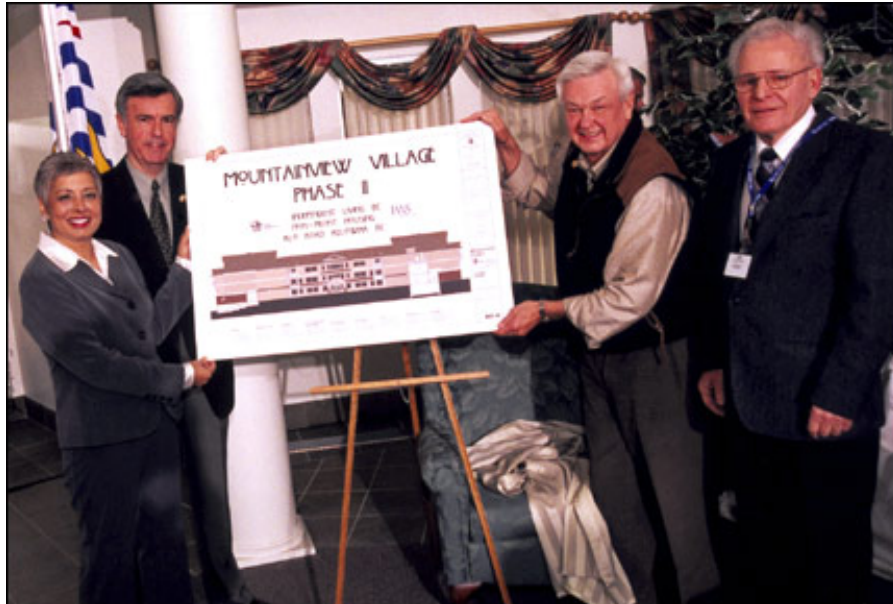
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Left to Right: Honourable Sindi Hawkins, MLA Kelowna-Mission; Alan Dolman, Board Chair Interior Health; Senator Ross Fitzpatrick, and Ken Campbell, Board of Directors, Good Samaritan Canada.



Left to Right Irene Thornton, Resident at Mountainview Village Phase 1; Daniel Pudwell, Resident at Mountainview Village Phase 1; Ken Campbell, Board of Directors, Good Samaritan Canada; Honourable Sindi Hawkins, MLA Kelowna-Mission; Senator Ross Fitzpatrick; Alan Dolman, Interior Health Board Chair; (child) Thomas Rule, Kelowna Resident; and Ron Anderson, Resident at Mountainview Village Phase 1.

Backgrounder

Good Samaritan Canada

Good Samaritan Canada, a Lutheran Social Service Organization, has over 50 years experience in providing continuing care, assisted living and other specialized health care services and facilities in an innovative and caring environment. It is one of the largest voluntary health care providers in Canada.

The society was created in 1949 and built its first facility, a long-term care hospital, in 1955. Capital development has since expanded within Alberta and British Columbia to include nine continuing care centres, 10 assisted living facilities, five seniors' supportive housing facilities, 19 purpose-built for persons with development disabilities, and a corporate office.

The society has played a key role in the development of new and innovative programs--ones that are becoming industry standards throughout Canada.

Development Facts

Location: 1540 KLO Road, Kelowna, BC V1Z 3L3

Number of new units:

52 independent living units funded by the Independent Living BC (ILBC) program. An additional 15 life lease market units will also be developed as part of this phase.

This is the second phase of the Mountainview Village. Phase one of Mountainview has 105 units including 37 affordable housing units, 34 one bedroom life lease market units, and 34 two bedroom life lease market units.

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Independent living units are self contained one-bedroom, wheelchair accessible, private apartments. Tenants receive hospitality services such as meals, housekeeping, laundry services, 24-response system and recreational and social opportunities. Tenants will pay 70 per cent of their after-tax income for their apartment.

Partnership Contributions

- The federal government, through Canada Mortgage and Housing Corporation, is providing a \$1.3 million capital grant.
- The provincial government, through BC Housing, will provide operating subsidies of \$5.1 million over 35 years. BC Housing is also providing interim construction financing.
- Interior Health is responsible for funding the personal care services and hospital top up.
- The City of Kelowna has provided support to help reduce DCC costs for the development.

Independent Living BC

In 2002, the province, through BC Housing, launched the Independent Living BC program in partnership with the federal government, regional health authorities, and the private and non-profit sectors.

The program will create 3,500 affordable independent living units with support services across the province by 2006.

Seniors are referred to ILBC units by their local health authorities. Case managers work with individual seniors to determine whether independent living is the best option to meet their needs.