

2026 SRO Upgrading Grants

Info Session | May 28, 2026

City of Vancouver, Housing & Homelessness Services

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Today's Session

May 28, 2026

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|----------------------------------|--------|
| 1. SRO Upgrading Grants Overview | 10 min |
| 2. Stream 1: Non-profit | 10 min |
| 3. Stream 2: Private | 10 min |
| 4. Stream 3: Peer-based | 10 min |
| 5. Evaluation and How to Apply | 5 min |
| 6. Q&A | 15 min |



SRO Upgrading Grants: General Overview

Purpose

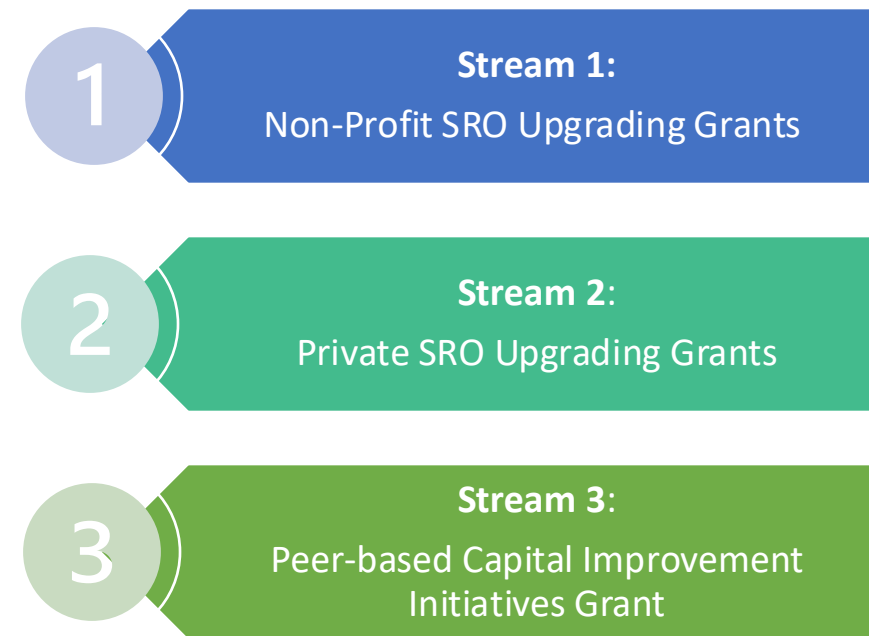
- To provide funding to owners/operators for capital improvements to improve livability and life safety conditions in SRO buildings, while also securing affordability

Background

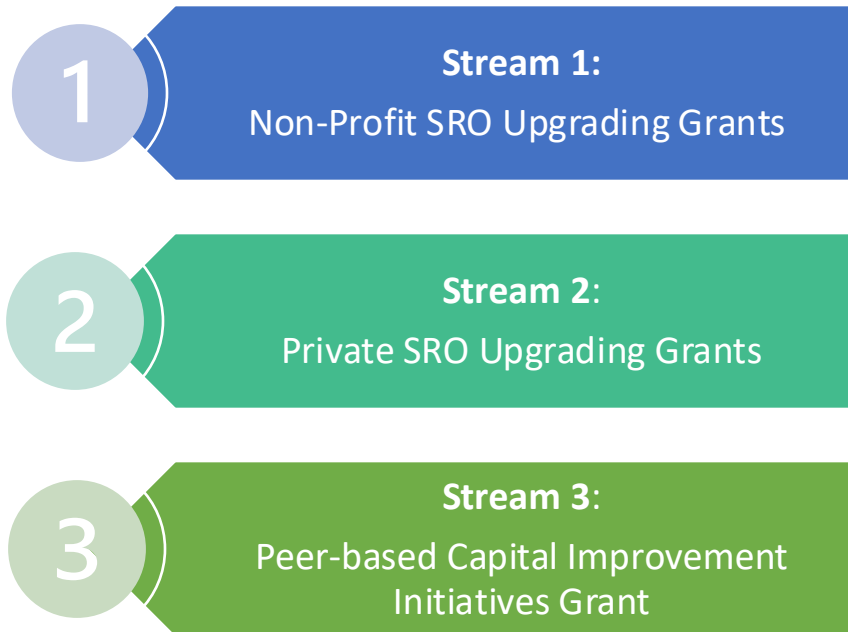
- First approved for non-profit owners/operators as part of DTES Local Area Plan implementation in 2014
- In 2026, Council approved a \$2 million allocation for private owners of SROs
- To date, over \$5 million has been disbursed to upgrade 685 rooms across 12 buildings

Grant Call & Application Frequency

- 2026: one intake (Spring), with Council decision in November
- Future intakes:
 - 2 call outs and intakes per year (Spring & Fall)
 - 2 Council decision dates (Summer & Winter)



SRO Upgrading Grants: Details



Eligible Activities

1. Non-profit - Capital upgrades
2. Private - Capital upgrades
3. Peer-based - Tenant-led initiatives that contribute to improved building conditions (e.g: fire safety, minor repairs, decluttering, cooling equipment, etc.)

Types & Funding Level

1. Non-profit - \$10,000/door
2. Private - \$10,000/door
3. Peer-based - up to \$100,000 per initiative

Application Frequency

1. Non-profit - one grant per building per year
2. Private - one grant per building (subject to change)
3. Peer-based - 3 initiatives per organization per year

SRO Upgrading Grants: Capital Improvements



Capital Improvement: “Anything that extends the life or increases the service capacity/value of an asset (building).”

- Repair or upgrade a facility to meet health and safety rules
- Build, renovate, or expand a facility to improve or expand your organization's services
- Conduct a planning or feasibility study

Examples of improvements*:

- *Building Exterior and Interior:* building envelope repair, roof repair, mold remediation, etc.
- *Residential Rooms:* floor, wall and ceiling repairs, painting
- *Interior Common Areas:* floors, wall and ceiling repairs, painting
- *Building Systems:* plumbing, electrical, mechanical, structural, security & safety

***Note:**

- *These are only examples. Please discuss any others in your application and/or with staff*
- *If you are funded by BC Housing, ask them if the upgrade is part of their regular capital maintenance first.*
- *Significant upgrades may require an SRA Permit or other City permits (please discuss with staff)*

Stream 1: Non-Profit SRO Upgrading Grants

- Capital funding for **non-profit housing providers** (including Chinese Societies) to improve the SRO building(s) they own and/or operate.
- **Medium to large projects** that improve the **livability and safety** of SROs through **capital improvements** to building structure (interior and exterior), buildings systems (e.g. plumbing, electrical, mechanical, safety), common areas and residential rooms.
- Upgrading funds cannot be used for redevelopment or for work that has already been initiated.

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Stream 1:
Non-Profit SRO Upgrading Grants



Stream 1 (Non-profit): Eligibility & Documentation



Eligible Applicants

- Registered non-profits operating SROs (including Chinese Societies operating SROs or low-income seniors housing)

Eligibility Requirements

- Applicant must be in good standing with City of Vancouver and Provincial regulations
- Building must be at least 90% occupied

Documentation Requirements

- Audited financial statements
- Quotes (at least one)

Note: all requirements are subject to staff discretion based on context specific factors



Stream 1 (Non-profit): Conditions & Monitoring

Housing Agreements

- 15-year Housing Agreement (10 years at staff discretion)
- 1/3 of rooms secured at shelter rate or below
- The 1/3 of units secured cannot have Residential Tenancy Act (RTA) CoV or Vacancy Control rent increases except up to shelter rate

Grant Agreement

- Standard legal agreement with terms and conditions of grant

Monitoring

- Housing Agreement compliance checks
- Annual and proactive inspections: CoV Vacancy Control, CoV Development, Buildings & Licensing (DBL), Vancouver Fire
- Interim and final reporting

General

- Work must start within 1 year of receiving funding
- Grant is disbursed in 2 parts:
 - 1st disbursement: 50% at time of approval
 - 2nd disbursement: 50% following submission of interim report



Stream 2: Private SRO Upgrading Grants

- Capital funding for **private owners** to improve the SRO building(s) they own and/or operate.
- For projects that improve the livability and safety of SROs through **capital improvements** to building structure (interior and exterior), buildings systems (e.g. plumbing, electrical, mechanical, safety), common areas and residential rooms.
- Upgrading funds cannot be used for redevelopment or for work that has already been initiated.



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Stream 2:
Private SRO Upgrading Grants

Stream 2 (Private): Eligibility & Documentation



Eligible Applicants

- Private SRO owners/operators

Eligibility Requirements

- Applicant must be in **good standing** with City of Vancouver and Provincial regulations
- Building must be at least **90% occupied**
- Average rents across the building should be equal to or less than the SRO average (2026: **\$660**)

Documentation Requirements

- Financial statements
- Quotes (at least one)

Note: all requirement are subject to staff discretion based on context specific factors



Stream 2 (Private): Conditions & Monitoring

Housing Agreements

- 15-year Housing Agreement
- 1/3 of the lowest rent units secured at existing rents or shelter rate, whichever is higher
- The 1/3 of units secured cannot have Residential Tenancy Act (RTA) or CoV Vacancy Control rent increases except up to shelter rate

Grant Agreement

- Standard legal agreement with terms and conditions of grant

Monitoring

- Housing Agreement compliance checks
- Annual and proactive inspections: CoV Vacancy Control, CoV Development, Buildings & Licensing (DBL), Vancouver Fire
- Interim and final reporting

General

- Work must start within 1 year of receiving funding
- Grant is disbursed in 2 parts:
 - 1st disbursement: 50% at time of approval
 - 2nd disbursement: 50% following submission of interim report



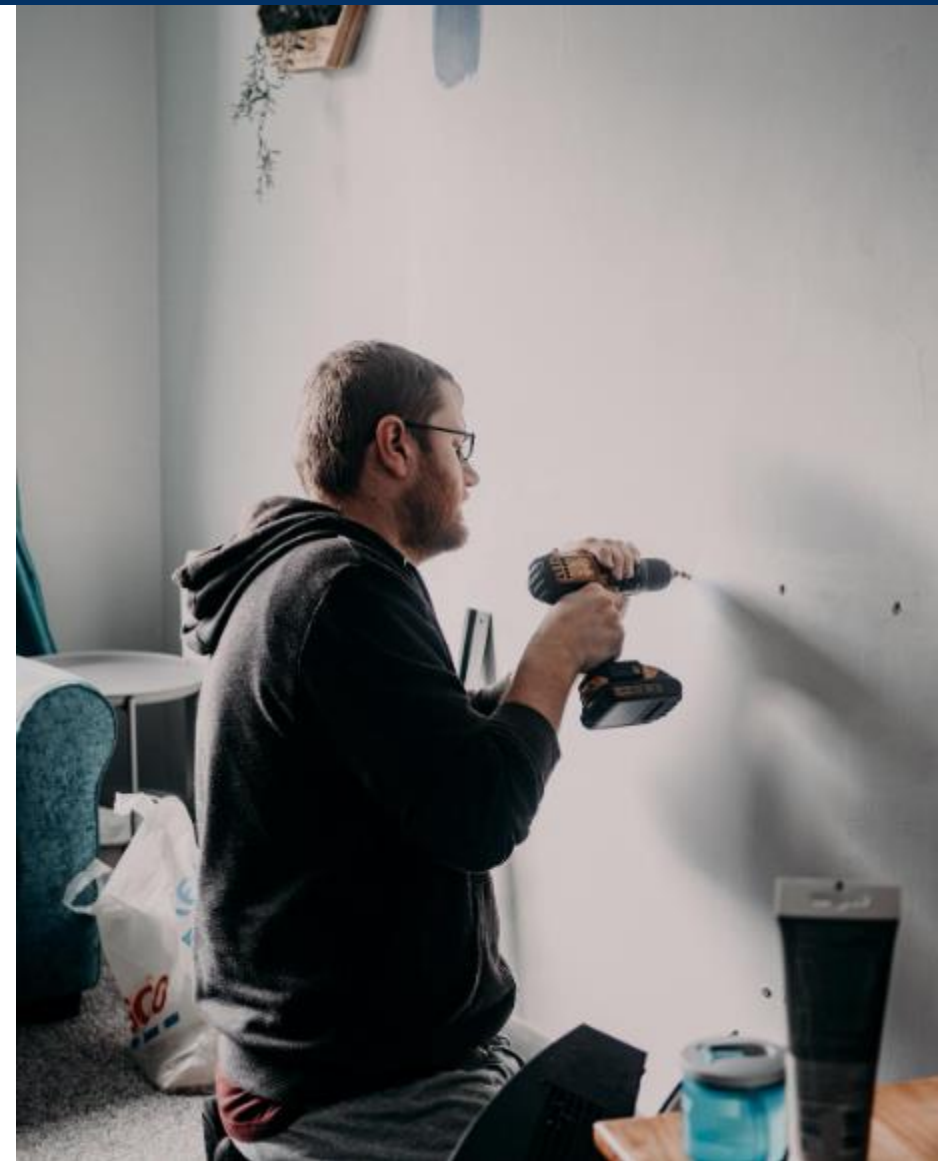
Stream 3: Peer-based Capital Improvement Initiatives

- Funding for **non-profit organizations** to deliver initiatives that improve SRO safety and livability through **smaller-scale repairs and maintenance carried out by tenants**
- **Examples of upgrades:** paint, replacement of fixtures, installation of heaters/cooling equipment, fire safety education, assistance with de-cluttering

Initiative example: A peer-to-peer hoarding prevention and management program that supports tenants to proactively address hoarding risks through peer education and support, and to manage hoarding situations in a safe and dignified fashion.

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Stream 3:
Peer-based Capital Improvement
Initiatives Grant



Stream 3 (Peer-based): Eligibility & Documentation

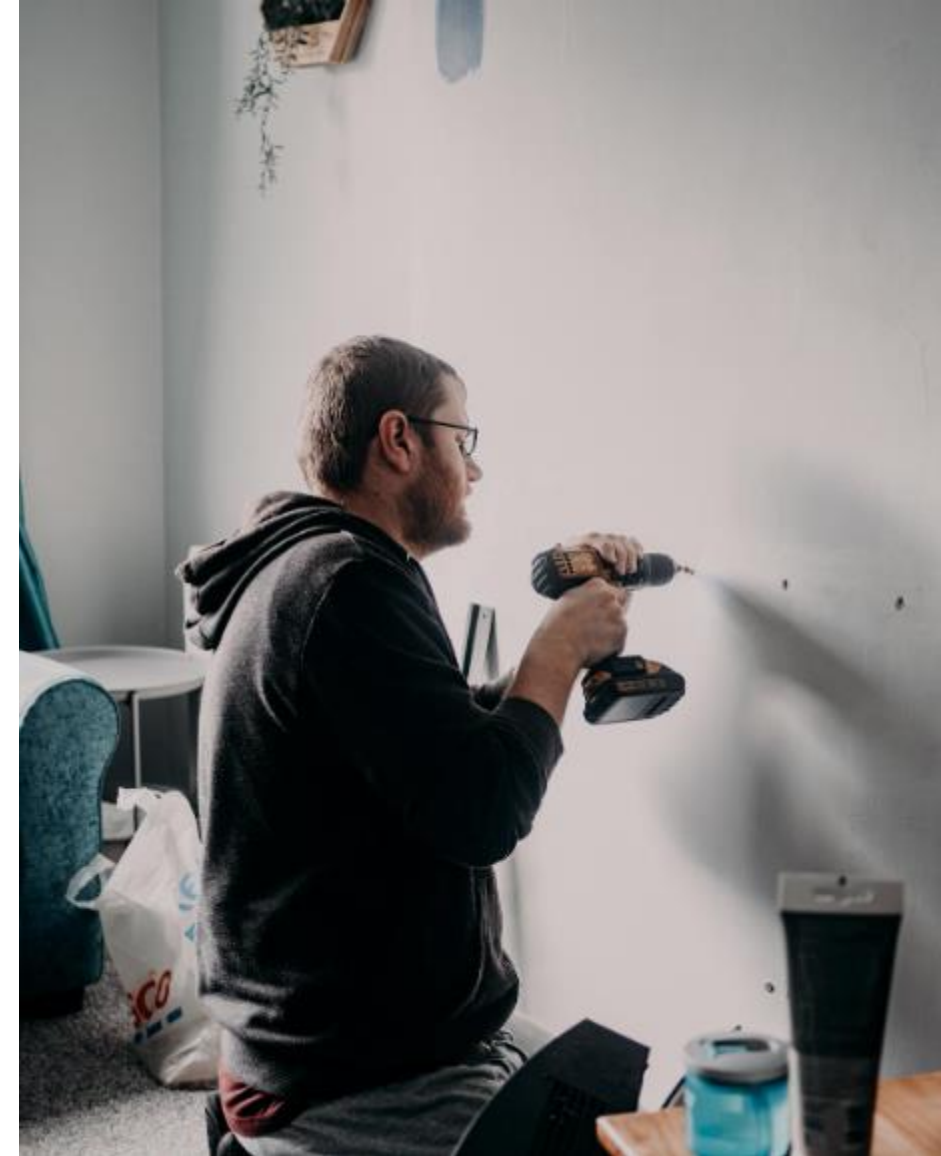


Eligible Applicants

- Registered non-profits, including Chinese Societies

Documentation Requirements

- Organizational documentation (financial statements, bylaws, etc.)
- Timeline and cost estimates
- Proposal for staff evaluation



Stream 3 (Peer-based): Conditions & Monitoring



Grant Agreement

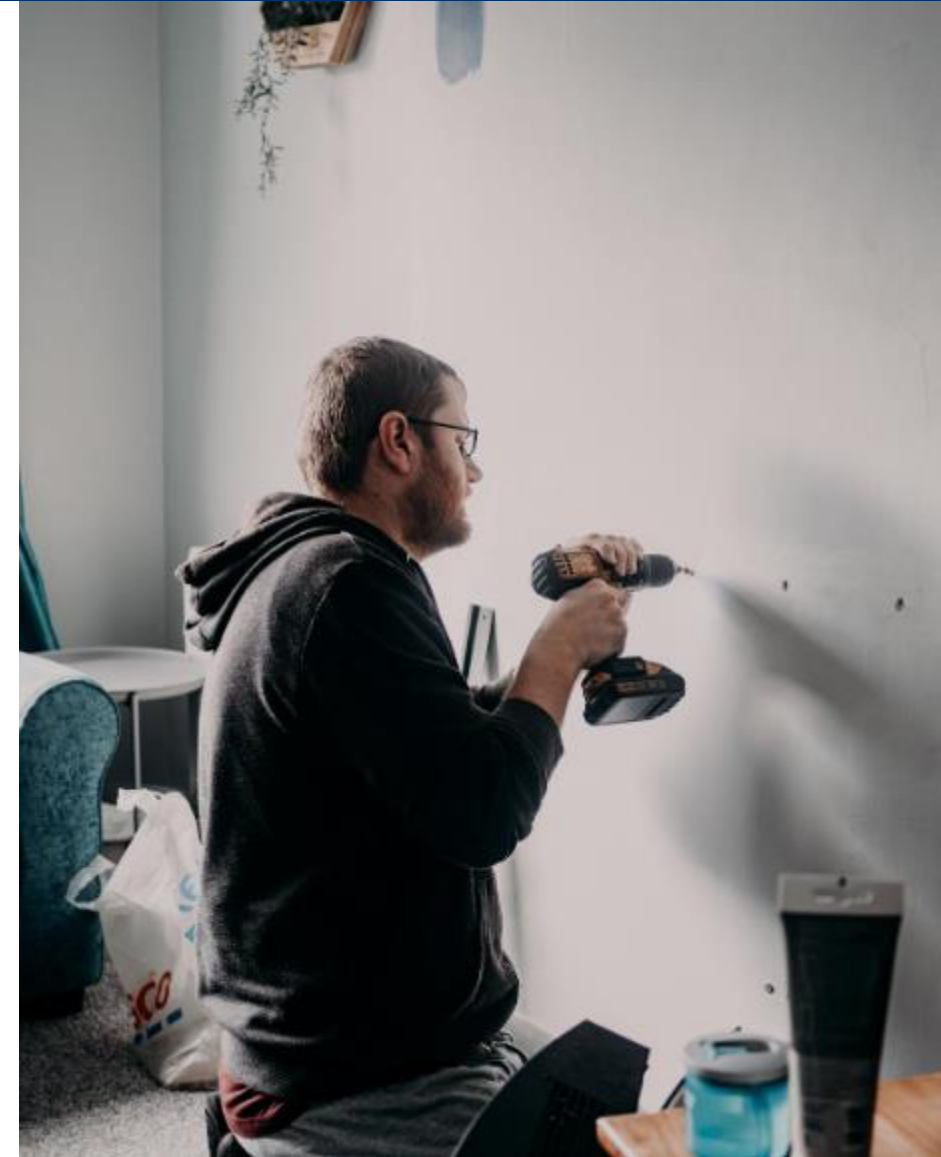
- Standard legal agreement outlining terms and conditions of grant

Monitoring

- Interim and final reporting
- Invoices / receipts
- Outcomes

General

- Work must start within 1 year of receiving funding
- Grant is disbursed in 2 parts
 - 1st disbursement: 80% at time of approval
 - 2nd disbursement: 20% following submission of interim report



Demonstrate the following:

- Full eligibility
- Improvements result in:
 - Extension of the life of or increased service capacity/value of an SRO
 - Improve safety and/or livability
 - Benefit to tenants
- Need for improvements
- Achievable deliverables
- Acceptable budget
- Reasonable timeline/schedule



Timeline

Date	Milestone
2026 Intake	
• June-July 2026	Application period
• November 2026	Council approval
After Approval	
• November 2026	Successful applicants notified and first payment issued
• May 2027	Interim report due and remaining funding issued
• Project completion	Final report deadline

Future Intakes	
• Feb 2027 (Spring)	
• July 2027 (Winter)	

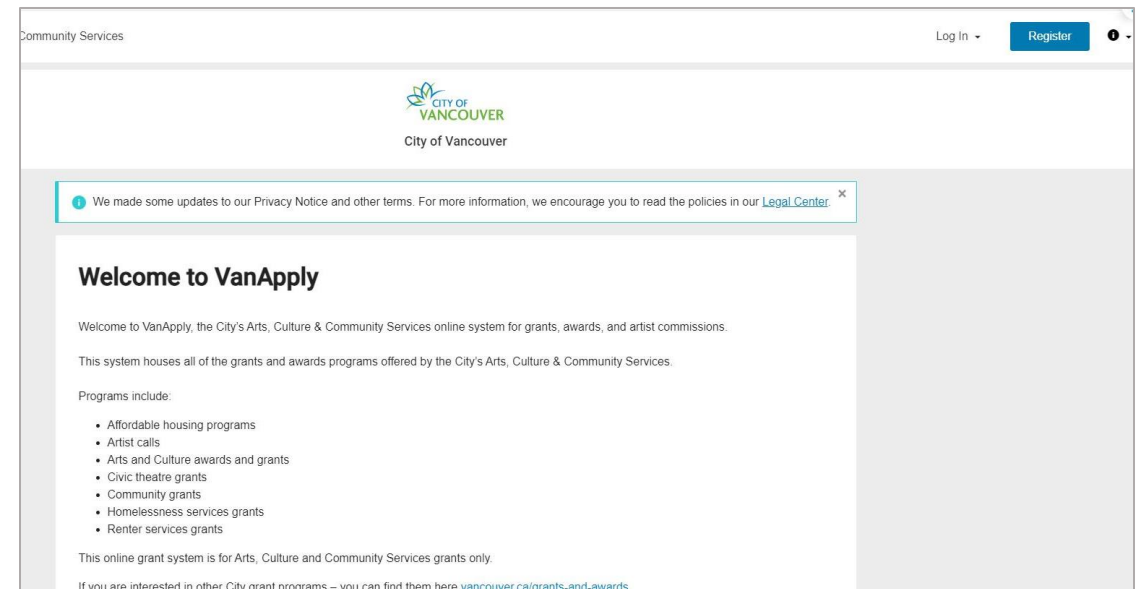


Van Apply

- The City of Vancouver's Grant Management System

Click here to get started:

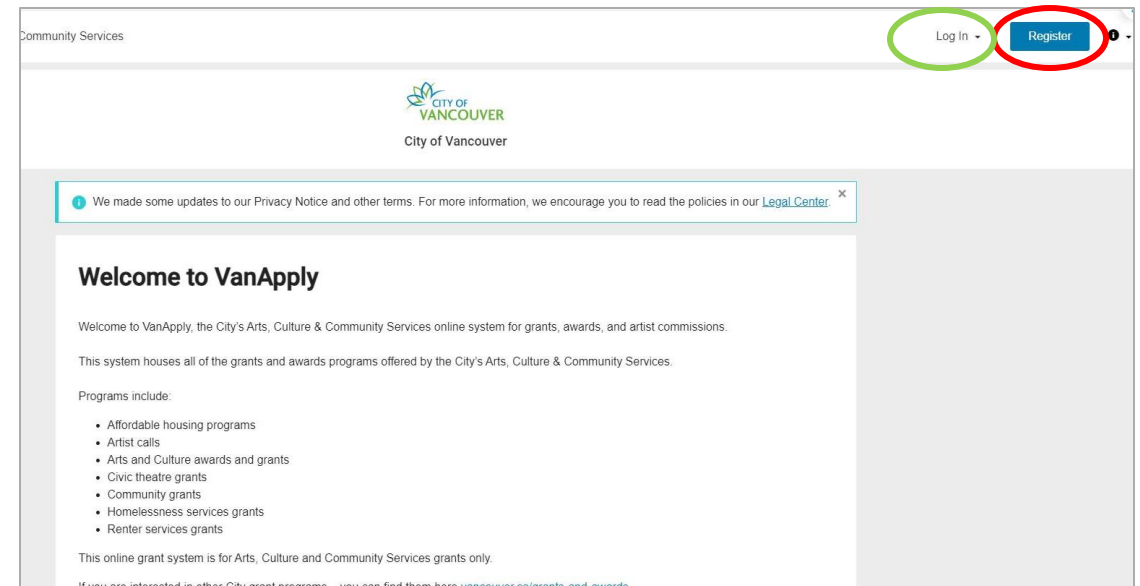
<https://vanapply.vancouver.ca/>

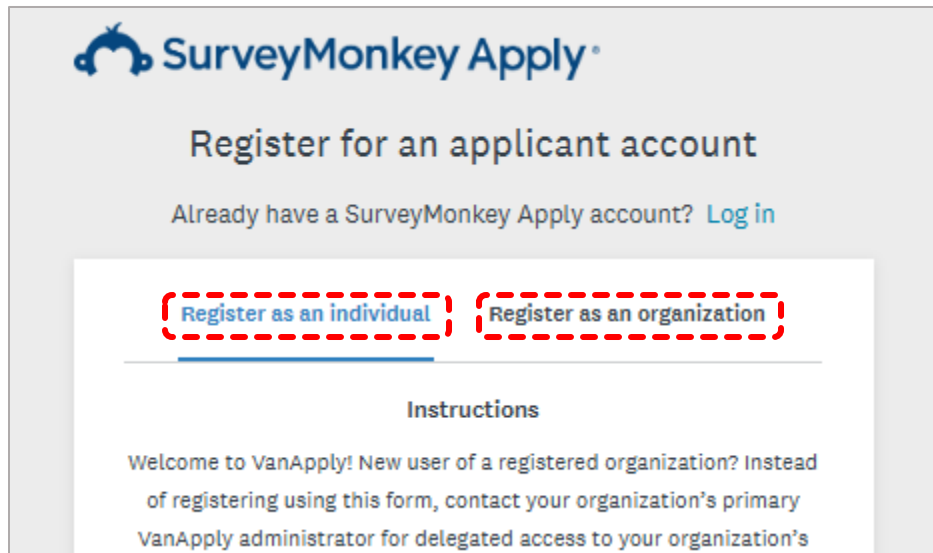


Logging in

1. Go to <https://vanapply.vancouver.ca/>
2. Log in / create account
 - If you have **not** applied for a City grant in the past, create a profile: click "**Register**" in upper right corner.
 - If you already have a Van Apply profile: select "**Log In**"

[Click here](#) for a helpful guide





How to create a profile

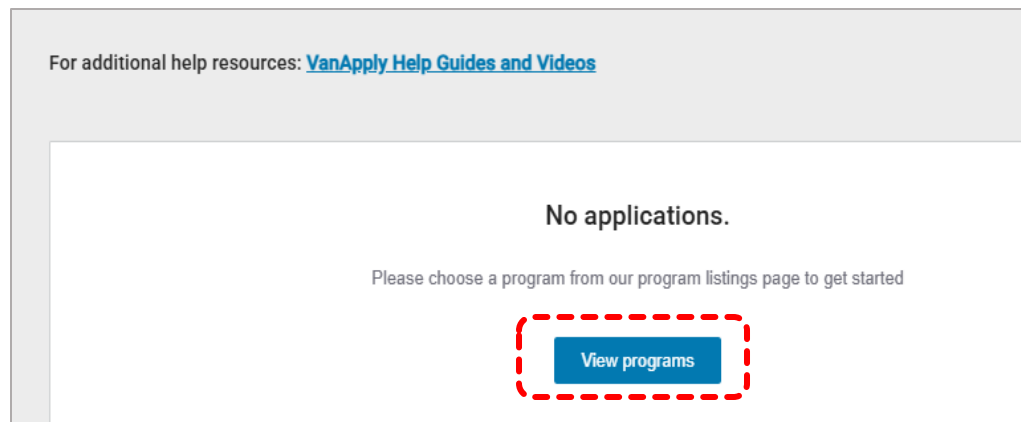
1. Select *Register as an Organization* (non-profits and Chinese Societies) or *Individual* (private owners)
2. Fill in the fields to complete your profile set up

Making an Account

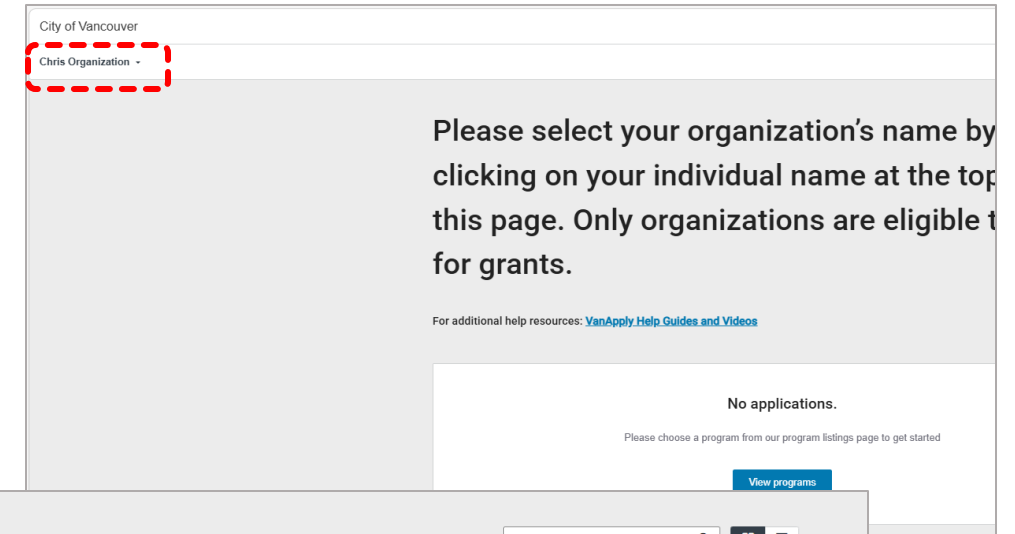
After creating a profile / logging in:

1. Select your **applicant name** at top left
 - Organization applicants: from the dropdown menu, select **the name of the organization**
2. Select "**View programs**", at centre of page
3. Find your desired grant stream and click "**More**"
4. Apply!

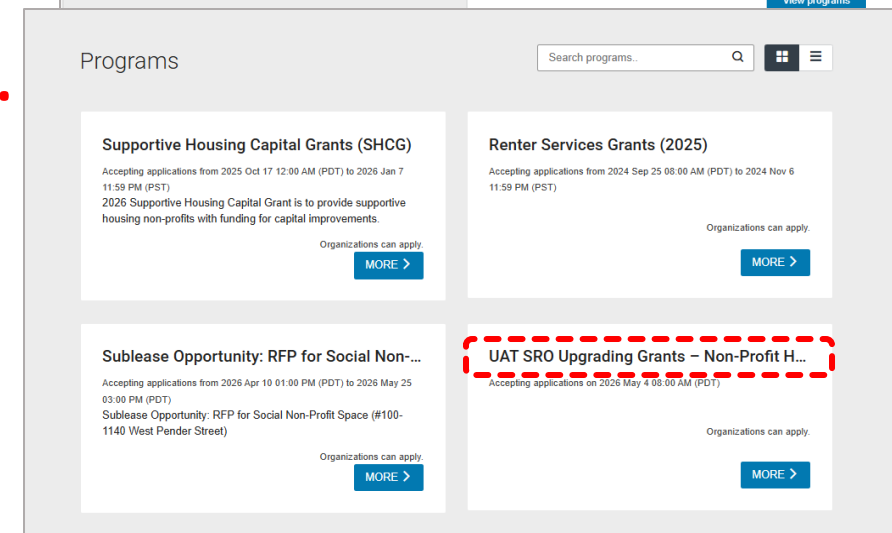
2.



1.



3.



If you are having any difficulty with
your application...

We are here to help!

sro@vancouver.ca

Questions?

For questions or more info: sro@vancouver.ca



Q&A



Thank you!

sro@vancouver.ca

