

'Namgis Nation Proposal: Renewal Homes

Renewal Development offers a fresh take on housing with a commitment to affordability, quality and sustainability.

Each home in our collection is carefully selected, rescued from demolition, lifted from its original location, modernized to a Renewal Standard, and set-up at a new destination site for occupancy.

Our team consults with the Nation to ensure every Renewal Home, unique in charm and character, aligns seamlessly into its new family and community.

By choosing a Renewal Home, you're investing in more than just a house - you're supporting an environmentally responsible solution to housing.

Together, we're reducing waste and creating a sustainable future, one home at a time.



These homes were rescued, modernized, and given a second life - creating affordable housing solutions for families in communities in British Columbia.

Why Choose a Renewal Home?

A Renewal Home offers more than just a place to live - it's a smart, sustainable, and character-rich solution to modern housing needs. By rescuing and repurposing high-quality homes, we provide a cost effective alternative to traditional construction. Explore the benefits of choosing a Renewal Home and discover how this innovative approach can save you time, money, and resources.



Exceptional Affordability

- Save 20-40% compared to prefab or new construction (main delivered level).
- Repurposing an existing home significantly reduces material and labor costs.
- Energy-efficient upgrades (as needed) lower utility bills over the long term, providing ongoing savings.



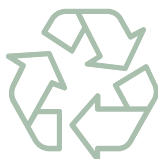
Durability and Timeless Craftsmanship

- Each home is carefully selected for its structural integrity, aesthetic appeal, and potential, ensuring you're getting a curated, quality option.
- Rescued pre 1970 homes generally have old-growth Douglas fir timber framing with superior grain and other quality building materials.
- Original design elements, like intricate woodwork, elegant fixtures, and architectural details, make every home a one-of-a-kind treasure.



Efficient, Faster Timeline to Completion

- Relocated and modernized homes can be completed significantly faster than building from scratch, saving months of construction time.
- With the core structure already built, the process focuses on customization and upgrades, minimizing delays.
- The streamlined process ensures your new home is ready when you need it, reducing the stress and uncertainty of a traditional build timeline.



Sustainability at Its Core

- Every rescued home prevent thousands of pounds of materials from ending up in landfills, significantly reducing the environmental impact of demolition.
- Reusing existing structures cuts the carbon-intensive processes of producing and transporting new materials, cutting CO2 emissions.
- Relocating and modernizing homes retains the embodied carbon stored in original building materials, reducing greenhouse gas emissions and the overall carbon footprint of housing.

The Process: From Acquisition to Move-In

Phase I: Feasibility, Scoping, and Agreement

- **Initial Consultation:** Virtual meeting with a Renewal team member to discuss destination site accessibility, desired home layout, site layout, budget, and project details.
 - **Deposit Submission:** Nation submits a deposit initiating further feasibility assessment and planning. This often includes a Renewal team site visit to meet the Nation leadership and inspect the deliverability.
 - **Project Planning:** Renewal compiles quotes for the relocation of the homes to the destination, renovation work, site and foundation preparation, and post delivery costs. During this pre-construction phase Renewal works with the Nation to identify and begin to apply for the available grants and subsidies.
 - **Proposal Review:** Renewal provides the Nation with a project proposal including: budget, work plan, the proposed Renewal Standard and examples of Renewal Homes. The proposal terms are reviewed and discussed.
 - **Agreement Finalization:** Once the agreement is executed the work begins!
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Phase II: Home Identification, Site Layout Planning, Site Clearing

Phase III: Project Execution

Renewal Development acts as the General Contractor managing all work through to occupancy.



Rendering: Renewal Home for 'Namgis Nation.



Renewal Homes, examples of kitchens.

Renewal Homes: 'Namgis Nation

Project Budget	1 HOME	\$ / SQFT	67 HOMES
Home Relocation 1,300 sq. ft. (fixed cost)	\$209,300	161	\$14,023,100
Home Renovations (cost + 20% overhead & markup)			
General Requirements	\$30,134	23	\$2,018,965
Energy Efficient Upgrades	39,207	30	2,626,853
General Upgrades	93,568	72	6,269,034
Home Renovation & Upgrade Subtotal	\$162,908	125	\$10,914,852
Relocation & Renovation Subtotal	372,208	286	\$24,937,952
Gordon's Modular Home	462,764	356	
Renewal Home Discount		20%	
Site Preparation (cost + 20% overhead and markup)			
Consultants	\$15,000	12	\$1,005,000
General Requirements	25,052	19	1,678,485
Site Clearing & Excavation	72,731	56	4,872,956
Foundations & Slab Work	92,923	71	6,225,839
Home Connection & Tie-Ins	67,938	52	4,551,862
Site Preparation Subtotal	\$273,644	210	\$18,334,142
Base Net Cost to Nation	\$645,852	\$497	\$43,272,094
Grants, Rebates & Non-Repayable Contributions*			
Clean BC Energy Upgrades	\$15,000	12	\$1,005,000
Green Municipal Fund	7,463	6	500,000
CMHC Seed	2,239	2	150,000
CMHC Demonstration	3,731	3	250,000
CMHC Affordable Housing Fund	60,000	46	4,020,000
Indigenous Services Canada (ISC)	40,000	31	2,680,000
BC Housing	150,000	115	10,050,000
Rental Protection Fund	175,000	135	11,725,000
Potential Grants Subtotal	\$453,433	349	\$30,380,000
Potential Net Cost to Nation*	\$192,419	\$148	\$12,892,094

* Assuming housing managed by Nation as on-reserve below market rental. Subject to successful applications.

Renewal Standard

Each Renewal Home is a snowflake.

Our rescued homes are unique in their layout, size, shape, age, condition, and character. To help standardize the finished product, and help match the pipeline of rescued homes to the Nation's expectations - while remaining within budget - we collaboratively pre-establish standard characteristics and features of our Renewal Homes with each Nation.

INCLUSIONS

Windows: All windows double pane or greater thermal protection.

Heating & Cooling: Each bedroom and living room will have a heating and cooling system.

Insulation: Ensure good condition attic insulation with a minimum 40 R-value. Ensure good condition floor insulation with a minimum 28 R-value, or conditioned crawl space.

Roofing & Gutters: Estimate 10 years of lifetime remaining.

Appliances: All appliances and mechanical systems less than roughly 15 year old and in good working order.

Cabinets: Retained or refinished existing cabinets if in good condition.

Flooring: New flooring or preserved existing flooring if in good condition.

Painting: Fresh interior paint. Exterior and interior colour scheme determined at outset.

Siding: New vinyl siding or preserved siding if in good condition.

Structural Integrity: Structural engineer report provided confirming snow load suitability and structural integrity of building.

Renewal Home Guide provided.

NOT INCLUDED IN RENEWAL STANDARD: structural changes to existing layout or floor plan, sprinklers, decks, blinds, window screens, addition of bedrooms/bathrooms.

Frequently Asked Questions

We know you may have questions about Renewal Homes, from the benefits of choosing a salvaged and repurposed home to details about cost, timing, and the process. We've gathered answers to the most common inquiries we receive - for more, please visit our FAQ at renewaldevelopment.ca.

What is a Renewal Home?

A Renewal Home is a high-quality, pre-existing home rescued from demolition, modernized to our Renewal Standard while meeting the needs of its new owner, relocated to a new site, and set-up.

How much does a Renewal Home cost?

On average, Renewal Home are **20–40% more affordable** than modular or new builds. Once grants and subsidies are applied, *if successful*, our homes can be 40-60% more affordable to a receiving Nation.

How are Renewal Homes selected?

We assess homes for structural integrity, movability, and the condition of key components such as windows, roofs, and mechanical systems. Only about 8% of homes meet our quality standards.

How long does the process take?

On average the process is: one month to secure the home and move it to our modernization facility, two months to renovate the home to our Renewal Standard, one week to deliver to the destination site, one month to prepare the destination site and foundation, and two months to complete the service connections and fixes for occupancy.

From the time of an agreement is executed it will take **8 - 10 months** to provide occupancy to the first delivered Renewal Homes. We aim to deliver **three (3) homes every four weeks**.

How sustainable is a Renewal Home?

Renewal Homes are one of the most sustainable housing options. Each 1,500 sq ft home rescued prevents 100,000 KG of good materials from going to local landfills and preserves 32,000 KG of embodied carbon - reducing the home's environmental impact.

Can I customize my Renewal Home?

Renewal Homes can be customized - options include layout adjustments, updated finishes, and energy-efficient upgrades, depending on the home chosen and budget. To streamline the process and maximize cost efficiency it's optimal if a Renewal Standard is collaboratively determined at the outset of the project.

What foundations are available?

Renewal works with the Nation to identify the best foundation system based on the geotechnical report, site layout, and cost considerations.

Where can I learn more?

Visit our website to explore detailed FAQs, learn more about the Renewal process, and discover how these homes offer an affordable and sustainable housing solution.

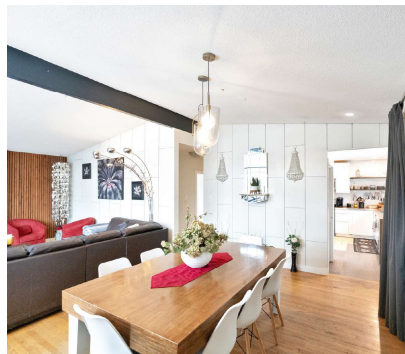
About Us

Renewal Development is a forward-thinking company focused on rescuing, relocating, and repurposing quality single-family homes from urban areas to non-urban communities.

By offering a sustainable alternative to demolition, we give homes a second life while addressing housing needs and benefiting both the environment and communities.

We champion home relocation as a vital solution for reducing housing waste and advancing the circular economy.

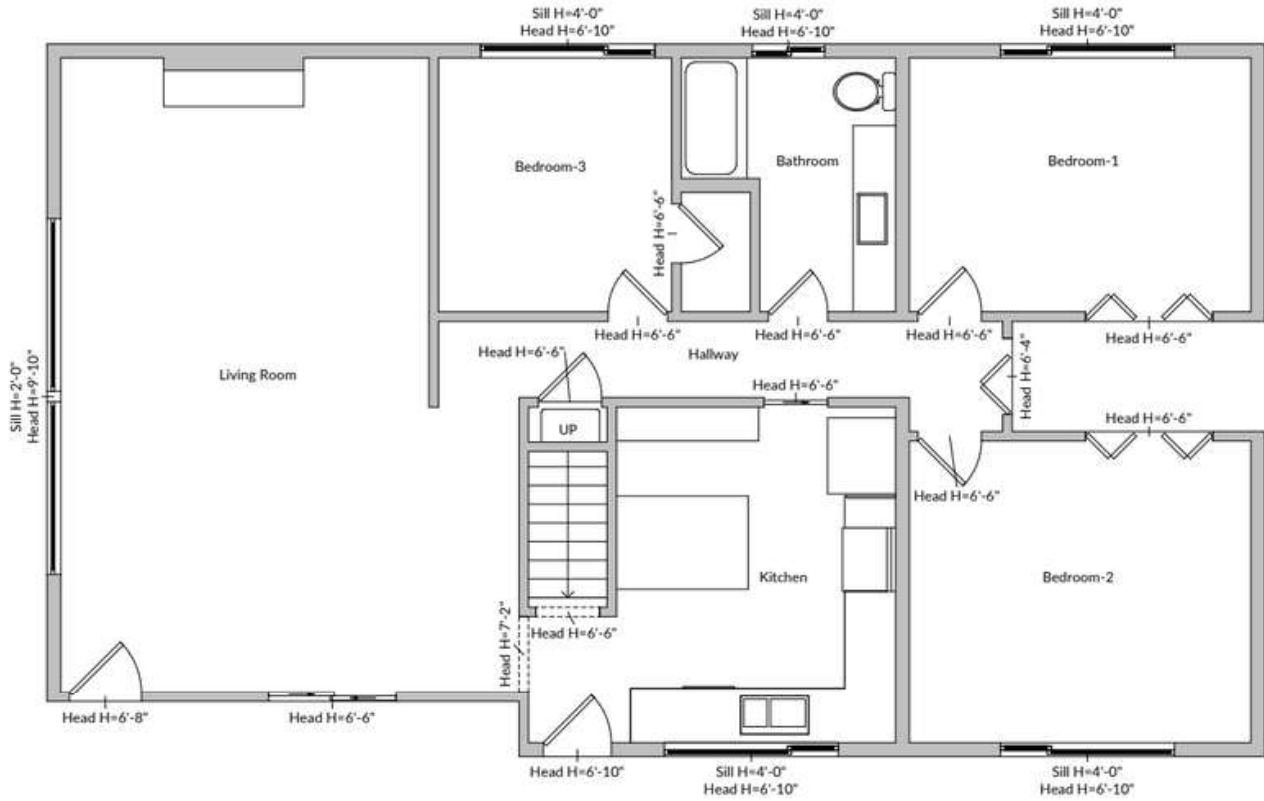
Renewal Development is redefining how people view homes and sustainability. By combining innovation, environmental responsibility, and community engagement, we're creating lasting change and reshaping the housing landscape, one home at a time.



RD000134

Bernard | Mid Century Cottage

This Mid-Century home offers a spacious and inviting layout with three bedrooms, an open living room, and a dining room. Large windows throughout the home, including in the living room and kitchen, flood the space with natural light, creating a bright and airy atmosphere. The home's design encourages a sense of flow, with the potential to create an even more open-concept living space by seamlessly integrating the kitchen into the living room. The kitchen is equipped with updated appliances, providing flexibility for future renovations without the need for immediate replacement. This home's solid foundation and versatile design offer endless possibilities for customization, making it an ideal canvas for creating a personalized living space or a loving home for a family for years to come.



Floors:	Laminate and wood floors
Windows:	Double Paned
Heating:	Electrical
Roof:	Asphalt Shingles
Exterior:	Stucco

Square Footage: 1307 sq ft
Style: Bungalow
Built in: 1966

Bedrooms: 3 | Bathrooms: 1
Levels: 1

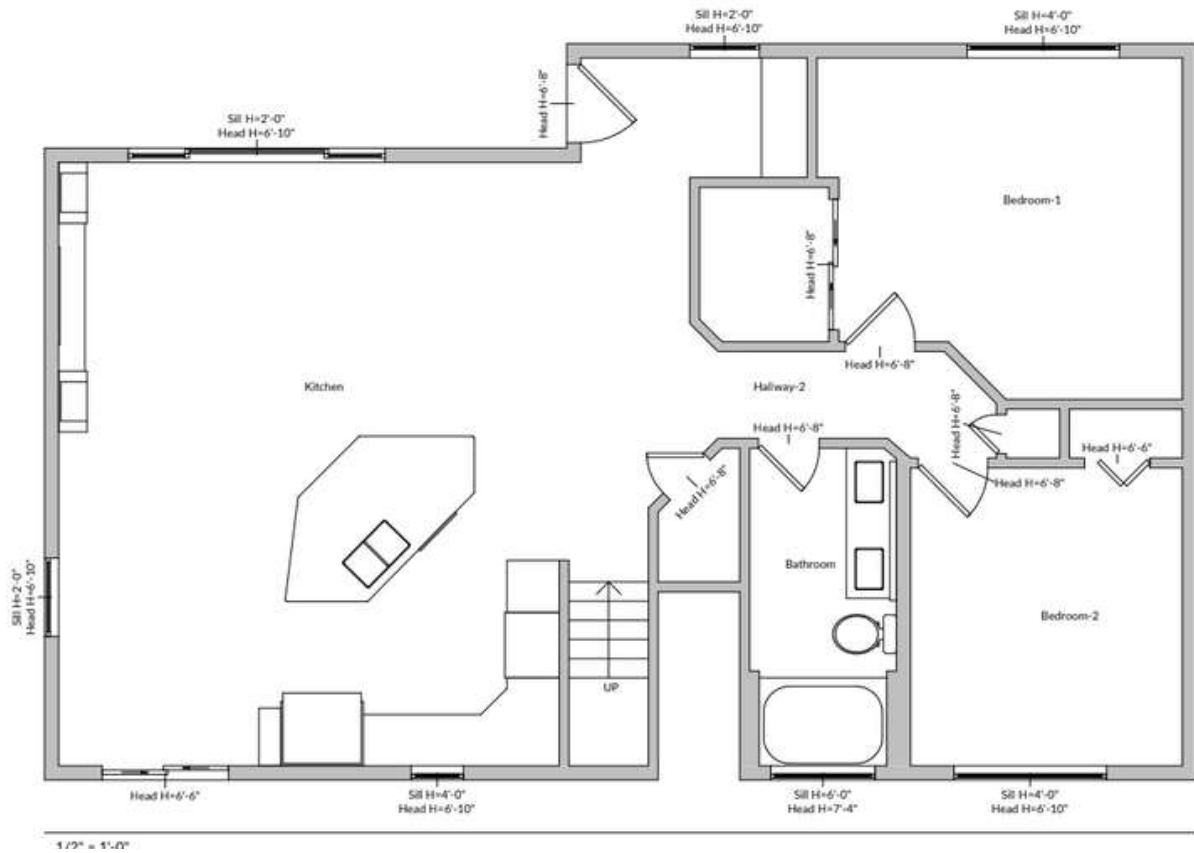
Property Reference: RD000134



RD000131

D'Anjou | Renovated Rancher

This cozy 2 bedroom home has been fully renovated and has a very warm modern feel. The kitchen is appointed with fully updated appliance and flows directly into the living room. Updated double paned windows provides natural light and brightens up the entire main living space. Dual sinks with spacious counter space and warm coloured tiles makes this renovated space feel like new. This home has had some amazing updates and is ready for it's next chapter.

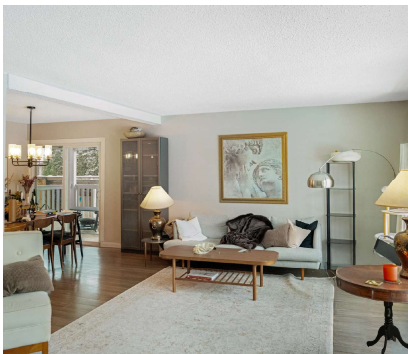


Floors:	Laminate and Tile
Windows:	Double Paned
Heating:	Gas
Roof:	Asphalt Shingles
Exterior:	Vinyl

Square Footage: 1152 sq ft
 Style: Rancher
 Built in: 1966

Bedrooms: 2 | Bathrooms: 1
 Levels: 1

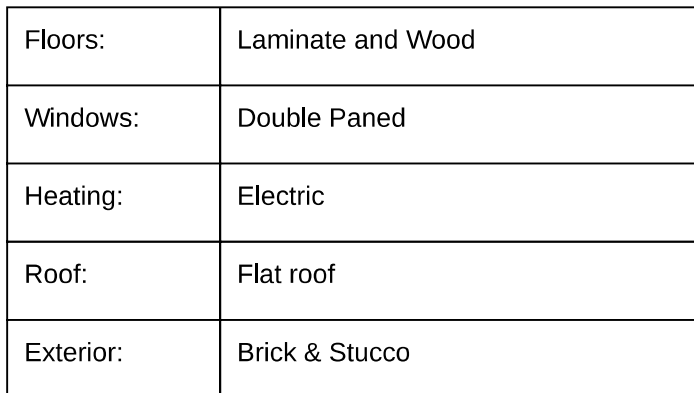
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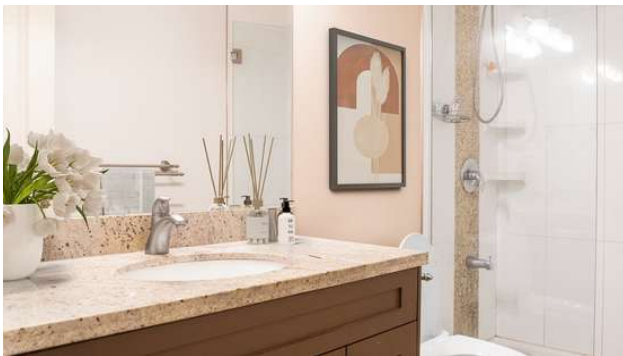
RD000133

Bernard | Renovated Brick Style Rancher

Experience the spaciousness of this newly renovated Ranch-style home. The open-concept layout connects the living room to the dining area, where sliding glass doors could lead to a patio or deck ideal for outdoor entertaining and Okanagan grilling. The kitchen is beautifully renovated with glass-encased cabinetry and modern appliances. Updated fixtures throughout enhance the home's contemporary feel, and the washroom features a convenient his-and-hers vanity. This residence is ready to provide decades of cherished memories in its new setting.



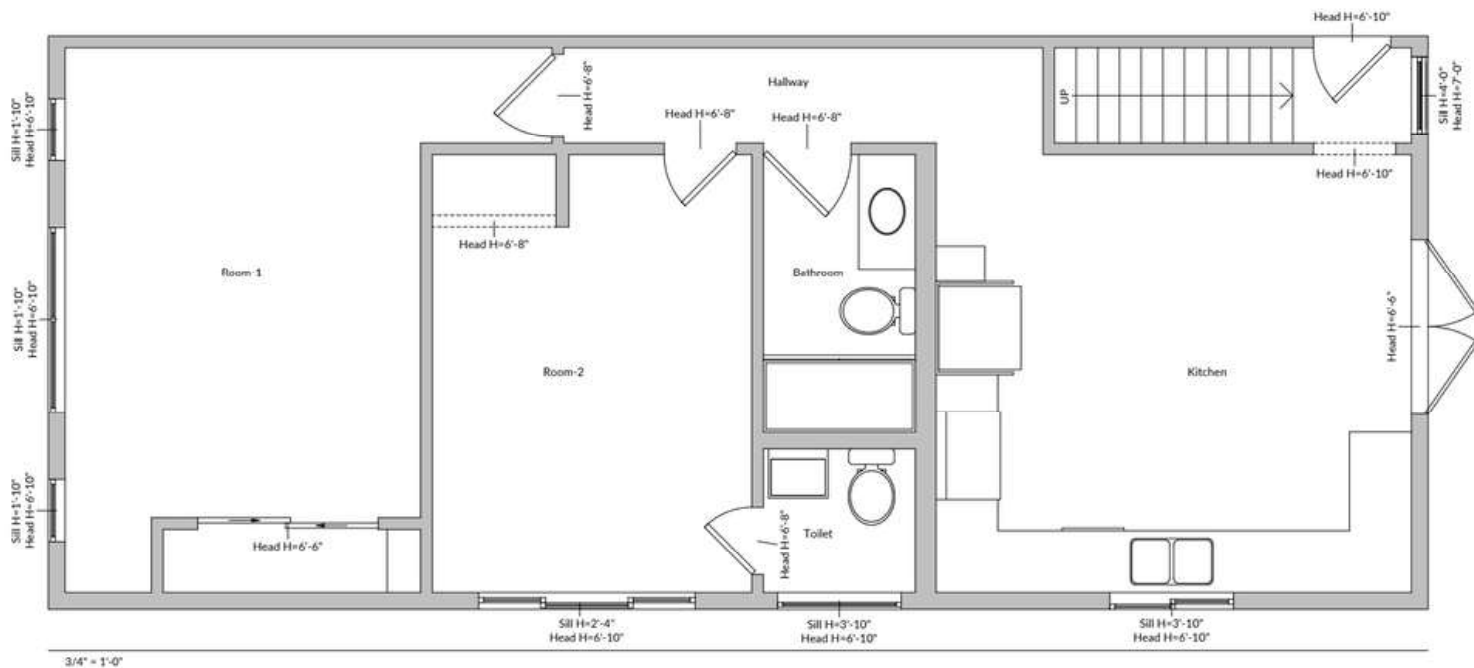
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RD00129

Edgar | Standalone Suite

This 894 SQFT suite offers 1 bedroom and 1 bathroom in a compact, thoughtfully renovated space. Fully separated from the main house, it's ready to be placed on a prepared foundation. Featuring updated electrical and plumbing, Energy Star windows, an on-demand hot water system, this unit combines efficiency with style. Inside, stainless steel appliances, ample cabinetry, and quartz countertops complete the modern yet timeless design. A move-in ready home that's both practical and charming.

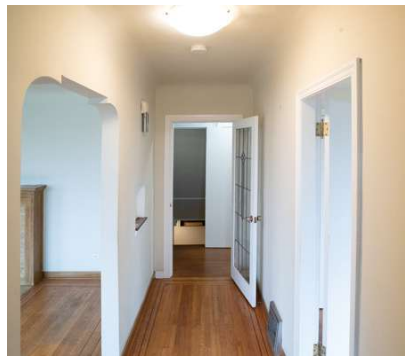


Floors:	Wood / Tile
Windows:	Energy Star
Heating:	Forced Air
Roof:	Asphalt
Exterior:	Vinyl Siding

Square Footage: 894 sq ft
Style: Modern Craftsman
Built in: 1999

Bedrooms: 1 | Bathrooms: 1
Levels: 1

Property Reference: RD000129

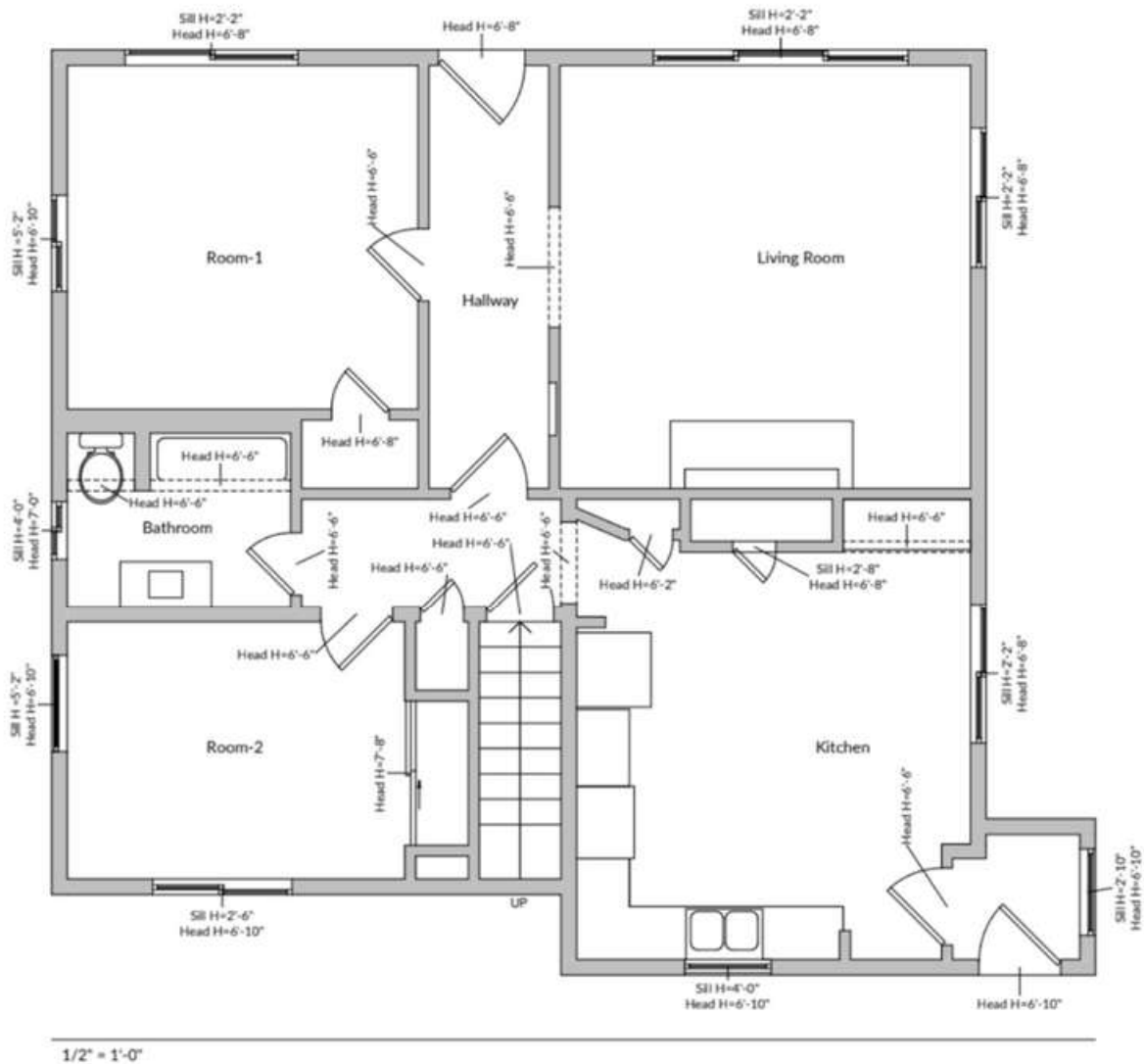


RD000127

Marine | Mid-Century Character Home

This charming 1940s bungalow offers 1,089 square feet on the upper level, including two bedrooms and one bathroom. Pre-existing upgrades include a forced-air heating system, double-pane windows, and energy-efficient stainless steel appliances.

Character details include leaded glass interior doors, vintage lighting fixtures, and a renovated modern bathroom. The home's timeless design blends classic craftsmanship with thoughtful modern updates.



Floors:	Wood
Windows:	Double Pane
Heating:	Forced Air
Roof:	Asphalt
Exterior:	Stucco / Wood Siding

Square Footage: 1089 sq ft
 Style: Bungalow
 Built in: 1946

Bedrooms: 2 | Bathrooms: 1
 Levels: 1

Property Reference: RD000127