

What is the Building Enhancement and Asset Management Support Program (BEAMS)?

BEAMS supports Basin non-profits and First Nation communities that own and operate existing community serving buildings, affordable rental housing buildings and licensed childcare facilities (Buildings) to complete structural condition assessments, asset management plans, and priority upgrades.

Who can apply?

You can apply if you are a registered non-profit with broad community impact or a First Nation in the Columbia Basin region (ourtrust.org/map).

Eligible non-profit organizations include but are not limited to:

- Community social service agencies, organizations or societies;
- Food bank/food recovery initiatives;
- Senior societies or associations;
- Community halls that are actively used;
- Non-profit societies that own Buildings for the purpose of operating licensed childcare spaces; and
- Non-profit societies that own and operate affordable rental housing Buildings for people living independently.

Which types of projects and costs are eligible?

To be eligible to receive any funding for actual physical Building upgrades, applicants must:

- complete a structural building condition assessment;
- prepare a 10-year asset management plan with the Trust's program advisor (Advisor); and
- commit to establishing capital reserve funds and to attract additional funding from other sources.

Eligible Building upgrade costs include structural upgrades of major Building components and may consider health and safety repairs, including but not limited to:

- roof repair if required to minimize infiltration of the elements;
- load-bearing components such as trusses, beams and columns;
- elevator/stairs;
- sagging or cracked floors;
- critical electrical and mechanical upgrades;
- footings and/or foundations repairs due to settlement or insufficient capacity; and/or
- upgrades required for undersized roof structure (trusses, rafters, joists) required prior to adding additional loads such as solar photovoltaic panels or other mechanical equipment.

How much can the Trust fund?

- Structural Building condition assessments and asset management plans: 100% of eligible costs; and

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- Structural repair or upgrade projects (Upgrades): it is expected that the Trust will fund up to 75% of eligible costs to a maximum of \$150,000.

What is the application process?

BEAMS has a two-stage application process.

1. Submit an expression of interest (EOI) application by **June 25, 2026, at 2:00 pm PT / 3:00 pm MT**.
2. If selected to move forward, you will hear from us by **August 13, 2026**, and will be connected with an Advisor. The deadline for the full application is **November 26, 2026, at 2:00 pm PT / 3:00 pm MT**.

Final applications (Applications) seeking funding for Upgrades must be developed with support and guidance from the Advisor. The Advisor will assess your needs in detail and produce a preliminary structural building condition assessment based on non-invasive inspections (the "Report") to determine a prioritized project scope, cost estimates, and the feasibility of Upgrades. The Report will form part of your Application and will include some or all of the following information:

- verifying the adequacy of primary structural systems;
- identifying structural construction defects or signs of significant deterioration;
- identifying required health and safety repairs or critical electrical/mechanical defects;
- recommending immediate measures for repairs or additional detailed assessments;
- reviewing additions, alterations, or envelope defects that may cause adverse effects on a structure; and/or
- a templated approach to prepare a ten-year asset management plan.

Depending on the findings in the Report provided by the Advisor, the Trust will assess whether it provides further support for actual physical Upgrades.

What types of projects are not eligible?

Ineligible projects include projects that:

- improve buildings or properties that:
 - are not owned by the applicant;
 - are used as a private residence; or
 - are a sports facility or a place of worship.
- relieve any level of government of its obligations.

Individual project eligibility is determined by the Trust at its sole discretion.

What types of costs are not eligible?

Ineligible costs include but may not be limited to:

- maintenance and administration costs;
- GST amounts that are subject to rebates;
- costs that are incurred before funding approval (retroactive costs); and

- enhancements that would result in the displacement of any current employee(s).

How does the Trust select projects for funding?

The Trust often receives requests for more funding than what is available and will prioritize requests from eligible applicants that demonstrate:

- the project meets the program eligibility listed above;
- significant and measurable project impacts that align with the program intent;
- readiness to move forward in the stated timelines;
- planning for ongoing or scheduled asset management, maintenance, or repairs;
- confirmed financial commitments (including the Applicant's capital reserve fund and/or other external funding); and
- local community benefit.

The Trust strives to distribute program funds across communities, organizations and project types and will consider this as part of the adjudication of all applications.

When can a project begin?

Funds can only be used for approved project expenses that occur **after** Trust approval of funding has been received and the Contribution Agreement has been signed.

When will organizations hear the results?

The EOI review process usually takes up to six weeks. Trust staff may request additional information during the evaluation phase.

Organizations will be contacted by email, at the address provided on the application form, to confirm if the project application has been approved for funding.

To finalize funding, both parties will sign a Contribution Agreement. Funds will be received after both parties have signed.

What else to keep in mind?

Even if a project meets eligibility criteria, it may not be selected for funding as the Trust often receives requests for more funding than what is available. The Trust retains the right to determine project eligibility and the amount of funding allocated to each project; this may be all or part of what was requested.

Depending on the nature of the project, applicants may have to obtain specific permits and approvals prior to receiving Trust funds.

Ready to apply?

1. Email BEAMS@ourtrust.org or call 1.800.505.8998 if you have questions or to discuss your project idea.
2. Start your EOI application. Use the [EOI application worksheet](#) to develop it offline, if preferred.

3. Complete the online [EOI application before the deadline.](#)