

**Ministry of Housing**  
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## Ministry of Housing 2023/24 Service Plan Framework

Goal	Objectives	Key Strategies	Performance Measures
<b>Goal 1:</b> People in British Columbia have access to attainable and affordable housing	<b>Objective 1.1:</b> Deliver a refreshed housing strategy with new initiatives in urban, rural, and remote communities	<ul style="list-style-type: none"> <li>• Introduce legislation to enable secondary suites province-wide.</li> <li>• Expand the number of units allowed to be built in areas with single-family zones in larger urban centres.</li> <li>• Establish a rental protection fund with support from the Minister of Finance.</li> <li>• Introduce legislation to help local governments better regulate short-term rentals in their communities.</li> <li>• Establish BC Builds to build housing for middle-income families, individuals, and seniors.</li> <li>• Work with BC Housing to significantly expand the construction of social and supportive housing throughout B.C.</li> </ul>	<b>PM1a:</b> Number of affordable and supportive housing homes completed, including affordable rental and social housing (including HousingHub)
	<b>Objective 1.2:</b> Simplify and speed up approval processes for the housing sector	<ul style="list-style-type: none"> <li>• Work with local governments to increase housing density through more efficient and effective development approvals (Development Approvals Process Review).</li> <li>• Implement the <i>Housing Supply Act</i> and work with municipalities with the highest housing needs to set housing targets and fast-track construction to increase the supply of housing for people with a range of incomes.</li> <li>• Work with the Ministry of Water, Land and Resource Stewardship to accelerate provincial permitting processes directly related to housing.</li> </ul>	<b>PM1b:</b> Housing Supply Act: specified municipalities assigned housing targets
<b>Goal 2:</b> People at risk of or experiencing homelessness have access to appropriate supports and services	<b>Objective 2.1:</b> Improve coordination of services to deliver improved outcomes for people living in Vancouver's Downtown Eastside	<ul style="list-style-type: none"> <li>• Lead the Province's plan to improve health and wellness in Vancouver's Downtown Eastside.</li> <li>• Work across ministries, with BC Housing and community partners to develop and implement encampment response and prevention through housing, supports, and services in Vancouver's Downtown Eastside.</li> <li>• Improve systems and supports coordination across ministry and government partners, with BC Housing and community partners, through the Integrated Support Framework – a new model of health, social, housing, and other supports, coordinated across settings for people experiencing or at risk of homelessness.</li> </ul>	<b>N/A</b>

## Ministry of Housing 2023/24 Service Plan Framework

		<ul style="list-style-type: none"> <li>Partner and engage with First Nations, Metis, Inuit and Indigenous peoples, community organizations, people with lived experience, and other levels of government on actions to prevent and reduce homeless in our communities.</li> </ul>	
	<b>Objective 2.2:</b> Expand homelessness supports to include temporary and long-term housing options to support people to move indoors	<ul style="list-style-type: none"> <li>Implement and expand the Province's Integrated Support Framework (ISF), a defined set of health, social, and housing related supports and services, to address the varied needs of individuals at risk of or experiencing homelessness. Combined with Housing First, the province's longstanding approach to ensure people have safe and secure shelter or housing to better access supports, the ISF will support people to move from encampments and interim shelter to stable housing.</li> <li>Expand the new Supported Rent Supplement Program that implements the ISF to help people successfully transition and remain stably housed in market rental units.</li> <li>Support expansion of the Complex Care Housing initiative, led by the Ministry of Mental Health and Addictions, to provide housing and supports to people with a high level of need in communities across the province.</li> <li>Support the expansion of supports and services to youth transitioning from Ministry of Children and Family Development care, and work with partners to identify key interventions to prevent and reduce youth homelessness.</li> <li>Support the expansion of the Ministry of Social Development and Poverty Reduction's Community Integration Specialists in the coordinated community level response to homelessness.</li> <li>Establish a Provincial Encampment Response Framework to respond to and prevent unsafe encampments through housing and supports, in partnership with other Ministries, BC Housing and other partners.</li> </ul>	<p><b>PM2a:</b> Percentage of homeless individuals who accessed housing and remained housed after 6 months at BC Housing managed housing programs</p> <p><b>PM2b:</b> Number of supported rental supplements for people experiencing or at risk of homelessness</p>
<b>Goal 3:</b> British Columbians are supported with fair, efficient and effective rent and building protections	<b>Objective 3.1:</b> Revitalize Residential Tenancy Branch service delivery	<ul style="list-style-type: none"> <li>Increase operating budget and staffing levels to cut wait-times for hearings and increase early intervention and investigation capacity.</li> <li>Increase access to Residential Tenancy Branch dispute resolution services by making the interface and processes more user-friendly and easier to navigate.</li> <li>Support citizens by offering other opportunities to resolve disputes and in ensuring complete and necessary applications for</li> </ul>	<p><b>PM3a:</b> Percentage of disputes heard within Residential Tenancy Board service standards</p>



Ministry of Housing 2023/24 Service Plan Framework

		adjudication, increase early interventions, reduce escalation of conflicts, and prevent the need for hearings.	
	<b>Objective 3.2:</b> Deliver a building and safety regulatory system that is coordinated, effective and responsive	<ul style="list-style-type: none"><li>• Play a leadership role in developing the national Building, Plumbing and Fire Codes to ensure the needs and priorities of British Columbians are addressed when adopted as provincial regulations under the <i>Building Act</i>.</li><li>• Work with the Parliamentary Secretary for Accessibility to ensure that the next iteration of the BC Building Code includes changes that make new buildings more accessible for all people, as part of implementing the <i>Accessible BC Act</i>.</li><li>• Deliver on commitments in CleanBC and the Roadmap to 2030 for building regulations that improve energy efficiency and reduce carbon emissions in new and existing buildings through the BC Building Code.</li></ul>	<b>N/A</b>

## Service Plan Performance Measure Comparison

Please describe how the performance measures in the previous service plan compare to the current one. For more context, if performance measures in the last year are not included in the current service plan, please explain/justify why they have been dropped, perhaps they have been completed, or priorities have changed.

Performance Measure AG Service Plan (2021-22)	Performance Measure HOUS Service Plan (2023-24)	Rationale
<b>PM 2.1:</b> Reduction in the percentage of people experiencing chronic homelessness	<b>PM 2a:</b> Percentage of homeless individuals who accessed housing and remained housed after 6 months at BC Housing managed housing programs. <b>(New)</b>	The new measure is a better indicator of the system's ability to support people to successfully transition from homelessness to stable housing.
	<b>PM 2b:</b> Number of supported rental supplements for people experiencing or at risk of homelessness <b>(New)</b>	There is a new supported rent supplement program (rent supplements plus additional supports per the needs of the individual or family). This is a key initiative under the Homelessness Framework that's being launched this spring.
<b>PM 2.2:</b> Number of affordable and supportive housing units completed by BC Housing including affordable rental and social housing (including HousingHub)	<b>PM1a:</b> Number of affordable and supportive housing homes completed, including affordable rental and social housing (including HousingHub)	Minor changes to wording. The change in wording reflects the idea of providing belonging and real homes for people.
<b>PM 2.3:</b> CleanBC: Number of local governments referencing the Energy Step Code in bylaws and policies		Created when this regulation was voluntary and voluntary adoption was tracked. Effective May 1, 2023, the regulation will be mandatory so tracking adoption is no longer relevant
	<b>PM1b:</b> Housing Supply Act: specified municipalities	Reflects new priority for the Ministry: In December 2022 Minister Mandate Letter

	assigned housing targets. <b>(New)</b>	
	<b>PM 3a:</b> Percentage of disputes heard within Residential Tenancy Board service standards. <b>(New)</b>	Demonstrates that Government is committed to reducing the time to resolve disputes

**Table 1: Progress Status of Current (2022) Mandate Letter Items**

MANDATE LETTER ACCOUNTABILITY	STATUS
Lead work to deliver the refreshed housing strategy with new initiatives that build on work already underway in urban, rural, remote and Indigenous communities. This strategy should:	
o Establish BC Builds to build housing for middle-income families, individuals, and seniors	<ul style="list-style-type: none"> <li>February 2023: Working with Special Advisor to the Premier on models to implement.</li> <li>Advice/Recommendations</li> </ul>
o Ensure timely resolution of landlord/tenant disputes	<ul style="list-style-type: none"> <li>RTB 2023 – \$15.6 M investment in the RTB which includes a 40 % increase in staffing including additional arbitrators, adjudicators, and information officers.</li> <li>Several initiatives underway to increase efficiency of dispute resolution process and shift focus from adjudication to early intervention, consensual resolution, and verification that formal hearings are only scheduled for disputes that require them for dispute resolution.</li> <li>The process changes and staff added to date are already reflected in hearing wait times reduced by 10 weeks for some types of hearings.</li> <li>The funding increase includes doubling of the size of the Compliance and Enforcement Unit (CEU), to address the most flagrant violations of the tenancy legislation.</li> </ul>
o With support from the Minister of Finance, establish a rental housing acquisition fund	<ul style="list-style-type: none"> <li>Contribution Agreement with Society being finalized prior to March 31, 2023</li> <li>Objective is to preserve a minimum of 2,000 rental/coop units over the next three years</li> </ul>
o Introduce legislation establishing new tools for local governments to	<ul style="list-style-type: none"> <li>February 2023: Discussion guide with policy recommendations completed for Minister and Housing Project Board</li> </ul>

help them better regulate short term rentals in their communities	Advice/Recommendations
o Introduce laws to legalize secondary suites province-wide and expand the number of units allowed to be built in cities using single-family home development permit processes; and	<ul style="list-style-type: none"> <li>Policy work underway to identify options for (1) enabling secondary suites through zoning across B.C. and (2) enabling missing middle housing on single family zoned lots in urban communities.</li> </ul> Advice/Recommendations
o Include an effective flipping tax to fight increased costs caused by short-term flipping by investors	<ul style="list-style-type: none"> <li>Ministry of Finance is lead. Work is currently underway to scope out this initiative</li> </ul>
Work with Indigenous partners to identify and deliver on Indigenous housing priorities for the province	<ul style="list-style-type: none"> <li>Ongoing engagement with Indigenous governments and organizations regarding Indigenous homelessness; including government funding to establish an Indigenous Advisory Committee led by an Indigenous organization (in final RFP stages)</li> </ul>
With support from the Minister of Municipal Affairs, lead work across government to simplify and speed up provincial housing approval processes, working toward 'one-stop' provincial permitting – and support municipalities to streamline development approvals through the continued implementation of the Development Approvals Process Review	<b>Development Approvals Process Review</b> Cabinet Confidences

<p>Implement the Housing Supply Act and work with municipalities facing the highest housing needs to set housing targets and fast-track construction and redevelopment of affordable homes for people with a range of incomes</p>	<ul style="list-style-type: none"> <li>● Cabinet Confidences</li> <li>● Regulation engagement Jan-Feb: UBCM and municipalities (4 sessions); Indigenous Peoples notified – meeting with First Nations Leadership Council March 16; non-Profit Housing Orgs notified – meetings TBD; Urban Development Institute notified – meeting date TBC</li> <li>● Ongoing policy work includes: <ul style="list-style-type: none"> <li>○ Preliminary analysis of all 46 SVT municipality Housing Needs Reports (HNR)</li> <li>○ Developing HNR validation and housing targets methodologies</li> <li>○ Client management and data analytics systems design/development underway</li> </ul> </li> </ul>
<p>Lead government's work to better coordinate services to deliver improved outcomes for people living in Vancouver's Downtown Eastside, with support from the Ministers of Mental Health and Addictions, Health, Social Development and Poverty Reduction, and Public Safety and Solicitor General, as well as Indigenous Peoples, external partners, and others</p>	<ul style="list-style-type: none"> <li>● Advice/Recommendations</li> <li>● Partnering across ministries and with the City of Vancouver to address encampments along Hastings Street and in Crab Park with the provision of supports, shelter and housing.</li> <li>● Continued work with federal and local government partners, BC Housing and community to develop a strategy for Single Room Occupancy hotels</li> </ul>

<p>Expand on the new homelessness supports launched in Budget 2022, including long-term housing to address encampments</p>	<ul style="list-style-type: none"> <li>• Work underway to develop a Provincial Encampment Response Framework; inclusive of expansion of the Integrated Support Framework for encampments.</li> <li>• Partnering with BC Housing to establish Homeless Encampment Action Response Teams (HEART) in each region and Homeless Encampment Action Response Temporary Housing (HEARTH) program.</li> <li>• Ongoing funding for encampment supports for Year 2 of Budget 2022 funding.</li> <li>• Supported Rent Supplements are being launched in Year 1 priority communities, and discussions are underway to select Year 2 communities, in collaboration with BC Housing, HLTH and Health Authorities</li> <li>• As part of the Homelessness Strategy, MMHA is expanding the Complex Care Housing program with Budget 2023 investments that will lead to 240 net new complex care housing units.</li> <li>• Through the Housing Strategy, Budget 2023 also provides additional funding for new modular housing, 3,900 units of supportive housing as well as housing and health supports</li> </ul>
<p>Support the Minister of Transportation and Infrastructure to implement transit-oriented development to advance sustainable communities along transit corridors to help achieve our housing and affordability goals, including targets for non-market units and non-profit housing</p>	<p>Advice/Recommendations</p>

**Table 2: Progress Status of 2020 Mandate Letter Items**

<b>MANDATE LETTER ACCOUNTABILITY</b>	<b>STATUS</b>
Lead work to continue delivering our government's 10-year housing plan, Homes for B.C., and the affordable housing it's bringing to tens of thousands of British Columbians, including working in partnership to create 114,000 affordable homes	<p><b>In progress</b> - Government (Crown Agencies Secretariat, AG CMSB, GCPE and HPB) monitors progress and prepares quarterly reports of direct funded affordable housing delivered via BC Housing (Build BC, Housing Hub, legacy and other programs) and Post Secondary Education and Future Skills (direct funded and post-secondary institution self-funded programs).</p> <p>As of December 31, 2022, almost 40,300 units of affordable social, supportive, student and HousingHub housing units were complete, underway, or in the approvals process.</p>
Deliver more affordable housing through Housing Hub partnerships by providing additional low-interest loans; expanding partnerships with non-profit and co-op housing providers to acquire and preserve existing rental housing; and tasking the Hub with identifying new pathways to home ownership through rent-to-own or other equity-building programs	<p><b>In progress</b> - As of December 31, 2022, over 6,500 units in various stages of development under HousingHub programs (included in the 40,300 above).</p> <p>5,879 of those units are under the Provincial Rental Supply Program and 687 are under the Affordable Home Ownership Program.</p> <p>HousingHub's bolstered resources are anticipated to facilitate the creation of approximately 9,000 new homes.</p> <p>Budget 2021 provided \$2 billion to increase HousingHub's debt limit. Budget 2022 provided \$8 million to support HousingHub's project development capacity.</p>
Build on our government's work to require new buildings and retrofits to be more energy efficient and cleaner by supporting local governments to set their own carbon pollution performance standards for new buildings	<p><b>Complete</b> - The BC Building Code was amended in February 2023 to include a new objective related to reducing carbon pollution and a voluntary technical standard to reduce carbon pollution in new buildings in 4 tiers of performance from current practice to CleanBC's 2030 zero carbon goal. The Building Act General Regulation was also amended to allow local governments to require any of these 4 tiers as part of their local building requirements for new construction. These new code provisions take effect May 1, 2023.</p> <p>CleanBC commits the Province to transitioning towards zero carbon requirements for all new buildings in 2030, starting with mandatory requirements in 2024 that will increase in</p>



	stringency in 2027, before requiring zero carbon for all new buildings in 2030. The tiered carbon pollution standard provides the regulatory roadmap to achieve this goal and enables local governments and industry to demonstrate leadership by moving toward zero carbon ahead of the Provincial timeline.
Bring in "right-to-charge" legislation that will enable installation of electric vehicle charging infrastructure in more strata and apartment buildings	<p><b>In progress</b> - Ministry staff have been researching other jurisdictions and consulting with the strata community, experts and interested parties about the best ways to facilitate more electric vehicle charging in existing strata housing and remove legislative barriers. Strata Property Act amendments are planned in the Spring 2023 session.</p> <p>Futureproofing is also an important consideration so that strata corporations can plan ahead to maximize effective use of electrical capacity.</p> <p>The Province will build on the steps already taken in 2018 when the Strata Property Regulation was changed to allow strata corporations to recover costs for electric vehicle charging stations through user fees.</p> <p>The new Provincial budget has generous grants to support electric vehicle charging, and both strata corporations and landlords are eligible to apply.</p>
Lead work on the next iteration of the BC Building Code, working with the Parliamentary Secretary for Accessibility to ensure that it includes changes that will make new buildings more accessible for all people	<p><b>In progress</b> – Proposed accessibility building code changes to require some accessibility measures in new housing units are targeted for public consultation in April 2023. These proposals are the result of coordination with the Accessibility Secretariat with the Ministry of Social Development and Poverty Reduction, and public and stakeholder engagement to identify the most effective way to satisfy the mandate to make buildings more accessible for all people. <small>Advice/Recommendations</small></p> <p><small>Advice/Recommendations</small></p>
Support the work of the Minister of Finance to control the rising cost of strata insurance by building on work already done to close loopholes and enhance regulatory powers and acting on the forthcoming final report of the BC Financial Services Authority. If rates	<p><b>In progress</b> – This Mandate Item is being led by the Ministry of Finance.</p> <p>Government has taken three key steps to address the increase in strata insurance costs in recent years:</p> <ul style="list-style-type: none"> <li>First, the Ministry of Finance directed the B.C. Financial Services Authority to conduct a review of strata insurance in British Columbia. The final report, released in December 2020, informs the policy measures we have taken;</li> </ul>

<p>have not corrected by the end of 2021, explore a public strata insurance option</p>	<ul style="list-style-type: none"> <li>• Second, the Legislature amended the Strata Property Act and Financial Institutions Act in Bill 14 (2020) to mitigate the rising costs of insurance;</li> <li>• Third, government put an end to the practice of best-terms pricing in strata insurance, which was responsible for some of the worst premium increases.</li> </ul> <p>Government continues to work with the BCFSa, as well as the insurance industry, to monitor the market and determine what options may be available to mitigate the costs of insurance.</p> <p><i>Advice/Recommendations</i></p> <p><i>Advice/Recommendations</i></p>
<p>Support the Minister of Indigenous Relations and Reconciliation to deliver the action plan required under DRIPA to build strong relationships based on recognition and implementation of the inherent rights of Indigenous peoples protected in Canada's constitution</p>	<p><b>In progress</b> - Action 4.25: The province, through BC Housing, continues to deliver on its promise to build more housing for Indigenous people living on- and off-reserve, across British Columbia. As of Budget 2023, government has committed an additional 1,750 new housing units for a total commitment of 3,500 units in the Indigenous Housing Fund. Additional new units initiated, under construction, or completed through other Building BC programs which are Indigenous affiliated, 1,199 new units (Community Housing Fund); 31 new units (Women's Transition Housing Fund); 45 new units (Supportive Housing Fund) for a total of 1,275 additional units for Indigenous people.</p>
<p>Support the work of the Minister of Mental Health and Addictions to provide an increased level of support – including more access to nurses and psychiatrists – for B.C.'s most vulnerable who need more intensive care than supportive housing provides by developing Complex Care housing</p>	<p><b>In Progress</b> - This is led by Ministry of Mental Health and Addictions (MMHA).</p> <p>Through the Homelessness, Partnerships and Housing Supports Division, HOUS is supporting the work of MMHA to develop and deliver Complex Care housing as part of a comprehensive Provincial Homelessness Strategy.</p> <p>Budget 2023 investments will build on the CCH units already underway with a further \$169 million over the fiscal plan to create additional new complex-care housing units.</p> <p>This work is supported by policy, engagement and implementation working groups that include partners such as HLTH, HOUS, and BC Housing.</p>
<p>Support the work of the Minister of Indigenous Relations and Reconciliation to bring the federal government to the table to</p>	<p><b>In Progress</b> - This is led by Ministry of Indigenous Relations and Reconciliation (MIRR) and supported by the Ministry of Housing (HOUS).</p>

<p>match our funding to build much-needed housing for Indigenous peoples both on and off reserve</p>	<p>The technical working group continues to work in partnership to collect data and complete a needs/gaps analysis to better inform how to align BC's \$550 million investment with Federal Indigenous housing investments.</p> <p>Note: Canada's Budget 2022 committed \$4.3B nationally for Indigenous housing. Through the Federal/Provincial ADM housing committee and the technical working group, BC is also in the process of confirming other federal Indigenous housing funds that would be targeted to BC Region.</p>
<p>Lead government's efforts to address homelessness by implementing a homelessness strategy</p>	<p><b>Substantially Complete</b> – Through the Homelessness Partnerships and Housing Supports Division, HOUS led the development of a Provincial Homelessness Strategy with partner ministries.</p> <p>Budget 2022 included \$633 million in funding for the Homelessness Strategy components over three years; including Youth Transitions (MCF) - \$35M, Homelessness Supports (HLTH/AG) - \$170M, Permanent Housing Plan (AG)- \$264M and Complex Care Housing (MMHA) - \$164M.</p> <p>Implementation and a public launch of the Provincial Homelessness Strategy is expected in Spring 2023, following Budget 2023.</p>
<p>To make life more affordable for renters – particularly during the hardship caused by COVID-19 – deliver a freeze on rent increases until the end of 2021, and then make permanent the actions our government took to limit rent increases to the rate of inflation</p>	<p><b>Completed</b> - Complete with Bill 7 Tenancy Statutes Amendment Act 2021 passed in Spring 2021</p>

**Table 3: Progress Status of 2022 Mandate Letter Items (Parliamentary Secretary)**

MANDATE LETTER ACCOUNTABILITY	STATUS
Support the Minister of Housing's efforts to address the housing challenges in rural, remote, and First Nations communities to support people and economic growth	<ul style="list-style-type: none"> <li>• Initiatives to increase housing supply on single-family zoned areas, such as legalizing secondary suites and expanding the number of units allowed to be built on single-family home zoned lots will help address rental housing challenges in rural communities. See progress of initiatives above.</li> <li>• The secondary suite incentive program under development by BC Housing will be accessible in communities across BC, which will support development of new affordable rental housing. BC Housing is currently finalizing program criteria, with program to be launched winter 2023/24, with applications accepted Spring 2024</li> <li>• A multi-pronged approach is required to support First Nations in addressing housing challenges and supporting economic development.</li> <li>• Budget 2023 will double units through the Indigenous Housing Fund, and the Expansion of all Building BC Programs are open to First Nations to apply.</li> <li>• HOUS is supporting MIRR in their work to bring the Federal government to the table to cost-match provincial investments in Indigenous Housing</li> </ul>
Engage directly with communities and provide regional perspectives to the work of government, with a focus on reflecting the unique needs of rural, remote, and First Nations communities, and implementing supports when needed	<ul style="list-style-type: none"> <li>• Housing and supports under the Homelessness Strategy include engagement and services specifically for and led by Indigenous organizations including government funding to establish an Indigenous Advisory Committee led by an Indigenous organization (in final RFP stages)</li> <li>• Housing is in contact with the Rural Development staff at JEDI to ensure Rural Development staff are aware of housing funding through BC Housing's Building BC funding programs.</li> </ul>
Continue to support the Minister of Citizens' Services to deliver high-speed connectivity throughout the province, with a goal of connecting all regions to the high-speed network	<ul style="list-style-type: none"> <li>• Continue to support the Minister of Citizens' Services to ensure progress made on commitment to deliver high-speed internet access to everyone in B.C. by 2027: <ul style="list-style-type: none"> <li>○ Project funding and completion announcements for Connecting Communities B.C. program are ongoing</li> </ul> </li> </ul>

Support the Minister of Post-Secondary Education and Future Skills and engage with sector partners to continue to expand access to skills training for people in rural, remote, and First Nations communities	<ul style="list-style-type: none"> <li>Continue to support the Minister of Post-Secondary Education and Future Skills to ensure progress on:             <ul style="list-style-type: none"> <li>Making post-secondary education and training easier to access for rural, remote, and Indigenous communities for people across B.C.</li> <li>Expanding program offerings in rural centres through partnerships and collaboration</li> </ul> </li> </ul>
Support the Minister of Health's work to strengthen ambulance services in rural communities	<ul style="list-style-type: none"> <li>Advice/Recommendations</li> </ul>



December 7, 2022

Honourable Ravi Kahlon  
Minister of Housing  
Parliament Buildings  
Victoria, BC V8V 1X4

Dear Minister Kahlon:

Thank you for agreeing to serve as Minister of Housing. I trust in your leadership at this critical time to deliver results for the people of British Columbia.

British Columbians continue to recover from and respond to the upheaval caused by the COVID-19 pandemic and climate related natural disasters, while global inflation is driving up costs for more households and the world's economic outlook is concerning. Now more than ever, we need to focus on building a secure, low emission, sustainable economy, and a province where everyone can find a good home – whether you live in a rural area, in a city, or in an Indigenous community. We will continue working toward true and meaningful reconciliation by supporting opportunities for Indigenous Peoples to be full partners in the inclusive and sustainable province we are building together.

Our government is committed to delivering on the mandate British Columbians gave us in 2020. Together we can make life better for people in B.C., improve the services we all rely on, and ensure a sustainable province for future generations.

As we renew our work, my priority as Premier is to deliver results that people can see and feel in four key areas:

- **Attainable and affordable housing:** In the wake of soaring prices and record migration to B.C., we will take on the important work of building new homes that are actually attainable for the middle class, while continuing our work to address the housing crisis for those in distress on our streets.

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**Office of the  
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- **Safer communities:** To address concerns about public safety, both for the people struggling with mental health and addiction on our streets, as well as the feeling that downtown centres are not as safe as they were before the pandemic, we will work with our partners at all levels of government, the justice and health care systems, the non-profit sector, and community leaders to find solutions for this complex challenge facing our province, and work overtime to seize the assets of high-level criminals.
- **Improved health care:** Amid unprecedented pressures we will continue to work to strengthen our public health care system, from family doctors to new hospitals, so care is there for each of us when we need it.
- **A sustainable, clean, secure, and fair economy:** We will continue our work investing in British Columbians, fighting racism and promoting equity, and building a clean economy that addresses our obligations to combat climate change by driving down emissions, while creating good, family supporting jobs.

Few issues are as central to our government's goal of ensuring British Columbia is a place where everyone can make a home as the need for housing itself. Our province is growing quickly – 100,000 people moved here last year, setting a 50-year record. This year, we expect similar growth. Coupled with seniors looking for affordable homes, young people looking to leave their parents' home and start life independently, and people moving to smaller communities to work remotely, demand for housing has never been higher in our province – and supply is not keeping up. We need more housing of all kinds, and urgently, but we can't do it alone. This work will require the partnership of municipalities, the federal government, First Nations, non-profit organizations, private landlords, tenants, community members, and homebuilders. Our government has already led unprecedented affordable and social housing initiatives, and yet we need to do more.

Historically, governments used to build housing for the middle class. Building homes for soldiers returning from war and their families was the start of the federal housing agency: Canada Mortgage and Housing Corporation. Tax credits drove the building of rental housing across the province through federal programs. Co-ops were funded through innovative programs fifty years ago – but now their leases are coming up.

While expanding our work to build housing for those living in the parks and on the sidewalks in our communities, we must take strong steps to get involved in delivering attainable middle-class housing for families who call our province home, for those who want to call our province home, for the people who make our province run every day, and for the seniors who helped build our province. We will face challenges in this work, but people expect us to do even more, and we must deliver for them.

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Since 2020, our government has made considerable progress on important initiatives including:

- Ongoing delivery of the 10-year housing plan to build more affordable housing, including investing \$2 billion in Housing Hub projects to build more affordable housing, passing the *Housing Supply Act* and amendments to the *Strata Property Act* to make sure housing keeps up with our growing population, capping annual rent increases below inflation, and preventing renovictions.
- Providing additional funding in Budget 2022 to prevent and address homelessness.

As a new ministry with responsibility to oversee delivery of our government's work on these important files, over the remaining period of this mandate I expect you to prioritize making progress on the following:

- Lead work to deliver the refreshed housing strategy with new initiatives that build on work already underway in urban, rural, remote and Indigenous communities. This strategy should:
  - Establish BC Builds to build housing for middle-income families, individuals, and seniors;
  - Ensure timely resolution of landlord/tenant disputes;
  - With support from the Minister of Finance, establish a rental housing acquisition fund;
  - Introduce legislation establishing new tools for local governments to help them better regulate short term rentals in their communities;
  - Introduce laws to legalize secondary suites province-wide and expand the number of units allowed to be built in cities using single-family home development permit processes; and
  - Include an effective flipping tax to fight increased costs caused by short-term flipping by investors.
- Work with Indigenous partners to identify and deliver on Indigenous housing priorities for the province.
- With support from the Minister of Municipal Affairs, lead work across government to simplify and speed up provincial housing approval processes, working toward 'one-stop' provincial permitting – and support municipalities to streamline development approvals through the continued implementation of the Development Approvals Process Review.
- Implement the *Housing Supply Act* and work with municipalities facing the highest housing needs to set housing targets and fast-track construction and redevelopment of affordable homes for people with a range of incomes.

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- Lead government's work to better coordinate services to deliver improved outcomes for people living in Vancouver's Downtown Eastside, with support from the Ministers of Mental Health and Addictions, Health, Social Development and Poverty Reduction, and Public Safety and Solicitor General, as well as Indigenous Peoples, external partners, and others.
- Expand on the new homelessness supports launched in Budget 2022, including long-term housing to address encampments.
- Support the Minister of Transportation and Infrastructure to implement transit-oriented development to advance sustainable communities along transit corridors to help achieve our housing and affordability goals, including targets for non-market units and non-profit housing.

To assist you in meeting the commitments we have made to British Columbians, you are assigned a Parliamentary Secretary for Rural Development. You will work closely together and ensure your Parliamentary Secretary receives appropriate support to deliver on the priorities outlined in the mandate letters issued to them.

Our work together must continue to evolve to meet the changing needs of people in this province. Issues not contemplated by this letter will come forward for government action and I ask you to bring such matters forward for consideration by the Planning and Priorities Committee of Cabinet, with the expectation that any proposed initiatives will be subject to the usual Cabinet and Treasury Board oversight and include measurable outcomes for British Columbians. Your ministry's priorities must reflect our government's overall strategic plan as determined by Cabinet.

British Columbians expect their elected representatives to work together to advance the public good. That means seeking out, fostering, and championing good ideas regardless of their origin. I expect you to reach out to elected members from all parties as you deliver on your mandate. Further, you will build thoughtful and sustained relationships both with title holders and through public and stakeholder engagement plans that incorporate diverse perspectives early in the policy development process. Federal partnerships and resources will be particularly important and, on behalf of our government, you will engage with the federal government on advancing priorities to improve the lives of British Columbians.

As a Cabinet, we will uphold the highest standards of ethics, collaboration, and good conduct in service of the public, and as a Minister of the Crown, you are expected to review, understand, and act according to the *Members' Conflict of Interest Act*. You will establish a collaborative working relationship with your Deputy Minister, and the public servants under their direction, who provide the professional, non-partisan advice that is

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fundamental to delivering on our government's priorities. Your Minister's Office must meet the highest standards for integrity and provide a respectful, rewarding environment for all staff.

The rural and urban challenges that we face are urgent and complex. In response, we must be forward-thinking, strategic, and ready to work across disciplines and old divisions in new ways. Labour shortages are a major issue globally, and British Columbia is no exception, including in the public service. Maintaining the BC Public Service as an employer of excellence will be key to retaining and recruiting the diverse professionals we rely on to deliver essential services, advice, and analysis.

At the core of this work is listening and responding to the priorities of people in B.C. Together, we can deliver results in very real ways – ways that people can see, feel, and touch, and that change their lives for the better. Thank you for doing this important work with me.

Sincerely,

A handwritten signature in dark ink, appearing to read "David Eby", with a long, sweeping horizontal line extending to the right.

David Eby, KC  
Premier



December 7, 2022

Roly Russell, MLA  
Parliamentary Secretary for Rural Development  
Parliament Buildings  
Victoria, BC V8V 1X4

Dear Parliamentary Secretary Russell:

Thank you for agreeing to continue to serve as Parliamentary Secretary for Rural Development. I trust in your leadership at this critical time to deliver results for the people of British Columbia.

British Columbians continue to recover from and respond to the upheaval caused by the COVID-19 pandemic and climate related natural disasters, while global inflation is driving up costs for more households and the world's economic outlook is concerning. Now more than ever, we need to focus on building a secure, low emission, sustainable economy, and a province where everyone can find a good home – whether you live in a rural area, in a city, or in an Indigenous community. We will continue working toward true and meaningful reconciliation by supporting opportunities for Indigenous Peoples to be full partners in the inclusive and sustainable province we are building together.

Our government is committed to delivering on the mandate British Columbians gave us in 2020. Together we can make life better for people in B.C., improve the services we all rely on, and ensure a sustainable province for future generations.

As we renew our work, my priority as Premier is to deliver results that people can see and feel in four key areas:

- **Attainable and affordable housing:** In the wake of soaring prices and record migration to B.C., we will take on the important work of building new homes that are actually attainable for the middle class, while continuing our work to address the housing crisis for those in distress on our streets.

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**Office of the  
Premier**

**Web Site:**  
[www.gov.bc.ca](http://www.gov.bc.ca)

**Mailing Address:**  
PO Box 9041 Stn Prov Govt  
Victoria BC V8W 9E1

**Location:**  
Parliament Buildings  
Victoria

- **Safer communities:** To address concerns about public safety, both for the people struggling with mental health and addiction on our streets, as well as the feeling that downtown centres are not as safe as they were before the pandemic, we will work with our partners at all levels of government, the justice and health care systems, the non-profit sector, and community leaders to find solutions for this complex challenge facing our province, and work overtime to seize the assets of high-level criminals.
- **Improved health care:** Amid unprecedented pressures we will continue to work to strengthen our public health care system, from family doctors to new hospitals, so care is there for each of us when we need it.
- **A sustainable, clean, secure, and fair economy:** We will continue our work investing in British Columbians, fighting racism and promoting equity, and building a clean economy that addresses our obligations to combat climate change by driving down emissions, while creating good, family supporting jobs.

As Parliamentary Secretary, you will assist the Minister of Housing in carrying out ministerial duties in the House and speaking on the government's behalf when issues arise in the absence of the Minister. You will also play an important role in engaging British Columbians by representing the Minister at public events, delivering speeches on behalf of the Minister, or acting as a spokesperson for the government's position. You will reach out to stakeholders, businesses, civil society, and people across B.C. to better understand their perspectives and bring their views to the Minister.

You will work with your Minister to help advance these shared responsibilities:

- Support the Minister of Housing's efforts to address the housing challenges in rural, remote, and First Nations communities to support people and economic growth.
- Engage directly with communities and provide regional perspectives to the work of government, with a focus on reflecting the unique needs of rural, remote, and First Nations communities, and implementing supports when needed.
- Continue to support the Minister of Citizens' Services to deliver high-speed connectivity throughout the province, with a goal of connecting all regions to the high-speed network.
- Support the Minister of Post-Secondary Education and Future Skills and engage with sector partners to continue to expand access to skills training for people in rural, remote, and First Nations communities.

- Support the Minister of Health's work to strengthen ambulance services in rural communities.
- Support the Minister of Jobs, Economic Development and Innovation to work with rural communities to strengthen regional economic development and to build economic resilience in hard-hit forest sector communities.

Your Minister is responsible and accountable for their ministry and their mandate; all key decisions will be made by them. You will understand your Minister's policy goals, develop a deep understanding of the issues, build thoughtful and sustained relationships both with title holders and through public and stakeholder engagement plans, and provide your best advice to the public service as they develop options for decision by the Minister.

You will collaborate with your Minister, ministry, and the Premier's Office to develop a workplan to guide your efforts, including detail on how the professional public service will support your work.

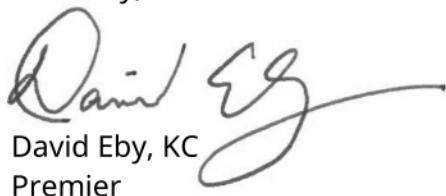
All members are expected to review, understand, and act according to the *Members' Conflict of Interest Act* and conduct themselves with the highest level of integrity. As a Parliamentary Secretary, your conduct will reflect not only on you, but on your Minister and our government.

You will establish a collaborative working relationship with your Minister, your Minister's staff, and the public servants who provide the professional, non-partisan advice that is fundamental to delivering on our government's priorities.

The rural and urban challenges that we face are urgent and complex. In response, we must be forward-thinking, strategic, and ready to work across disciplines and old divisions in new ways. Labour shortages are a major issue globally, and British Columbia is no exception, including in the public service. Maintaining the BC Public Service as an employer of excellence will be key to retaining and recruiting the diverse professionals we rely on to deliver essential services, advice, and analysis.

At the core of this work is listening and responding to the priorities of people in B.C. Together, we can deliver results in very real ways – ways that people can see, feel, and touch, and that change their lives for the better. Thank you for doing this important work with me.

Sincerely,



David Eby, KC  
Premier

## **2023/24 ESTIMATES NOTE**

*Last updated Date: March 2, 2023*

## **PREMIER'S HOUSING SOLUTIONS ADVISOR**

### **KEY MESSAGES:**

- Lisa Helps was a two-term Mayor for the City of Victoria, where lack of affordable housing is a key challenge. She was instrumental in the creation of a comprehensive Housing Strategy for Victoria.
- While there is considerable expertise in the Ministry on housing policy and related technical issues, the Special Advisor will complement that talent with significant “on the ground” experience of bringing affordable housing projects to completion in her 8 years as Mayor.
- Ms. Helps will focus on providing advice to assist in establishing BC Builds, which will be a complex undertaking. The emphasis of BC Builds will be on working with municipalities and other partners to advance housing projects for middle-income British Columbians.
- Her experience with working through the financial challenges and municipal approval processes that arise as projects proceed will be very valuable to us as we formulate the governance model and mandate of BC Builds.

### **FINANCES:**

- Ms. Helps is on a six-month contract, at a cost of \$80,000. Any questions about the contract should be directed to the Premier's Office, as it is funded out of its budget.

### **STATISTICS:**

- The HousingHub, which may serve as a model for BC Builds but has limited tools, has had some success in creating more affordable private sector units for the middle class - with a target of 8,800 units by 2027/28, ~3,300 are completed and another ~1,000 are under construction as of Dec. 31, 2022. The vast majority are rentals.

### **BACKGROUND:**

- Lisa Helps became the Mayor of Victoria in 2014 and was sworn into office for her second term on November 1, 2018. She chose not to run for a third term in 2022.
- Her appointment as Special Advisor on Housing was announced on January 26, 2023, with her main focus being on providing policy guidance as the government works towards the establishment the BC Builds component of the Housing Strategy.

## **Confidential**

- Two other special advisors were also recently announced: Dr. Penny Ballem for health and Doug White for Indigenous reconciliation.
- Phase 2 of Victoria's Housing strategy was released in 2019 and updated in 2021.
- Establishing BC Builds is a priority in the Minister of Housing's mandate letter: "Establish BC Builds to build housing for middle-income families, individuals, and seniors."
- The Premier's leadership platform stated the following re BC Builds:
  - *Work with First Nation and city governments, and private and non-profit partners, in both urban and rural areas to offer rapid approvals, increased density, land, and construction financing to deliver multi-family housing developments that can offer attainable middle-class housing for a range of incomes, both rental and purchase.*
  - *Using tools like upzoning select parcels in participating partner municipalities, in combination with government's favourable lending rates, and matched with expedited approvals - and for some projects public land - will result in significant savings directed to further reduce the costs of housing for the people living in those units.*
  - *These units will be accessible to B.C. residents only with eligibility determined by working with partnering municipalities to determine local priorities.*
  - *Affordability must be built-in long term for all projects, including when homes are sold- options include co-op structures, community land trusts, and shared equity partnership models.*
  - *Major review of all Provincial assets/lands that can be levered to build housing people can afford and ensure lands are dedicated to these purposes.*
- There are many commonalities between the vision for BC Builds and what BC Housing's HousingHub already does (i.e., focusing on partnerships with private developers to build more affordable middle class housing, negotiating the removal of barriers by acting as a facilitator between developers and local governments to increase density, reduce parking requirements, waive fees, as well as providing low cost interim construction period financing from the HousingHub's \$2 Billion borrowing facility established by government).
- The HousingHub's tools are limited, as it does not provide equity contributions, long term mortgages, only limited access to provincial land through the CITZ property inventory, and only has a staff complement of 13 FTEs.
- Advice/Recommendations

Contact: Bindi Sawchuk, ADM, Housing and Land Use Policy Division

Mobile: Government Financial Information

## **2023/24 ESTIMATES NOTE**

*Last updated Date: March 21, 2023*

## **REFRESHED HOUSING STRATEGY**

### **KEY MESSAGES:**

- The Province is introducing a refreshed Housing Strategy, that builds off the 2018 *Homes for BC: 30-Point Plan for Housing Affordability* to meet current challenges.
- In addition to more BC Housing and student housing units, changes to discourage activity such as “flipping” properties, and some additional measures for renters; the Strategy includes a new emphasis on leveraging the private sector and partners more by unlocking land supply, increasing density, and improving the pace of housing development through such measures as setting Housing Supply Targets, Missing Middle Density, more secondary suites, Transit Oriented Development, reducing provincial permitting times, etc.
- Also, through an investment of over \$12 billion over 10 years, the Strategy will advance 30 actions across several ministries to help meet the 114,000 units target and achieve four strategic priorities.
  1. *Unlocking more homes, faster* (10 actions): by increasing supply across a range of housing types, reducing barriers and delays, and better leveraging existing land and housing supply.
  2. *Delivering better, more affordable homes* (6 actions): by addressing critical challenges of affordability for low- and moderate-income households, the Housing Strategy will leverage investments through land use densification and more streamlined permitting.
  3. *Supporting those with the greatest housing need* (6 actions): by providing more housing for those experiencing homelessness and helping more people find a home.
  4. *Creating a Housing Market for People, not Speculators* (8 actions): by moderating housing prices in BC and improving fairness in the housing market.

### **FINANCES:**

- Through Budget 2023, Government will direct over \$12 billion in capital and operating funding over ten years to implement actions and investments in the refreshed Housing Strategy - most of it directed to BC Housing through #2 and #3 above.
- Note the \$4.2 billion Housing Strategy 3-year investment announced in Budget 2023 was \$3.1 billion for “pure” Housing Strategy items plus \$1.1 billion to fund pre-existing caseload/contractual housing pressures. However, the \$4.2 billion did not include the \$500 million Rental Protection fund or \$939 million over 3 years for the Renters Tax Credit. Therefore, the statement that the Budget 2023 amount for the Housing Strategy as “more than \$4 billion over three years” is defensible.



## Confidential

- Funding for Housing Strategy initiatives related to Transit Oriented Development have been allocated to the Ministry of Transportation and Infrastructure in Budget 2023.
- Budget 2023 also directs funding to the Ministry of Water, Land and Resource Stewardship to advance a new provincial permitting process as part of the Housing Strategy, to expedite provincial approvals related to housing.

### **BC Housing Targets for Building BC: Previous vs. Budget 2023\***

<b>Existing Program (Building BC / Student Housing)</b>	<b>Previous Target (B2022)</b>	<b>New Target (2032)</b>	<b>B2023 Increase</b>	<b>Comments</b>
Affordable Rental Housing (Building BC)	1,700	1,700	0	Program almost complete.
Rapid Response to Homelessness (BBC)	1,894	2000	106	Program almost complete
Deepening Affordability* (BBC)	2,194	2,799	605	B2022 target of 2,194 reduced from 2018 target of 4900
Community Housing Fund (BBC)	14,350	20,350	6,000	
Women Transition Housing (BBC)	1,500	3,000	1,500	Now fully subscribed
Supportive Housing Fund (BBC)	3,800	5,700	1,900	
Indigenous Housing Fund (BBC)	1,750	3,500	1,750	
Homelessness Action Plan (BBC)	524	2,524	2,000	Similar to SHF, with more services
Student Housing	<u>8,000</u>	<u>12,031</u>	<u>4,031</u>	8000 includes ~3000 units from partnerships
<b>Sub-Total</b>	<b>35,712</b>	<b>53,604</b>	<b>17,892</b>	
<b>Other Measures in the Housing Strategy</b>				
Metro Vancouver MoU	N/A	1,949	1,949	
Secondary Suites	N/A	3,000	3,000	3-year total of proposed forgivable loan program.
BC Housing Redevelopments	N/A	6,100	6,100	Additional units for up to 10 BC Housing owned sites
Complex Care	N/A	240	240	
<b>Sub-Total</b>		<b>11,289</b>	<b>11,289</b>	
<b>Total for Building BC</b>	<b>35,712</b>	<b>64,893</b>	<b>29,181*</b>	<b>10-year target (2031/32)</b>
Non BBC Programs		<u>14,182</u>	N/A	Begun after 2017
<b>Total all BCH Programs</b>		<b>79,075</b>		
Indirect Units**		<u>40,305</u>		See footnote
<b>Overall Target: 2031/32</b>		<b>119,380</b>		To be complete by 2032

\*Includes 29,150 unit as per spreadsheet plus 31 additional units from PSI partnerships.

\*\*Comprised of 20,805 from Spec. Tax in Metro Vancouver, 11,000 from CMHC Rental Financing, 4,500 from Transit Oriented Development, 2,000 from end of rental restrictions in stratas, and an estimated 2,000 from 2019 changes to the BC Building Code that allow secondary suites in townhomes, duplexes, etc.

## ***Confidential***

- In addition to the 29,181 units directly funded over 10 years beginning in Budget 2023 , Transit Oriented Development is expected to add about 10,000 more affordable, market units over the next 10-15 years. Also not included are the 2000 units anticipated to be purchased through the Rental Protection Fund.
- Many other “pure policy” measures in the Strategy will also add units but a forecasted amount cannot be quantified at this time.

### **BACKGROUND:**

- In Budget 2018, government committed to deliver 114,000 units of affordable housing through partnerships as part of the ten-year *Homes for BC: 30-Point Plan for Housing Affordability*. Following the initial commitment of \$7 billion over 10 years in Budget 2018, an additional \$2 billion borrowing facility to supply interim construction loans to developers was subsequently added to support the HousingHub.
- We expect that the additional investment of over \$12 billion over 10 years in Budget 2023 will, in addition to other existing policy initiatives and partnerships like the Speculation and Vacancy Tax and CMCH rental construction financing, will result in government being able to state that about 108,000 units be complete or under construction by 2027/28. It is likely that more will be added prior to 2027/28 through “pure-policy” initiatives in the Housing Strategy such as the housing targets on municipalities, Missing Middle Density, secondary suites, and so on.
- The 2023 Housing Strategy was developed through a cross-ministry approach, recognizing that the complexity of the housing crisis requires a coordinated response of distinct, but interdependent policy initiatives.

Contact: Gord Enemark, Executive Director (HPB) Alternates: Tracy Campbell or Hannah Rabinovitch	Mobile: Government Financial Information
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## **2023/24 ESTIMATES NOTE**

*Last updated Date: April 3, 2023*

## **LOCAL GOVERNMENT DENSITY INITIATIVES**

### **KEY MESSAGES:**

- Addressing B.C.'s housing crisis requires a variety of responses, key among which is increasing the supply of available housing.
- Ensuring that development approvals are done efficiently and effectively is important for communities to get the housing they need as quickly as possible.
- The Province is working on changes to community planning processes and zoning authorities to help get the homes people need built faster.
- We also know that increasing housing supply requires investments in community infrastructure and amenities to ensure we build communities that are liveable and sustainable.
- That is why we announced the \$1 billion fund for local governments to help prepare for future growth and support new home construction, and are exploring changes to the development finance framework, which local governments use to fund these infrastructure and amenity costs.
- The Housing strategy outlines the work government will be undertaking on local government density initiatives,
  - including changes to pre-zoning,
  - allowing secondary suites province-wide,
  - allowing at least four units of small-scale multi-unit housing on a single-family home lot, with more density near transit in many communities, and
  - local government development finance tools.

### **FINANCES:**

- The recently announced Growing Communities Fund (administered by Ministry of Municipal Affairs) will provide \$1 billion to local governments to help prepare for future growth and support new home construction.
- Budget 2023 allocated \$57 million over three years for a funding program to support local governments to meet new requirements under the DAPR (Development Density Approvals Process Review) Initiative (improving housing needs reports and pre-zoning to meet the needs in those reports), as well as funding for new FTEs to implement Local Government Density Initiatives.
- Local Government Density Initiatives are part of the new housing strategy. The Planning and Land Use Management Branch currently has 9 FTEs supporting this work.

## STATISTICS

- B.C.'s net migration reached 100,797 people in 2021, which is the highest annual total since 1961.
- In the Summer of 2022, CMHC estimated Canada needed 3.5 million new homes by 2030 to "restore housing affordability", with 570,000 new homes needed in BC.
- Increasing allowable density is a key component of addressing the growing need of British Columbians for greater and more diverse housing supply.

## BACKGROUND:

- The Ministry of Housing has a range of initiatives underway that will support increased housing supply and density and increased efficiency of development approvals. Major program streams include:
  - **OCPs/Zoning – Current Priority:** legislative amendments proposed for <sup>Cabinet</sup>Confidences to require local governments to better plan and zone for housing needs “up-front” to reduce the number of rezonings, which can result in delays in housing getting to market. This will also include amendments to enable secondary suites on all single family zoned lots in B.C. by right, and higher levels of allowable density on single family zoned lots in cities by right (missing middle density).
  - <sup>Cabinet</sup>Confidences
  - **Streamlining:** early legislative amendments have been passed to enable delegation of certain authorities to local government staff and make waiving public hearings for rezonings that are consistent with Official Community Plans the default. \$15M for the Local Government Development Approvals Program (LGAP) to support implementation of best practices in streamlining development approvals is being administered by UBCM.
  - **Public Hearings:** internal work on hold pending completion of a major policy stream, however, general support is being provided for the SFU Centre for Dialogue initiative ‘Renovate the Public Hearing’, currently underway. This project is reviewing the public hearing model and will make recommendation on improvements and changes to revitalize the system.
- Implementation of these initiatives will be supported by a new funding program for local governments as well as various policy, guidance and training supports.

Contact: Jessica Brooks, Executive Director, PLUM

Mobile: <sup>Cabinet</sup>Confidences Government Financial Information

## **2023/24 ESTIMATES NOTE**

*Last update Date: March 19, 2023*

## **PLAN TO MEET 114,000 UNIT TARGETS**

### **KEY MESSAGES:**

- In Budget 2018, government committed to deliver 114,000 units of affordable housing as part of the ten-year *Homes for BC: 30-Point Plan for Housing Affordability*. Budget 2023 will bring forward significant investments to reach this target, through both new and existing initiatives that leverage direct funding, financing, partnerships, and policy changes to create new housing supply. We expect 108,000 units to be completed or under construction by 2027/28, from both funded and policy measures such as the Speculation Tax - see the table.
- **Directly Funded Units:** Through investments in BC Housing's Building BC programs, we have 20,825 units completed or underway since the introduction of the *30-Point Plan* but including all other funded BC Housing programs with partners and student housing, the current total completed/underway is 40,263. Note that Budget 2023 will fund an additional 28,390 units over the next 10 years.
- **Indirect Units (Policy Changes, Other Partners):** The Speculation and Vacancy Tax has reduced the number of vacant properties in the province, encouraging owners to either rent out or occupy the property as a primary residence. As of 2021, there were 20,805 additional strata units in Metro Vancouver alone that have been added to the rental stock since 2018. Adding 11,000 units from rental financing by CMHC, arguably a housing partner of the Province, as well as additional units from ending rental restrictions in condos and other policies, the total "complete and underway" currently is an estimated 74,668.
- Including all these sources of additional units, by 2027/28 we expect at least 108,000 units to be completed or under construction, very close our 114,000 unit goal. With other policy measures we are introducing in the Housing Strategy, we believe that total will actually be exceeded.

### **FINANCES:**

- Budget 2023 will direct over \$12 billion to implement a refreshed Housing Strategy over 10 years, including over \$4 billion in the Budget 2023 three-year plan. About \$11 billion of the 10 year total is for social, supportive, and student housing units capital and operating needs for new units.
- This builds off progressive investments since Budget 2018, which provided approximately \$7 billion in funding over 10 years through the introduction of the *30-Point Plan*.
- Budget 2021 provided up to \$2 billion borrowing capacity through HousingHub capacity.

## Confidential

### STATISTICS:

- The following table details the progress toward 114,000 affordable units, including those introduced as part of the *30-Point Plan* and through additional funding as part of *Budget 2023* and the refreshed Housing Strategy.

Program / Initiative	30 PP 2018 10 yr. Target	Complete or Underway Dec. 31/22	Forecasted Complete & Under Construction by 2027/2028 <sup>1</sup>	B2023 Net new 10-yr. Funded Units
<b>Directly Funded Units</b>				
Building BC programs	28,700	20,825	36,040	15,150
Non-Building BC programs (w/ BC Housing partners)	N/A	11,672	14,309	
Student Housing	8,000	7,766	9,881	
B2023 funded units	<u>N/A</u>	<u>N/A</u>	<u>9,678</u>	<u>13,240<sup>2</sup></u>
<b>Sub-Total</b>	<b>36,700</b>	<b>40,263</b>	<b>69,908</b>	<b>28,390</b>
<b>Indirect Units</b>				
Spec Tax (Metro Van)	N/A	20,805	20,805	
CMHC Rental Financing	N/A	11,000	11,000	
Other (TOD, etc.)	<u>N/A</u>	<u>2,600</u>	<u>7,000</u>	
<b>Total</b>	<b>36,700</b>	<b>74,668</b>	<b>108,713</b>	<b>28,390</b>

<sup>1</sup> 10 years from 2018/19. Includes new investments from B2023 to be completed/under construction by 2027/28.

<sup>2</sup> Includes additional B2023 units (distinct from the 15,150 BBC units above) from the following non-Building BC streams: BCH redevelopments (6000); Secondary Suites Incentive Program (3000); Student Housing (4000); & Complex Care (240).

### BACKGROUND:

- In 2023, Government introduced a refreshed Housing Strategy, that includes actions that will continue to provide direct funding, financing, partnerships, and policy change in support of an expanded supply of affordable housing in B.C. and will enable it to come close to the 114,000 unit by 2027/28.
- In addition to directly funded units, the Housing Strategy will also introduce measures that will unlock land supply, increase density, and improve the pace of housing development. These objectives are critical to enable a sustainable supply of affordable housing across the province.
- For example, the *Housing Supply Act* will be brought into force in 2023 and will see the Province work with municipalities to set housing targets for high-growth areas where demand for housing outpaces supply.
- Also, as the first stage of implementing the results of the Development Approvals Process Review, the Province will prioritize local government density initiatives. This includes pre-zoning for missing middle density, secondary suites, and in Transit Oriented Development zones.

Contact: Gord Enemark, Director (HPB)	Mobile: Government Financial Information
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## **2023/24 ESTIMATES NOTE**

*Last update Date: March 6, 2023*

## **HOUSINGHUB**

### **KEY MESSAGES:**

- 2018's *Homes for BC: A 30-Point Plan for Housing Affordability in British Columbia* represented the single largest housing investment in B.C.'s history.
- As a key initiative in the 30-Point Plan, the HousingHub works with community, government, non-profit, and Indigenous partners to facilitate the creation of new affordable rental housing and homeownership options for middle-income British Columbians.
- Partners bring low-cost financing, project coordination, expertise, and access to predevelopment funding to the table.

### **FINANCES:**

- No additional budget allocated in Budget 2023 for HousingHub.
- Budget 2022 provided \$8.0 million to support HousingHub's project development capacity.
- Approximately \$2.7 million in funding will be provided in 2023/24 to increase HousingHub staffing.
- Budget 2021 provided \$2 billion to increase HousingHub's debt limit.

### **STATISTICS:**

- As of December 31, 2022, there are 6,566 units\* in various stages of development under HousingHub programs. *Note: Total includes projects in initiation phase which are public knowledge through announcements or municipal processes but have not yet received final BC Housing approval.*
- 5,879 of those units are under the Provincial Rental Supply Program and 687 are under the Affordable Home Ownership Program.
- HousingHub's bolstered resources are anticipated to facilitate the creation of approximately 9,000 new homes.

***Confidential***

**BACKGROUND:**

- HousingHub provides low-interest rate financing to encourage developers and community groups to build new affordable units.
- In return, developers commit to pass these construction-cost savings onto the tenants and prospective homeowners. Loans are repaid upon completion of construction.
- Two programs are delivered through HousingHub:
  - Provincial Rental Supply Program, which aims to increase the supply and range of affordable rental housing
  - Affordable Home Ownership Program (AHOP), which offers qualified purchasers second participating mortgages that are interest- and payment-free for up to 25 years.
- HousingHub projects target middle-income households with an average annual household income under \$99,000 per year, or with incomes ranging from 25th to 75th income percentiles.
- BC Housing continues to strengthen HousingHub program design to address identified gaps (i.e. short-term rentals being offered in HousingHub financed projects).

Contact: Bonnie Ruscheinski, a/Exec Lead, SGA Division	Mobile: Government Financial Information
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## **2023/24 ESTIMATES NOTE**

## **HOUSING AFFORDABILITY**

*Last updated Date: March 21, 2023*

### **KEY MESSAGES:**

- High migration to B.C. and limited housing supply have created a generation-defining challenge for all levels of government. It is important for the public, non-profit, and private sectors to work together to address housing availability and affordability.
- Our government is making the largest investments in housing in B.C.'s history –\$7 billion in Budget 2018 and over \$12 billion dollars in Budget 2023 – working with partners to deliver 114,000 homes by 2027/28 and even more into the future.
- Since 2018, more than 42,000 new affordable homes are completed or underway in over 100 communities throughout B.C., through BC Housing, new student housing, and partnerships with other levels of government.
- In addition, the new *Housing Supply Act* will enable targets for housing to be set for specific municipalities in relation to forecast housing needs. We will be announcing the first municipalities with targets in early summer.
- The new 2023 Housing Strategy builds on the 2018 *Homes for B.C.: A 30-Point Plan for Housing Affordability in British Columbia* by not only funding more social housing and other government measures, but also by placing a much greater emphasis on the private sector by “unlocking” land and increasing density in the right places for new housing supply, simplifying provincial and municipal approvals processes, and placing more accountability on local governments.

### **FINANCES:**

- Through Budget 2023, Government will direct over \$12 billion in capital and operating funding over ten years to implement actions and investments in the refreshed Housing Strategy. This includes over \$8.7B to Building BC programs:
  - Indigenous Housing Fund - \$1,259.4 million
  - Community Housing Fund - \$1,364.1 million
  - Homelessness Action Plan - \$1,791.6 million
  - Supportive Housing Fund - \$2,145.7million
  - Women’s Transition Housing Fund - \$1,199.1 million
  - Complex Care - \$300.0 million
  - MOU with Metro Vancouver Housing Corporation - \$605.207 million

### **STATISTICS:**

- CMHC’s 2022 Rental Market Report showed that vacancy rates in the primary rental market (excludes secondary suites, rented condos/houses, etc. due to lack of data) in B.C. were 1.3

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per cent, while rents across the province had risen approximately 6.5 per cent in the past year.

- CMHC's Rental Market Survey data show that the average rental rate for an occupied (i.e. subject to rent controls) 2-bedroom apartment in B.C stood at \$1,721 per month, requiring a gross income of at least \$68,000 per year for this rental rate to be less than 30 per cent of income. However, listed rental prices are much higher for advertised units (market rates as they are vacant) according to January 2023 data from Rentals.ca, citing the average rent for a 2-bedroom unit in B.C. at \$2,769, requiring a gross income of at least \$110,000 per year for rent to be less than 30 per cent of income.
- In Summer 2022, CMHC estimated Canada needed 3.5 million new homes by 2030 to "restore housing affordability", with 570,000 new homes needed in B.C.
- Canadian Real Estate Association (CREA) data shows the average price of a single-detached home across many regions in B.C. now exceeds \$1-million dollars. Though, the price has decreased by 11 per cent from January 2022, where the benchmark price of a single-family home in B.C. was \$1,374,200, compared to January 2023 where the price was \$1,222,900.

### BACKGROUND:

- B.C. saw the highest migration in 60 years with more than 100,000 people moving here in 2021. The population continues to grow with 45,515 more people migrating in Q2 of 2022 alone, the highest quarterly increase since the 1970s. To keep up with our growing population and ensure people can find affordable housing, there is a need to continue working with all levels of government to build more homes people can afford to rent or buy.
- In November 2022, the *Housing Supply Act* was introduced and will be brought into force by regulation in Spring 2023.
- In 2022, the government ended age and rental restrictions in Stratas (55+ remains).
- The Province also introduced demand-side measures such as the Speculation and Vacancy Tax and the Land Owner Transparency Registry, which helped moderate real estate price escalation beginning Fall 2018.
- By helping municipalities streamline approvals processes, our government is helping to ensure new housing is built more quickly, keeping construction costs down and resulting in greater affordability.
- The Province will also help speed up approvals and construction by creating a one-stop-shop approach to provincial permitting for housing to help build more homes.
- Under tenant-based rent guidelines imposed in B.C., the allowable rent increase for existing tenants was capped at 2 per cent in 2023.

Contact: Hannah Rabinovitch, Director (HPB)	Mobile: <sup>Government Financial Information</sup>
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## **2023/24 ESTIMATES NOTE**

*Last updated Date: March 30, 2023*

## **RENTAL PROTECTION FUND**

### **KEY MESSAGES:**

- The Province is investing \$500 million in a new Rental Protection Fund dedicated to protecting tenants and preserving affordable rental housing in British Columbia.
- The Fund will provide one-time capital grants to non-profit housing organizations so they can purchase affordable residential rental buildings and ownership co-operatives to protect the renters who are living there and safeguard these units from speculation and redevelopment.
- The Fund will be managed by an external entity, the Housing Acquisition Fund Society (publicly known as the Rental Protection Fund Society), a partnership among the BC Non-Profit Housing Association, the Co-operative Housing Federation of BC, and the Aboriginal Housing Management Association.
- The Fund will be operational this summer.

### **FINANCES:**

- Government has committed \$500 million to establish the Rental Protection Fund. The Society will provide grant to non-profits to acquire properties, invest the balance of the principal amount and use interest earned to fund operations, up to a maximum of \$2.2M per year for three years (term of agreement). Any additional interest earned will be reinvested into the fund to preserve rental units.

### **STATISTICS:**

- Between 1991 and 2020 approximately 112,000 purpose-built rental units were either converted to more expensive rental units or redeveloped as condos, resulting in only about 11,000 more net-new purpose-built rental units (6 per cent) over about 30 years, for a 2021 total of about 197,000 units. As a result, during that time, the net number of purpose-built rentals has barely changed over that period.
- Over the same period, B.C.'s population has grown by 1.8 million persons, (53 per cent) and the number of renter households in B.C. grew by approximately 152,000 (34 per cent).
- There are eight housing co-operatives in Greater Vancouver created under federal funding programs whose tenants are at risk because their leases on privately-owned land expire in 2030 and 2031.

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### **BACKGROUND:**

- The Province is investing \$500 million in this new Fund to provide one-time capital grants to non-profit housing organizations to help preserve affordable rental housing.
- Recent years have seen an increase in purpose-built rental construction in B.C., however much more is needed. Further, destruction of the existing stock of older units is an issue.
  - A BC Housing report shows that 2022 had the highest number of new purpose-built rental units on record. A total of 14,546 rental units were registered last year, which is a 10 per cent increase from 2021. In 2012, fewer than 2,000 new rental units were built.
- In addition to building more affordable rental housing, the Province must also protect current tenants and affordable rental housing options that already exist. The Fund will help non-profits secure older rental buildings and protect vulnerable renters from owners who in some cases may drive up rents and evict tenants from their homes.
- The Fund will be administered by the Housing Acquisition Fund Society, which is governed by a Board consisting of the heads of the three organizations that comprise the Society: the BC Non-Profit Housing Association, the Co-operative Housing Federation of BC, and the Aboriginal Housing Management Association. An Investment Advisory Committee, the CEO, and financial and technical staff of the Society will work with the Board to ensure the proper due diligence on acquisitions is undertaken.
  - The Society will provide funding to non-profit housing organizations to help them acquire buildings at risk of redevelopment or significant rent increases.
  - BC Housing has estimated that about 2,000 units can be purchased by the fund, with each purchase being funded in part by equity from the Fund and in part by mortgage funding. The Province has no obligations beyond providing the \$500 million in one-time funding.
- The contribution agreement with the Society has been signed by both parties on March 29, 2023. It includes both eligibility criteria (what the Society has to do to get the money) and stipulations (what it has to do to keep the money), which will cover governance and related criteria to ensure that the appropriate accountability mechanisms are in place to ensure proper value for the money. The Fund will begin accepting applications this summer.

Contact: Roxanne DeSouza, Senior Policy Analyst, HPB

Mobile: Government Financial Information

## **2023/24 ESTIMATES NOTE**

*Last updated: March 6, 2023*

## **HOUSING SUPPLY ACT**

### **KEY MESSAGES:**

- The Housing Supply Act was unanimously approved by all members of the Legislative Assembly on November 24, 2022. The Act will come into force by regulation in Spring 2023.
- The new legislation supports Government's commitment to urgently address the need to increase housing supply at the municipal level.
- Under the new legislation, the Ministry, in consultation with specific municipalities, will set housing targets and timelines for those municipalities to deliver housing supply more quickly and efficiently. (Municipalities will determine the processes for achieving the provincially set housing targets.)
- Housing targets will be implemented in a phased approach, with an initial cohort of 8-10 municipalities in high-growth areas of the province with high forecasted demand for housing. Municipalities within the Speculation and Vacancy Tax areas will serve as an initial framework for selecting municipalities for analysis and housing targets.
- Under the Act, Indigenous lands (including treaty lands and lands held under Aboriginal title) are excluded from provincial housing targets.

### **FINANCES:**

- Budget 2023 provided \$11.3 million in funding over three years to implement the Housing Supply Act, including \$8.1 million for 16 – 20 FTEs (\$7.8 OHCS and \$0.25M MUNI) and \$3.2 million for Information Technology systems and operating expenses.
- This funding will establish a new work unit and implement a system to manage the program (i.e. create municipal profiles, manage ~100 data points, run analysis, calculate housing targets, monitor progress and produce reports).

### **STATISTICS:**

- Canada Mortgage and Housing Corporation's (CMHC) 2022 Rental Market Report showed that vacancy rates in the primary rental market in B.C. were 1.3 per cent, while rents across the province had risen approximately 6.5 per cent in the past year.
- CMHC's Rental Market Survey data show that the average rental rate for a 2-bedroom apartment in B.C stood at \$1,713 per month, requiring a gross income of at least \$68,000 per year for this rental rate to be less than 30 per cent of income. However, listed rental prices

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are much higher according to January 2023 data from Rentals.ca, citing the average rent for a 2-bedroom unit in B.C. at \$2,769, requiring a gross income of at least \$110,000 per year for rent to be less than 30 per cent of income.

- In 2022, CMHC estimated Canada needed 3.5 million new homes by 2030 to "restore housing affordability", with 570,000 new homes needed in BC.
- Canadian Real Estate Association (CREA) data show the average price of a single-detached home across many regions in B.C. now exceeds \$1-million dollars. Though, the price has decreased by 11 per cent from January 2022, where the benchmark price of a single-family home in B.C. was \$1,374,200, compared to January 2023 where the price was \$1,222,900.

### **BACKGROUND:**

- BC is in a housing crisis, and housing supply has not kept pace with demand or household growth for the past 40 years, leading to a shortage of both inventory and diversity of housing types, historically low vacancies, and rising housing prices and rents.
- The public and development sector have called for decisive provincial action on housing supply as unaffordability and homelessness increase to historic levels.
- A major factor impeding housing supply is the length of time and uncertainty of municipal development approvals. Variability exists among municipalities to create the conditions that facilitate the development of housing. Municipalities struggle to approve housing development or may have conflicting priorities that undermine prioritizing housing development.
- The Act will provide for setting housing targets and monitoring progress through consultation between the Ministry and a specified municipality, including validating municipal Housing Needs Reports in relation to municipal Official Community Plans, Regional Growth Strategies, economic data, and other information as set out in the legislation and regulations.
- Engagement with key partners and stakeholders on the development of the regulations has been ongoing in early 2023, including with Treaty Nations, First Nations, Metis Nations, the First Nations Leadership Council, as well as the Union of British Columbia Municipalities, the Urban Development Institute, and non-profit housing organizations.

Contact: Cimarron Corpé, Acting Executive Director (HTPB)	Mobile: Government Financial Information
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## **2023/24 ESTIMATES NOTE**

*Last updated Date: March 21, 2023*

## **BC BUILDS CURRENT STATUS**

### **KEY MESSAGES:**

- As part of government's Housing Strategy, we are developing "BC Builds" to create more housing for middle income earners using the tools government has at its disposal, such as potential low-cost financing, access to provincial lands, equity contributions, and facilitating strategic partnerships.
- BC Builds will work with key partners, such as First Nations, developers, non-profits, and local governments, while leveraging new tools and resources that have not been available to these parties in the past.
- We understand that these activities bear a lot of similarities to BC Housing's HousingHub, which also facilitates more affordable market housing, but exactly what form BC Builds will take is still under discussion as our vision is to go beyond the current HousingHub mandate.

### **FINANCES:**

- There is no funding allocated for BC Builds in Budget 2023 as its mandate is still being developed.
- The HousingHub has a staff of about 13 FTEs, with some vacancies within BC Housing.
- HousingHub has access to a "borrowing facility" of \$2 billion through the Ministry of Finance, to make construction loans to private sector builders which are repaid upon completion, at which time the developer obtains a long-term mortgage. When the loans are paid back, that funding can then be lent for new projects and in that sense, it is a "revolving credit facility."

### **STATISTICS:**

- Recent estimates from BC Housing are that since 2018, the HousingHub has 6,500 units (mainly rentals) completed or underway as shown below. About 700 of those units are owner-occupied under the HousingHub's *Affordable Home Ownership Program* (AHOP).

#### **Housing Hub Unit Progress as of Dec. 31, 2022**

<b>Target</b>	<b>Total</b>	<b>Completed</b>	<b>Under construction</b>	<b>In development<sup>1</sup></b>	<b>Initiated<sup>2</sup></b>
8,800	6,566	3,329	970	1,183	1,084

<sup>1</sup> Projects "In development" are those that have received Provisional Project Approval (PPA)

<sup>2</sup> Projects "Initiated" have been publicly announced through a communications news release but have not been approved yet or have been submitted for TB Risk Assessment or internal approval

- Income eligibility for units with less than two bedrooms: Middle-income households are those whose gross household income does not exceed the 75th income percentile for families without children, as determined by BC Housing (currently \$126,050).

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- Income eligibility for units with two or more bedrooms: middle-income households are those whose gross household income does not exceed the 75th income percentile for families with children, as determined by BC Housing (currently \$182,870).

## BACKGROUND:

- The BC Builds component of Premier Eby's leadership platform emphasized:
  - Working with partners to offer rapid approvals, increased density, land, and construction financing to deliver multi-family housing developments for the middle class, for both rental and purchase.
  - Using tools like upzoning and government's favourable lending rates, matched with expedited approvals - and for some projects public land to further reduce the costs of housing.
  - Affordability must be built-in long-term for all projects, and options include co-op structures, community land trusts, and shared equity partnership models.
  - Major review of all provincial assets/lands that can be levered to build housing people can afford and ensure lands are dedicated to these purposes.
- Similarities to HousingHub include:
  - **Working with a range of partners** - HousingHub works with community, government, non-profit, and private-sector stakeholders to facilitate the creation of new affordable rental housing and homeownership options for middle-income British Columbians, for both rental and affordable home ownership.
  - **Providing financing, access to land and equity** - Through private and community partnerships, and leveraging the expertise of BC Housing staff, HousingHub can provide low-cost financing, access to land, and low-capital equity.
  - **Targeted to middle-income** - Combined gross household income of all individuals on title is not to exceed the applicable "Middle-Income Limit."
- Lisa Helps has been named Special Advisor on Housing to advise on the implementation of BC Builds, working the HOUS staff and the Housing Project Board. There is considerable work to do on defining the model, mandate, and tools for BC Builds.
- The Ministry of Citizens Services is working on reviewing provincial titled lands (mainly urban areas) that could be suitable for housing. Note that BC Housing already uses the CITZ inventory (i.e., the *Property Inventory Management System* or "PIMS") to identify available land owned by provincial agencies that may be suitable for housing, but there are data gaps.

Contact: John Thomson, Executive Lead, Housing Innovations

Mobile:

Government Financial Information



**2023/24 ESTIMATES NOTE***Last updated Date: March 21, 2023***BUILDING BC EXPANSION****KEY MESSAGES:**

- Launched as part of Budget 2018, BC Housing's Building BC programs have helped government deliver on its goal to deliver 114,000 units of affordable housing from 2018-2027. Building BC funding has provided for over 21,000 units to date of the 2018 target of 29,000 units.
- \$4.4 billion for 11,250 more social housing units over ten years as follows:
  - Community Housing Fund \$1.364 billion (6,000 units);
  - Indigenous Housing Fund \$1.259 billion (1,750 units);
  - Women's Transition Housing Fund \$1.199 billion (1,500 units);
  - Metro Vancouver MoU \$605 million (2,000 units).
- \$4.2 billion for 4,140 new housing units over ten years to reduce homelessness, and to respond to and support people sheltering in encampments. This includes:
  - An investment of \$300.0 million for 240 for complex care;
  - An investment of \$2.146 billion for 1,900 units of supportive housing;
  - An investment of \$1.792 billion for 2,000 units of supportive housing under the *Homelessness Action Plan (HAP)*.

**FINANCES:**

- Through Budget 2023, Government will direct over \$12 billion in capital and operating funding over ten years to implement actions and investments in the refreshed Housing Strategy.
- This includes over \$8.7 billion to Building BC programs.

**STATISTICS:****Budget 2023 Building BC (BBC) Expansion**

Existing Program (Building BC)	Previous Target	New 2023 Target	B2023 Increase	Comments
Affordable Rental Housing	1,700	1,700	0	Program almost complete.
Rapid Response to Homelessness	2,000	1,894	0	Program almost complete. Additional \$53M requested to complete these units in Budget 2023.
Community Housing Fund	14,350	20,350	6,000	

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Metro Vancouver MoU	N/A	2,000	2,000	
Women Transition Housing	1,500	3,000	1,500	Now fully subscribed
Indigenous Housing Fund	1,750	3,500	1,750	3300 Indigenous in Housing Registry
Supportive Housing Fund	3,800	5,700	1900	1800 more units ready to go
Homelessness Action Plan	400	2,400	2,000	Same as SHF, just different branding; ~9000 homeless in BC
Deepening Affordability	4,900	2,800	(2,100)	BCH has only 2800 legacy (PIAH/IHI) units to fund. Additional \$30M in Budget 2023 to meet the target.
<b>Total</b>	<b>30,400</b>	<b>43,341</b>	<b>13,050*</b>	

*\*does not include Complex Care units*

**BACKGROUND:**

- Building BC consists of the following funding programs:
  - Affordable Rental Housing: rental homes for low and moderate-income households.
  - Rapid Response to Homelessness: modular affordable housing with support services for those who are homeless or at risk of homelessness.
  - Community Housing Fund: affordable housing for low- and moderate-income households with a particular focus on the 'missing middle'.
  - Indigenous Housing Fund: affordable rental housing owned and operated by non-profit providers serving low-income Indigenous families and seniors.
  - Women's Transition Housing Fund: Provincial Rental Housing Corporation-owned, non-profit operated housing with appropriate supports for women and children experiencing or at risk of violence.
  - Supportive Housing Fund and Homelessness Action Plan: delivers housing 24/7 support services for people experiencing homelessness or risk of homelessness.
  - Deepening Affordability Fund: funding commitment by the province to increase the affordability of units already committed to under previous Provincial Investments in Affordable Housing (PIAH) and Investments in Housing Innovation (IHI).

Contact: Bonnie Ruscheinski, a/Exec Lead, SGA Division	Mobile: Government Financial Information
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## **2023/24 ESTIMATES NOTE**

*Last updated Date: March 1, 2023*

## **SINGLE ROOM OCCUPANCY (SROs)**

### **KEY MESSAGES:**

- Historically, single room occupancy units provided affordable housing for low-income renters. Monthly rent costs and the state of disrepair in these buildings, particularly privately-owned buildings, are increasing past what is affordable for those on income-assistance, and many residents are turning to sleeping rough as single room occupancy conditions deteriorate.
- The Province is committed to ensuring there are plans to renovate or redevelop single room occupancy units to maintain crucial affordable housing stock in Vancouver's Downtown Eastside.
- There are significant health and safety concerns with a number of single room occupancy units in the Downtown Eastside; including fire safety (a number of fires started inside and adjacent to single room occupancy units), drug use in isolation and overheating in summer months.
- The Province is taking a leadership role to improve the Downtown Eastside which includes renovating more than 200 single room occupancy units for people sheltering in encampments.
- Since 2021, the Province, with BC Housing, the federal government, and the City of Vancouver, have formed the "SRO Investment Strategy Intergovernmental Working Group" to develop a coordinated investment strategy (the SRO Investment Strategy) to replace or redevelop single room occupancy buildings in the Downtown Eastside.
- The SRO Investment Strategy is divided into three segments:
  - Segment 1: Fifteen single room occupancy renewal projects that are planned, scheduled or currently under renovation or redevelopment. Funding for these projects is already secured. All projects are either provincially-owned, city-owned, or non-profit (Chinese Benevolent Society) owned. These include the Balmoral and the Regent redevelopments.
  - Segment 2: An assessment of an additional fifteen (approximately) single room occupancy buildings, including privately-owned buildings. BC is leading this work.
  - Segment 3: We recognize the importance of engaging community groups, such as residents' organizations and cultural associations, to ensure our approach respects the needs of current tenants and offers meaningful housing choices. City of Vancouver will lead the engagement work.

- Cabinet Confidences

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### **FINANCES:**

- Budget 2023 includes a provincial commitment of \$362,000 in 2023/24 and \$362,000 in 2024/25 to support the development of the SRO Investment Strategy. This represents a third of the total funding requirement, with the remainder to be provided by CMHC and the City of Vancouver. This will fund a project management team along with project prioritization and community engagement consultant to support the development of a coordinated investment strategy to replace and redevelop ~15 SRO building in DTES.
- FTEs supporting this issue – 1.25 FTE from Housing Strategy budget, and 2 FTEs from BC Housing's existing budget.

### **STATISTICS:**

- There are currently approximately 6,700 residents living in 157 SRO buildings, mostly in the DTES.
- 52% of the rooms (~3,600 rooms in 95 buildings) are privately owned.
- 48% of the rooms (~3,300 rooms in 62 buildings) are in non-market ownership (government, non-profit housing organizations, Chinese benevolent societies).
- To support the Hastings Street encampment response plan, BC Housing has renovated approximately 159 SRO units with more underway; this work includes fire safety improvements.

### **BACKGROUND:**

- Approximately 6,700 residents live in SRO units with shared bathrooms and limited shared kitchen facilities in Vancouver's DTES. The average age of these buildings is over 100 years old; they frequently lack modern plumbing or heating systems, accessibility features, and many are in poor or unsafe condition. SRO buildings are considered an inadequate form of housing.
- Rents in SRO buildings have risen rapidly in recent years according to City of Vancouver rent surveys:
  - An average rent increase of 16% over the past four years in privately-owned buildings, from \$483 to \$561 per month.
  - The number of rooms renting at twice the shelter rate (\$700+) doubled from 363 to 769 rooms between 2017 and 2021.
  - Rents increase faster in SRO buildings that change owners as they seek to increase revenues and renovate, increasing rent through turnover.
- Many private SRO residents report poor living conditions. According to the Downtown Eastside SRO Collaborative's 2019 Habitability Study, which surveyed ~260 tenants across

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66 private SROs with average rents below \$750, the majority of tenants reported poor living conditions, including pests, mould, lack of heat and hot water, lack of accessibility, and fear of eviction if requesting repairs.

- On October 21, 2003, Vancouver City Council enacted the Single Room Accommodation (SRA) By-law to manage the rate of change in the stock through the regulation of the conversion and demolition of SRA-designated rooms. There are 157 buildings subject to the by-law, which does not reference building sales but works to prevent tenant displacement and conversion to non-affordable housing as well as demolition.

Contact: Meghan Will, A/ADM, HPHSD	Mobile: Government Financial Information
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## **2023/24 ESTIMATES NOTE**

*Last updated Date: March 19, 2023*

## **SHORT-TERM RENTAL LEGISLATION**

### **KEY MESSAGES:**

- It is clear that Short Term Rentals reduce the amount of long-term rentals in many communities, which is why vacancy rates are very low.
- Short-Term Rental hosts are regulated by local governments who can set by-laws. For example, some require hosts to obtain a business licence and/or operate only within a “principal residence”.
- The minister’s mandate letter stated “Introduce legislation establishing new tools for local governments to help them better regulate short term rentals in their communities.” This is also committed to in the Housing Strategy.
- Advice/Recommendations
- 

### **FINANCES:**

- 3 existing FTEs are currently supporting this legislative initiative.
- Advice/Recommendations

### **STATISTICS:**

- Research at McGill University indicates that at the end of 2021, STRs were removing almost 14,000 units from B.C.’s long-term rental market. The ministry estimates this is equivalent to about 2% of the 670,000 units in the long-term rental market in B.C., and therefore release of a reasonable portion of these units to that market could have a significant positive impact on rental vacancy rates.
- Rental vacancy rates in B.C. are currently under 2% in most communities. In Fall 2022 rental vacancy rates were 1.3% in BC overall, 0.9% in Metro Vancouver, 1.5% in Victoria, and 1.2% in Kelowna.
- In 2021, the top one percent of hosts in B.C. (under 2,000 operators) earned a quarter of the total STR revenue, and 47.5 percent of active listings in B.C. were listed by an operator with three or more listings.

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### **BACKGROUND:**

- Many local governments are experiencing challenges enforcing short-term rental by-laws, resulting in hosts and/or online platforms ignoring the rules.
- Ministry staff are developing new stand-alone legislation and amendments to some other legislation (e.g., *Local Government Act*) to:
  - Ensure Short-Term Rental platform accountability, and
  - Provide new enforcement tools for local governments to mitigate the effects of Short-Term Rentals on the long-term rental market, including increased fines and mandating data sharing from on-line platforms.
- All STR platforms are now required to collect and remit Provincial Sales Tax and Municipal and Regional District Tax (where applicable) to the Province on behalf of property owners using their platforms (effective July 1, 2022).
- In 2019, the Province amended the *Strata Property Act* to allow strata corporations to fine owners or residents up to \$1,000 per day if they contravene the strata's STR bylaw.
- In 2020, the Province and UBCM established the Joint Province-UBCM Advisory Group on Short-Term Rentals, co-chaired by the Province and Mayor Jack Crompton of Whistler. A key recommendation of the resulting report was to implement a regulatory framework to hold platforms accountable while maintaining local government autonomy to set regulatory approaches for their own jurisdiction. This would be supported by a new data-sharing system to collect STR data (e.g., names and addresses of hosts) from industry platforms.
- Recent consultations with select local governments indicate that major concerns continue to be access to STR data and capacity to enforce STR bylaws and licensing rules.
- Currently, at least 50 municipalities require STR hosts to obtain an STR or Bed & Breakfast business licence, and many of these also require STRs to operate (with some exceptions) only within a "principal residence" or in specific zones.

Contact: Hannah Rabinovitch, Director, HPB	Mobile: Government Financial Information
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## **2023/24 ESTIMATES NOTE**

*Last updated Date: February 28, 2023*

## **SECONDARY SUITES**

### **KEY MESSAGES:**

- To stimulate new rental housing, in 2024/25, the Province will introduce forgivable loans of 50% of project costs up to \$40 thousand each for homeowners to build new secondary suites on the properties where they live. Secondary suites can be developed more quickly and at a much lower cost than other development projects.
- In exchange for this funding, these suites will be rented at affordable rates on the long-term market for a minimum of five-years - they cannot be short term rentals.
- The program will be administered by BC Housing. The Ministry of Housing is working with BC Housing to develop program criteria which it is targeting to make available by Fall 2023 so that potential applications can get ready, look into building permitting, and take any other necessary steps.
- To help homeowners navigate the process of developing and renting a secondary suite, the Ministry will publish a web-guide with information on understanding local bylaws and land-use planning, plain-language information on the BC Building Code, and key provisions in the *Residential Tenancy Act*. This will be posted by Fall 2023.
- The three-year pilot program will fund at least 1,000 units each year.
- This program complements the government's plan to legalize secondary suites across the province.

### **FINANCES:**

- Through Budget 2023, about \$45 million per year beginning in 2024/25 will be directed to the Secondary Suites Incentive Program, which must include a new I/T system.
- This would include up to 11.5 BC Housing FTEs to administer at least 1,000 funding agreements each year, and even more applications.

### **STATISTICS:**

- In 2021, only 29% of units on the rental market were purpose-built rentals (CMHC, 2021). The remaining 71% of rental units are in the secondary rental market, which includes secondary suites, accessory dwelling units, and rented condos and houses.
- A 2022 BC Stats survey found that among homeowners that were interested in having a secondary suite, 61% stated that the cost of materials and labour were a barrier. Other



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significant reasons were not having the knowledge required to start the project, local government regulations, and the BC Building Code.

- Assuming that the sample of this survey was representative of homeowners across BC, there could be approximately 90,000 homeowners who may be interested in having an accessory dwelling unit, including secondary suites, of which about 60,000 would be interested in having long term tenants.

### **BACKGROUND:**

- Initiatives to incentivize secondary suites will complement other supply-focused initiatives in the Housing Strategy, including investments in Building BC that can take years to develop. Secondary suites add more homes within the existing housing supply, leveraging single-family and other ground-oriented housing, especially in locations where larger developments are not likely to occur.
- On average, the approximate cost of constructing a one- or two-bedroom secondary suite is around \$80,000 (BC Stats ADU Survey, 2022). The Secondary Suite Incentive Program will provide grants to cover 50% of costs, up to \$40,000.
- The grant will be secured through a registered mortgage, to ensure the conditions of funding related to rent affordability, continuous tenancy, and owner-occupation are maintained for a minimum period of five-years. These provisions will help prevent these funds from being used for investment properties or as short-term rentals during the forgiveness period.
- The intent is that program will be available in all 161 BC municipalities (not in most unincorporated areas), the Island Trust area, and 8 “Modern Treaty Nations.” Other rural areas will not be included since data on vacancy rates is non-existent and to avoid situations where people are receiving subsidies for secondary suites for homes in what are often recreational areas.
- The sustainability of secondary-suites as long-term rental housing will be supported by new Short-Term Rental Legislation.

Contact: Hannah Rabinovitch, Director, HPB	Mobile:
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## **2023/24 ESTIMATES NOTE**

*Last updated Date: April 5, 2023*

## **PROTECTIONS FOR RENTERS - OVERVIEW**

### **KEY MESSAGES:**

- We recognize the need for safe, secure, and affordable housing.
- Our government has taken significant steps to improve rental housing policies in B.C. that have saved renters money, increased protections, and security of tenure, and improved the services that renters and landlords rely on to resolve disputes through the Residential Tenancy Branch.
- In 2022, government made the following changes:
  - Protecting renters against high inflation by capping the maximum annual rent increase in 2023 at 2 per cent.
  - Requiring landlords to compensate their tenants 12 months' rent if the landlord gives notice to vacate in bad faith (e.g., does not use the rental unit for occupancy by a close family member).

### **FINANCES:**

- N/A

### **BACKGROUND:**

- Many of the initiatives government has taken were the result of recommendations made by the Rental Housing Task Force. Government has delivered on most of the Task Force's recommendations.
- Key changes made previously include:
  - In 2018, closing the vacate clause loophole and increasing compensation owed to tenants for bad faith landlord use evictions.
  - Creating a Compliance and Enforcement Unit in 2019.
  - Freezing rent increases between 2020 and 2022 in response to the COVID-19 pandemic.
  - In 2021, addressing renovictions by making landlords apply to the Residential Tenancy Branch for permission to end the tenancy under strict criteria. Since the July 1, 2021 change, the RTB has only received 117 applications.
  - In 2021, implementing an expedited process for renters to receive their security and pet deposits back in a fair and timely manner.

***Confidential***

- In 2021, introducing a process for landlords to apply for modest rent increases when they have invested in necessary and significant capital improvements to the building. This gives landlords an incentive to maintain their buildings while minimizing the impact on tenants. Recent changes have streamlined this process for landlords and tenants.
- In 2021, giving the Compliance and Enforcement Unit the ability to compel records in an investigation, making it easier to investigate non-compliance with the Residential Tenancy Act and Manufactured Home Park Tenancy Act.
- The Government of British Columbia has committed up to \$15.6 million over the next three years to improve services and reduce delays at the Residential Tenancy Branch.

Contact: Meghan Will, A/ADM, HPHSD	Mobile:
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Government Financial Information

## **2023/24 ESTIMATES NOTE**

*Last updated Date: April 5, 2023*

## **RENTAL HOUSING TASK FORCE PROGRESS**

### **KEY MESSAGES:**

- In 2018, the Rental Housing Task Force provided 25 recommendations (23 main recommendations and two early recommendations) to improve the laws and process for tenancies in British Columbia.
- Key changes that have been implemented include capping rent increases at inflation, addressing the issue of renovictions, strengthening penalties for landlords and tenants who break the law, expediting the return of security deposits, allowing email as a way of serving documents, and recording all Residential Tenancy Branch dispute resolution hearings.
- Recommendations that are in progress include addressing the needs of non-profit and supportive housing providers, looking at options for compensation in cases where a tenant's rental unit is demolished, and increasing the repayment rate of monetary orders issued by the Residential Tenancy Branch.
- The Residential Tenancy Branch has collaborated with government ministries and agencies, local governments, and tenant and landlord organizations when implementing these changes.

### **FINANCES:**

- All changes have been implemented with existing resources.

### **BACKGROUND:**

- 17 recommendations are completed, 6 are in progress, and 2 are not proceeding at this time.
- Recommendation 3 (setting a clear timeline for a tenant's decision on the use of a right of first refusal) is not proceeding at this time. Ministry staff are monitoring whether this change is needed given the legislative amendments made in 2021 to protect tenants from renovictions.
- Recommendation 19 (working with the insurance industry to see if rent guarantee insurance and other improvements to coverage may be available) is also not proceeding at this time since stakeholders indicated that this change is not needed.
- The recommendation that was most recently implemented was increasing the availability of rental housing in strata buildings by eliminating strata corporations' ability to ban rentals, which was implemented in November 2022.

## Confidential

- Cabinet Confidences
- Policy work is underway for recommendations 11 (develop short-term rental rules), 20 (simplifying regulations relating to abandoned property), 22 (address the needs of non-profit and supportive housing providers in the *Residential Tenancy Act*), and to bring into force amendments addressing recommendation 14 (more grounds for reviewing an RTB decision).
- In addition, the Provincial Housing Strategy Refresh includes an item related to tenant protections against redevelopment, which relates to recommendation 2 of the Rental Housing Task Force. Work on this Provincial Housing Strategy Refresh item is underway to develop policy options <sup>Cabinet Confidences</sup> The goal of this work is to protect renters from being displaced as a result of building redevelopment and to prevent the loss of rental units during redevelopment processes. Ministry staff are currently exploring policy options about how to achieve these goals, and any initiatives will likely require legislative changes. A timeline will be determined once a policy direction has been confirmed.

Contact: Meghan Will A/ADM, HPHSD	Mobile: <sup>Government Financial Information</sup>
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## **2023/24 ESTIMATES NOTE**

*Last updated: April 5, 2023*

## **COMPLIANCE AND ENFORCEMENT OVERVIEW**

### **KEY MESSAGES:**

- The Province has taken steps to strengthen enforcement of B.C.'s tenancy laws by establishing the Residential Tenancy Branch Compliance and Enforcement Unit in 2019.
- The Compliance and Enforcement Unit has been effective in ensuring compliance with B.C.'s tenancy laws by providing education, issuing warnings, and issuing administrative monetary penalties when required.
- The Province recognizes the importance of ensuring landlords and tenants are protected from those who choose not to follow B.C.'s tenancy laws.
- As of April 4, 2023, the Residential Tenancy Branch has filled 4 of its 5 new positions: a Case Manager, 2 new Compliance and Enforcement Investigator positions, and a third Senior Compliance and Enforcement Investigator. The Residential Tenancy Branch anticipates filling its new investigative assistant position this spring.

### **FINANCES:**

- Budget 2023 provides up to \$15.6 million to improve RTB services included funding to double the size of the CEU to improve its capacity to intervene early and prevent hearings from occurring in the first place, where appropriate.

### **STATISTICS:**

- Since its creation in May 2019, the CEU has assessed over 774 complaints, resulting in 26 administrative monetary penalties – 18 against landlords and 4 against tenants.<sup>1</sup>
- CEU complaints by year:
  - 2019 – 108
  - 2020 – 117
  - 2021 – 184
  - 2022 – 213
  - 2023 – 105 (up to April 4, 2023)
- The CEU has a 60 percent rate of compliance. Expanding the capacity of the CEU will help to ensure that the rights of tenants and landlords are protected and will reduce the need for parties to apply for dispute resolution services.

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<sup>1</sup> Some respondents have more than one administrative monetary penalty against them in a single decision.

**BACKGROUND:**

- The Residential Tenancy Act allows the Director to order a person to pay an administrative penalty for serious, repeat, or deliberate contraventions of the Act or non-compliance with decisions or orders of the Director.
- An administrative penalty may be up to \$5,000 for each day the contravention continues.
- Recent legislative changes provided greater tools for the CEU, including allowing the CEU to compel records and issue penalties for fraud.
- The CEU works with respondents to provide opportunities to come into voluntary compliance, however for those who chose not to comply, there can be significant financial impacts.
- Outstanding administrative monetary penalties are transferred to the Ministry of Finance for collection.
- The RTB began publishing administrative penalty decisions in 2020.
- The CEU regularly works with stakeholders and attends multi-agency meetings (with municipal governments, bylaw officials, fire departments, Office of the Fire Commissioner, The Ministry of Emergency Management and Climate Readiness, Technical Safety B.C., BC Housing, the Ministry of Social Development and Poverty Reduction, and advocates) to provide support and timely information to help address issues that arise in communities throughout the province.
- By doubling the size of the team, the CEU will be able to take on more, expedite investigations, and conduct more early interventions.

Contact: Meghan Will A/ADM, HPHSD	Mobile: <small>Government Financial Information</small>
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## **2023/24 ESTIMATES NOTE**

*Last updated Date: March 8, 2023*

## **RTB BUDGET INCREASE AND WAIT TIMES**

### **KEY MESSAGES:**

- The Government of British Columbia has committed up to \$15.6 million over the next three years to improve services and reduce delays at the Residential Tenancy Branch. This is a 40 per cent increase to the Residential Tenancy Branch's operational and staffing budget.
- With the increased funding, the Residential Tenancy Branch will hire up to 50 staff to cut wait times for dispute resolution hearings, make needed improvements to the Residential Tenancy Branch dispute resolution process, and double the size of the Compliance and Enforcement Unit to improve its capacity to intervene early and prevent hearings from occurring in the first place.
- The Residential Tenancy Branch will continue to revitalize its dispute resolution processes, to make them more user-friendly and easier to navigate and to support landlords and tenants in resolving their disputes in a timely manner.
- The Residential Tenancy Branch continues to receive a high volume of applications for dispute resolution and inquiries from the public.

### **FINANCES:**

- The RTB Budget for 2023/24 is \$14.609 million plus an additional \$2 million in contingencies.
- On December 28, 2022, the Province announced a commitment of up to \$15.6 million over the next three years to recruit and retain more staff to help deliver faster services for landlords and tenants.
- The RTB's budget was last increased in 2017 by \$3.017 million annually. 40 per cent of the increased funding was eroded by increased operational costs.

### **STATISTICS:**

#### **Call Volume/Wait Times**

- In 2020, the RTB received 201,576 calls compared to 179,327 in 2019 and 175,088 in 2018. This represents a 15.1 per cent increase in call volume between 2018 and 2020. Following 2020, call volumes decreased slightly to 198,886 in 2021 and 193,679 in 2022.
- In 2022, the average wait time was 18 minutes, 58 seconds, versus 6 minutes, 37 seconds in 2019.



## **Confidential**

### **Dispute Resolution Application Volume/Wait Times**

- As of January 2023, hearing wait times are:
  - 3.9 weeks to hear emergency disputes (service standard: 4 weeks),
  - 18.4 weeks to hear standard disputes (service standard: 6 weeks), and
  - 33.3 weeks to hear monetary disputes (service standard: 12 weeks).
- The pre-pandemic average number of dispute resolution applications was 1,550 per month. The RTB received 1,687 applications per month in 2021 and 1,798 per month in 2022. In January 2023, the RTB received 1,829 applications.

### **BACKGROUND:**

- A COVID related spike in applications for dispute resolution in September 2020 created a backlog. Continuing higher volumes along with staff turnover, hiring lag, and staff shortages have impacted dispute resolution wait times.
- Between fiscal years 2019/20 and 2021/22, the RTB's volume of work increased by 20 per cent, while staffing levels decreased by 8 per cent. This contributed to increased wait times.
- Former Minister Responsible for Housing, David Eby, asked the RTB to retain a third-party consultant to review its processes to find opportunities to reduce wait times. The review highlighted that the RTB is efficient, completing large volumes of work with a consistent year-over-year budget.
- The RTB is working to revitalize its dispute resolution process to reduce wait times for hearings and workload for staff while improving client satisfaction with the process. As part of this work, the RTB is exploring the following improvements:
  - Reviewing its website to ensure citizens can access the information they need,
  - Contacting parties to verify whether a scheduled hearing is still required or can be used for another dispute,
  - Intervening early to resolve disputes without a hearing,
  - Creating pathways for expedited resolution of some types of disputes, and
  - Enhanced screening of applications for merit and completeness.
- Since July 2022, the RTB has increased the number of Information Officers it has to process applications and answer inquiries from the public by 15 positions.

Contact: Meghan Will A/ADM, HPHSD	Mobile:
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## **2023/24 ESTIMATES NOTE**

*Last updated Date: March 8, 2023*

## **RENTERS REBATE**

### **KEY MESSAGES:**

- This is an initiative delivered through the tax system, as announced in Budget 2023 on February 28. All questions should be directed to the Minister of Finance.

### **FINANCES:**

- Budget 2023 has allocated \$939 million over the three-year fiscal plan period for the Renter's Tax Credit.

### **STATISTICS:**

- It is expected that more than 80% of renter households will be eligible for the tax credit.
- 31.7% of renters in BC live in unaffordable housing, as compared to 17.3% of owners (2021 Census).
- Between 2011 and 2021, the number of renter households in BC grew by 27.5% (Statistics Canada, 2022).

### **BACKGROUND:**

- Budget 2023 introduces a new income-tested Renter's Tax Credit that will be available for renters in 2024 when people file their 2023 income taxes.
- Renters with low and moderate incomes will be eligible to receive a credit of up to \$400 each year.
- To be eligible for the Renter's Tax Credit, households must have occupied and paid rent for a rental unit with a tenancy agreement for at least six-months.
- Renter households with an adjusted net income below \$60,000 are eligible for the full credit. The amount of the credit is reduced by 2% for the amount of adjusted net income exceeding \$60,000. Households with adjusted net incomes of \$80,000 or higher are ineligible.
- The introduction of the renter's tax credit is supported by further measures introduced in Budget 2023 that will provide support to protect renters, including over \$7 million to support the BC Rent Bank and \$109 million for additional assistance for the homeless.
- The credit brings greater equity to taxpayers in BC, by extending support for renters in addition to homeowners, who are eligible for the Home Owner Grant.

Contact: Hannah Rabinovitch (HP)	Mobile:
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## **2023/24 ESTIMATES NOTE**

*Last updated Date: April 4, 2023*

## **BELONGING IN BC – PROVINCIAL HOMELESSNESS STRATEGY**

### **KEY MESSAGES:**

- Belonging in BC is the first comprehensive framework for the Province to prevent and reduce homelessness, that encapsulates initiatives led by several ministries.
- It aims to prevent and reduce homelessness by focusing on root causes of homelessness, systems change and actions to help people become stably housed through collaboration across government and with partners.
- Budget 2022 announced \$633 million over three years to support individuals experiencing or at risk of homelessness, with actions underway.
- Budget 2023 includes additional funding of \$1.6 billion to: provide more homelessness and housing supports, establish regional coordination and temporary housing for rapid encampment response, and expand Complex Care Housing.
- Belonging in BC recognizes the importance of Indigenous-led solutions to Indigenous homelessness; and includes Indigenous-led initiatives.
- There is significant alignment between Belonging in BC and the recommendations of the BC Indigenous Homelessness Strategy released in October 2022. An Indigenous advisory committee is being established to ensure engagement is ongoing and meaningful.
- Belonging in BC was released publicly on April 3, 2023, and it includes significant input from Indigenous and community partners – as well as people with lived experience.
- The Ministry of Housing has a mandate commitment to expand on homelessness supports launched in Budget 2022 through additional funding to prevent and address homelessness. This includes the development of a Provincial Plan for the Downtown Eastside to address immediate safety concerns and support the long-term health, safety, vibrancy, and unique culture of the neighbourhood.

### **FINANCES:**

- Budget 2023 will expand on the investments made in 2022 through allocations in the Housing Strategy for:
  - \$69.5 million in new funding for the Homeless Encampment Action Response for Temporary Housing (HEARTH), which includes funding for emergency housing, shelter options, and immediate coordinated supports to assist people in encampments or sheltering in public spaces.

## **Confidential**

- \$0.48 million in new funding for the new Provincial Homeless Encampment and Action Response Team (HEART), which will establish regional multidisciplinary teams for rapid response to encampments and is based on the award-winning model in Greater Victoria.
- Mental Health and Addictions/Health: \$169 million over three years to build 80 new, purpose built Complex Care Housing Units.
- \$7.3 million in funding to Ministry of Health to provide health supports under the Homelessness Action Plan.
- \$44.2 million in funding for modular housing to reduce homelessness.
- \$2.48 million in funding to BC Housing to support non-profit staffing levels.

### **STATISTICS:**

- The 2020/21 BC Point in Time (PiT) count identified a total of 8,665 individuals experiencing homelessness during their respective point-in-times. PiT counts provide a snapshot of people who are experiencing homelessness within specific communities in a 24-hour period.

### **BACKGROUND:**

- Belonging in BC is a mandate commitment for the Ministry of Housing and is supported through the mandate letters of other Ministers.
- The framework outlines four sets of priority actions:
  - Transform systems – Build integrated, culturally safe, inclusive, just, and welcoming systems.
  - Enhance partnerships and strengthen collaboration – Between other levels of government, community service providers, Indigenous peoples, and people with lived/living experience.
  - Promote equitable service design and delivery – Address unique and intersecting needs of priority populations.
  - Strengthen data-driven, evidence-informed policy and programs – Enhance the available data on homelessness, use data and evidence to implement wise and innovative practices.
- Work is underway on further development, implementation planning and evaluation of the Belonging in BC, including on the Integrated Support Framework and Rent Supplement Program, Engagement, Encampment Response Coordination and the expansion of health and Complex Care Housing services.

Contact: Meghan Will, A/ADM, HPHSD	Mobile: Government Financial Information
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## **2023/24 ESTIMATES NOTE**

## **ENCAMPMENTS**

*Last updated Date: April 5, 2023*

### **KEY MESSAGES:**

- Encampments and homelessness continue to grow, and have worsened due to compounding affordability, toxic drug, and housing crises, resulting in people sheltering unsafely in urban and rural areas across the province.
- We are working across ministries, with all levels of government and partnering with communities so that people sheltering in encampments stay safe, healthy, and connected to supports so they can move to suitable housing.
- The Ministry of Housing is leading the development of an Encampment Response Framework to ensure a person-centred and Housing First plan is in place to address and prevent encampments across the province through Budget 2022/23 and 2023/24 investments.
- Budget 2023 invests \$217 million, on top of previous investments, to provide safety and wellness supports for people sheltering in encampments, and to create regional coordinated outreach teams with temporary shelter options to help people leave encampments and transition to stable housing.
- Providing immediate supports to people in encampments and helping them move to indoor spaces and housing sooner prevents large, unsafe encampments from growing.

### **FINANCES:**

- \$217 million in new funding for the Homeless Encampment Action Response for Temporary Housing (HEARTH), which includes funding for emergency housing, shelter options, and immediate coordinated supports to assist people in encampments or those sheltering in public spaces.
- \$1.5 million in new funding for Provincial Homeless Encampment and Action Response Teams (HEART), which will establish regional multidisciplinary teams for rapid response to encampments and is based on the award-winning model in Greater Victoria.
- Through Budget 2022 the Province is invested \$4 million over 3 years for emergency encampment supports to help people survive without shelter, provide them with essential items like food and water, and support to survive extreme weather throughout the year including fire safety supplies and education to decrease preventable deaths.

### **STATISTICS:**

- So far in 2023, the Ministry has been alerted to more than 1400 people sheltering in 25 encampment areas across the Province.
- In 2022, the Ministry tracked 2,315 people in 40 encampment locations.

## **Confidential**

- The 2020/21 Point-in-Time Homeless Count showed 8,655 people experienced homelessness on a given night – of which 65 percent were unsheltered.
- \$625,000 of the 2022/23 Encampment Support Funding was used to provide outreach supports to areas in highest need. Funding was also used to distribute \$100,000 in fire safety items to 16 priority communities in all regions across BC. An additional \$203,000 funded warming supplies, and \$375,000 went towards on staffing, security, food, a warming bus, and sanitation.

### **BACKGROUND:**

- Significant active encampment areas currently include:
  - Victoria: More than 300 people sheltering at night across various spaces.
  - Vancouver: 92 people sheltering along Hastings Street who are in need of housing, approximately 30 people at CRAB Park (fluctuates depending on the season), in addition to other overnight sheltering across city parks.
  - Abbotsford:
    - Lonzo Road: 30 people (but can grow to more than 100 people seasonally).
    - Bradner Rest Stop: 28 vehicles and unknown number of people.
    - Whatcom Road: 16 people.
    - Cole Road: 14 vehicles and unknown number of people.
  - Nanaimo: Ongoing issues with people sheltering in various parks and city spaces.
  - Cowichan: Estimated more than 100 people in numerous small encampments.
  - Fraser Valley: Numerous reports of encampments on municipal and crown land.
  - Kelowna: Multiple encampments across city parks and spaces.
  - Prince George:
    - Moccasin Flats continues to see about 6 people and 8 structures.
    - Millennial Park is seeing 7 people and 6 structures.
- Recent court decisions on encampments:
  - Beacon Hill Park: The Province's appeal of a BC Supreme Court ruling that determined Charter Rights would not be considered in the question of whether sheltering was permitted in Beacon Hill Park through the Trust under which it was managed by the City of Victoria was dismissed February 21, 2023.

Contact: Meghan Will, A/ADM HPSHD

Mobile: Government Financial Information

## **2023/24 ESTIMATES NOTE**

*Last updated: March 21, 2023*

## **COMPLEX CARE**

### **KEY MESSAGES:**

- Complex Care Housing is an important component of Belonging in BC, the Province's Homelessness Framework. Its development and implementation is led by the Ministry of Mental Health and Addictions.
- The Ministry of Housing has accountability to monitor the implementation of Complex Care Housing as it falls under Belonging in BC, the Provincial Homelessness Framework.
- The Ministry of Housing is collaborating closely with the Ministry of Mental Health and Addictions to ensure the work aligns with the overall approach of government's action to address homelessness.
- Complex Care Housing is a ground-breaking approach that addresses the needs of people who have overlapping mental-health challenges, substance-use issues, trauma and acquired brain injuries and who are often not served well by traditional services. The program will provide an enhanced level of integrated health and social supports that serve people where they live.
- Budget 2023 announced \$169 million in new capital investment for Complex Care Housing over the next three years, along with operating funds to support those sites. Capital funding will flow through the Ministry of Housing to BC Housing to support this work.

### **FINANCES:**

- Budget 2022 funding of \$164 million for CCH flows through the Ministry of Health.
- Budget 2023 announced \$169 million in new capital investment (240 units) for CCH over the next three years, along with \$97 million in operating funds to support complex-care services such as enhanced health, mental-health and substance-use services for people who need additional support beyond traditional supportive housing.
- Budget 2023 capital funding will flow through the Ministry of Housing to BC Housing to support this work.

### **STATISTICS:**

- Since January 2022, government has announced 355 spaces in 12 communities and regions, including Abbotsford, Bella Coola, Kamloops, Kelowna, Langley, Fraser South, Nanaimo, the North, Powell River, Surrey, Vancouver, and Victoria.

***Confidential***

**BACKGROUND:**

- CCH is intended to support adults who are 19 and older who have complex mental health and substance use challenges and who are unstably housed or homeless. Many of these individuals also have other physical health challenges, developmental disabilities or functional impairments, significant histories of trauma and are living in poverty.
- First announced in January 2022, this new model of housing services is led by Health Authorities in collaboration with housing providers and will provide a cohesive system of wrap-around supports that address the health, housing, cultural and social needs of the individual, with an intensity that matches their need.

Contact: Meghan Will, A/ADM, HPHSD	Mobile: <small>Government Financial Information</small>
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## **2023/24 ESTIMATES NOTE**

*Last updated: April 5, 2023*

## **DOWNTOWN EASTSIDE ENCAMPMENTS**

### **KEY MESSAGES:**

- Homelessness continues to grow in Vancouver, and the Downtown Eastside faces increased pressure from the impacts of gentrification, displacement, poverty and compounding pandemic, toxic drug, and housing crises.
- Large encampments are increasingly common in the Downtown Eastside; the encampment that emerged along Hastings Street in the summer of 2022 was one of the most concerning due to its location and multiple safety issues for those sheltering there and the surrounding community.
- The current situation in the Downtown Eastside is not working for anyone - the Ministry of Housing is leading the development and implementation of the Supporting the Downtown Eastside: Provincial Partnership Plan to address immediate safety concerns and support the long-term health, safety, vibrancy, and unique culture of the neighbourhood.
- The Provincial Plan takes a coordinated and integrated cross-government and community partner approach that will create a collaborative services hub and outreach model, increase health, substance use, mental health, income, social and community supports, and expand options for shelter and housing – including supportive housing, Single Room Occupancy and Supported Rent Supplements.
- Budget 2023 provides \$218 million for the creation of regional Homeless Encampment Action Response Teams and Homeless Encampment Action Response for Temporary Housing to rapidly deliver integrated supports and services from multiple ministries and agencies and deploy shelter and temporary housing options while permanent options are underway, in communities across B.C.
- Budget 2023 also provides for the development of a Provincial Encampment Response Framework, which will build on best practices identified through Downtown Eastside encampment responses to respond to and prevent encampment entrenchment across the Province.

### **FINANCES:**

- Budget 2023 provides:
  - \$216.6 million in new funding for the Homeless Encampment Action Response for Temporary Housing (HEARTH), which includes funding for emergency housing, shelter options, and immediate coordinated supports to assist people in encampments or sheltering in public spaces.

## ***Confidential***

- \$1.5 million in new funding for the new Provincial Homeless Encampment and Action Response Teams (HEART), which will establish regional multidisciplinary teams for rapid response to encampments and is based on the award-winning model in Greater Victoria.
- 5 FTEs for Ministry of Housing, 4 FTEs for Ministry of Health, and 40 FTEs for BC Housing to support encampment work, including development of the Provincial Encampment Framework, Supporting the Downtown Eastside Plan development and implementation, and HEARTH/HEART implementation and operation.
- Through Budget 2022, the Province invested \$4 million over 3 years for emergency encampment supports to help people survive without shelter, provide them with essential items like food and water, and support to survive extreme weather throughout the year including fire safety supplies and education to decrease preventable deaths.

## **STATISTICS:**

- 2020 City of Vancouver Point in Time Counts identified 2,095 people experiencing homelessness; 52% of those people were in the DTES at the time of the survey.

Intergovernmental Communications

## ***Confidential***

### **BACKGROUND:**

- Vancouver's DTES is an important neighbourhood as a place of belonging for low-income people to have a safe, healthy home, and has a unique history and culture characterized by resilience, advocacy and community resistance.
- The East Hastings encampment first emerged in summer 2022 and grew steadily. Significant concerns around safety and violence culminated in late July 2022 when Vancouver Fire and Rescue Services issued a Fire Order to remove tents and structures along East Hastings Street due to imminent structure and life safety dangers.
- The Province worked with partners including BC Housing, the City of Vancouver, Office of the Fire Commissioner and community organizations to implement people centred best practices for responding to the encampment that are collaborative, coordinated and culturally appropriate, while acting quickly to address concerns around safety.
- On April 5, 2023, the City of Vancouver initiated a major decampment of structures along Hastings Street.
- The response to the encampment focused on the provision of indoor spaces and permanent housing, and leveraged existing outreach services through Vancouver Coastal Health, SDPR, community organizations, and City of Vancouver staff to ensure people in the encampment have access to supports and are connected to services and resources.
- The Province recognizes the unique pressures and culture of the DTES and the efforts of community members, service providers, and people with lived experience who have stepped up to work together to help unhoused neighbours, but it is clear that Provincial leadership is needed to ensure proper resourcing, coordination and accountability.
- A person-centred, culturally-informed approach informed by distinct needs continues to guide the development of the Supporting the DTES Plan, in partnership with relevant ministries, the City of Vancouver, BC Housing, First Nations government, local community organizations, Indigenous organizations, and members of the DTES community, including residents, the business community, and people living in the encampments.

Contact: Meghan Will, A/ADM, HPHSD	Mobile: Government Financial Information
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## **2023/24 ESTIMATES NOTE**

*Last updated Date: April 3, 2023*

## **EXTREME WEATHER SUPPORTS**

### **KEY MESSAGES:**

- The Province's Extreme Weather Response program is enabled through the Assistance to Shelter Act and administered by BC Housing in partnership with participant communities. The Extreme Weather Response program runs from November 1 to March 31 each year.
- So far in winter 2022/23, the Province, through BC Housing, has funded approximately 2,080 temporary winter shelter spaces and more than 550 Extreme Weather Response shelters to ensure people experiencing homelessness have a warm place to sleep and can get out of the cold and rain.
- Funding is available to open additional shelters, however, there are challenges in some communities with identifying suitable sites and securing shelter providers to support the vulnerable population. BC Housing will continue to work with communities throughout the season to open more shelter spaces as needed; and to assist where coordination, staffing and space are an issue.
- More than 5,000 shelter spaces are open in 50 communities throughout the province, including permanent, temporary and Extreme Weather Response shelters.
- Additionally, through the Ministry of Emergency Management and Climate Readiness, the Province has provided guidelines to local governments and First Nations about eligible reimbursements for warming centres during extreme weather. Warming centres are an emergency measure initiated and established by communities that offer indoor space for people to warm up and get information about how to safely stay warm. Communities may be reimbursed by the Province for costs to establish warming centres, including facility rental and fuel costs.

### **FINANCES:**

- \$3.8 million is budgeted for Extreme Weather Response Shelters in fiscal year 2022/24

## **Confidential**

### **BACKGROUND:**

- BCH funds three different types of shelters across the Province:
  - Permanent Shelters: These shelters are open every night throughout the year and are a permanent resource in communities. There are approximately 2,350 permanent shelter spaces operating throughout BC. The fiscal year 2024 budget for permanent shelters is \$149.778 million.
  - Temporary Shelters: These shelters are open every night during winter, and most shelters operate 24 hours a day, seven days a week, with meals provided. Some temporary shelters are seasonal and will close on March 31, 2023, while others will remain open longer. There are approximately 2,170 temporary shelter spaces operating. In some communities, such as all of those in the Interior except one and all in the North, EWR sites have switched to temporary winter shelters so that they are open every night from November to March. The fiscal year 2024 budget for temporary shelters is \$115.751 million.
  - EWR Shelters: These spaces open overnight when a municipality issues an extreme weather alert, such as during cold temperatures, snow, heavy rain or significant wind. Municipalities determine what weather conditions warrant an extreme weather alert and the number of extreme weather spaces to activate. EWR funding is seasonal and available until April.
- BC Housing has contracted CitySpaces Consulting to conduct a review of the EWR Program that is expected to be delivered in Summer 2023
- British Columbia has also experienced extreme weather events in recent summers, including heat, wildfire dangers, and flooding, which can be dangerous for people at-risk of or experiencing homelessness.
- Government is working across ministries to address the impacts of climate change and extreme weather events. This includes working together to support the development of a heat response framework for B.C., including protocols to protect vulnerable people.
- Communities across B.C. have also started planning for year-round extreme weather responses through federal-provincial Safe Restart funding opportunities such as the \$100 million Strengthening Community Services Fund. The fund is administered by the Ministry of Municipal Affairs and provides for temporary expanded shelters and supports for vulnerable populations impacted by the COVID-19 pandemic.

Contact: Meghan Will, A/ADM, HPHSD	Mobile: Government Financial Information
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## **2023/24 ESTIMATES NOTE**

*Last updated Date: March 8, 2023*

## **PROVINCIAL DATA ON HOMELESSNESS**

### **KEY MESSAGES:**

- Data about the numbers of people experiencing homelessness helps the Province and communities better understand who is experiencing homelessness and why, and informs the development of services that will best help people in need in different communities.
- We are conducting the third province-wide point-in-time homeless count in 2023, building on the previous provincial counts conducted in 2017/18 and 2020/21.
- The Province is funding counts in 20 communities, up from 16 communities in 2020/21. Counts are occurring across the province throughout March, April, and May of this year.
- Data from the provincially funded counts will be combined with 9 other counts that are funded by the federal government and independent sources, to produce a provincial summary comprising 29 communities. A report will be released in Fall 2023.
- In addition, the Province completed a second phase of the long-term, multi-ministry Preventing and Reducing Homelessness Integrated Data Project in November 2022.
  - This first-of-its-kind project uses de-identified provincial data from income assistance, shelter use and medical service plan databases to get a more complete picture of who is experiencing homelessness.
- With this data-driven approach, we can deliver better services and ensure more people have a safe place to call home. The data will help support the cross-government homelessness framework, which outlines actions to tackle homelessness and steps to address its root causes.
- In addition to planning services, data from sources like the point-in-time count and the Integrated Data project are crucial for monitoring outcomes. The Ministry is developing a performance measurement and evaluation framework to assess progress on initiatives being undertaken to reduce and prevent homelessness in the Province.

### **FINANCES:**

- Budget 2022 allocated \$828,000 to the 2023 point-in-time homeless count. This includes the funding to conduct counts in twenty communities and the compilation and reporting of all counts to get a provincial total.

## **Confidential**

- As part of the federal homelessness program, Reaching Home, the federal government also funds homeless counts in 6 communities. Additionally, there are 3 counts funded independently by their respective communities.
- The Integrated Data Project is currently funded through existing Provincial internal resources.

### **STATISTICS:**

- The 2020/21 BC PiT count report identified a total of 8,665 individuals experiencing homelessness during their respective point-in-times. Counts completed in 2020/21 included Metro Vancouver (3,634), Greater Victoria (1,008) and Fraser Valley (895).
  - PiT counts provide a snapshot of people who are experiencing homelessness within specific communities in a 24-hour period.
- The 2020 Homeless Cohort Integrated Data Project found that an estimated 23,400 experienced homelessness at some point between January and December 2020. In 2020, on average 10,300 people experienced homelessness each month with the majority residing in Greater Vancouver, the Capital Region and the Fraser Valley.
  - The Integrated Data Project determines an annual estimate of homelessness based on interactions with the shelter system and income assistance programs.

### **BACKGROUND:**

- The count is being coordinated by the Homelessness Services Association of BC, under contract with BC Housing.
- The communities conducting counts in 2023 are:
  - Provincially funded (20): Campbell River, Comox Valley, Cranbrook, Fort St. John, Merritt, Parksville/Qualicum, Penticton, Port Alberni, Prince Rupert, Quesnel, Sechelt/Gibsons, Smithers, Squamish, Vernon, Williams Lake, Kitimat\*, Dawson Creek\*, Powell River\*, Terrace\*, Salmon Arm\* (\*newly funded communities)
  - Federally funded (6): Greater Victoria, Duncan/Cowichan Valley, Kamloops, Metro Vancouver, Nanaimo, Prince George
  - Independently funded (3): Fraser Valley, Salt Spring Island, Whistler\* (newly funded community)

Contact: Meghan Will, A/ADM, HPHSD	Mobile: Government Financial Information
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## **2023/24 ESTIMATES NOTE**

*Last updated Date: March 21, 2023*

## **BC RENT BANK**

### **KEY MESSAGES:**

- Evictions are stressful, disruptive, and expensive. Creating a province-wide rent bank system is a proactive measure to reduce homelessness. It keeps people in their homes and gives them time to get back on their feet in a time of crisis.
- In March 2019, the Province granted \$10 million to the Vancity Community Foundation to develop a sustainable province-wide rent bank system. Vancity has been supporting rent banks in communities for over a decade.
- Through BCRentBank.ca, the Province and Vancity worked with municipalities to expand services and establish rent banks that meet the unique needs of communities throughout B.C.
- As of November 2021, BC Rent Bank achieved the mandate of ensuring that 100% of the renter population in B.C. can access a rent bank service.
- Through this funding, the Province is working to be a stronger partner to organizations and communities that are already on the ground, helping people who need it most.

### **FINANCES:**

- The Rent Bank initiative was funded through a \$10 million grant provided in March 2019. The grant contract stipulates that no additional money will be provided for 3 years. No new money is allocated for the 2023/24 fiscal year; however, the Housing Strategy does allocate \$7 million in funding for this initiative starting in fiscal 2024/25 and 2025/26, when the initial contribution from the Province is expected to be exhausted. \$3.4 million of this new funding is being accelerated in 2022/23 as a year-end surplus initiative.
- BC Rent Bank partners with communities and other funders to support rent banks in the communities. The province is a contributor to that total funding.

### **STATISTICS:**

Q3: Oct 1, 2022 – December 31, 2022

- 294 instances of financial assistance/households assisted.
- 571 people prevented from losing their housing.
- 1109 supplemental services provided.
- \$285,373.80 in financial assistance distributed.



Year to Date: Apr 1, 2022 – Dec 31, 2022

- 775 instances of financial assistance/households assisted.
- 1576 people prevented from losing their housing.
- 2910 supplemental services provided.
- \$931,418.68 in financial assistance distributed.

**BACKGROUND:**

- In June 2019, the Province announced a grant of \$10 million to the Vancity Community Foundation.
- The grant was a contribution towards the BC Rent Bank initiative, which supports existing rent banks to remain sustainable and expand the services to new communities and create a province-wide rent bank system that provides low- cost or no-cost loans to help renters facing eviction. The intention of the funding was not to replace existing and successful community rent banks but recognize them as a valuable tool to prevent eviction.
- Regionally, there are rent banks throughout the province. In November 2021, BC Rent Bank announced an extended partnership with Kamloops and District Elizabeth Fry Society on a centralized rent bank service that extended the coverage provided by the rent bank network, ensuring that 100% of the renter population in BC can access a rent bank service.
- BC Rent Bank is also providing support and assistance to communities that have expressed an interest in starting a rent bank. They have created a toolkit to help interested community organizations and service providers understand the process for establishing one of these valuable eviction prevention tools in their own community.
- The toolkit, location, contact information, and further details are available at [BCRentBank.ca](https://BCRentBank.ca)
- Recommendation #4 of the Rental Housing Task Force called for a “BC-wide rent bank system for low-income renters”.

Contact: Meghan Will, A/ADM, HPHSD	Mobile: <sup>Government Financial Information</sup>
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## **2023/24 ESTIMATES NOTE**

*Last updated Date: March 16, 2023*

## **STRATA INSURANCE**

### **KEY MESSAGES:**

- Strata insurance rates have stabilized in the past two years, although there continues to be cost pressures from climate change and increased construction costs.
- The Province continues to take action on this issue.
- Effective November 1, 2023, the Province is increasing the minimum annual contributions to the contingency reserve fund by both strata corporations and developers to help ensure strata corporations will have funds on hand to pay for repairs and maintenance and reduce the risk of insurance claims.
- According to strata industry experts, the vast majority of strata corporations already exceed this new minimum annual contribution and won't be impacted by this change.
- Effective April 1, 2023, strata corporations must disclose a summary of strata insurance coverage on the Form B: Information Certificate to prospective purchasers.

### **FINANCES:**

- Ministry staff assigned to strata legislation and policy will continue to support this initiative.

### **STATISTICS:**

- Feedback from stakeholders indicates that insurance *rates* (per \$ thousand of insured value) are stabilizing or decreasing. However, insurance *costs* for many strata corporations have increased moderately as property values increase and as some areas in B.C. are identified as vulnerable to earthquakes.
- The Minister of Finance would have more information on strata insurance from a report provided to her by the BC Financial Services Authority.

### **BACKGROUND:**

- The Province has taken action to address the increase in strata corporation insurance costs in recent years, including:
  - In August 2020, the Province amended the *Strata Property Act* and *Financial Institutions Act*. These amendments, along with associated regulatory changes, helped mitigate the rising cost of strata insurance in British Columbia.

***Confidential***

- In 2020 and 2021, the BC Financial Services Authority researched and surveyed trends in strata insurance and issued two reports that informed government's decisions to end best-terms pricing and prohibit referral fees.
- Effective January 2021, the Province ended the practice of "best-terms pricing" for strata insurance, which was responsible for some of the worst premium increases.
- Further consultation on depreciation reports, which support long-term preventative building repair and maintenance, is ongoing and changes to those regulations are planned.
- Questions related to the exploration of a public insurance option and regulation of the insurance industry should be directed to the Minister of Finance.
  - The previous November 2020 mandate letter to the Attorney General and Minister responsible for Housing directed the Minister to: "Support the work of the Minister of Finance to control the rising cost of strata insurance by building on work already done to close loopholes and enhance regulatory powers and acting on the...final report of the BC Financial Services Authority. If rates have not corrected by the end of 2021, explore a public strata insurance option."

Contact: Bindi Sawchuk, ADM, Housing and Land Use Policy Division	Mobile: <small>Government Financial Information</small>
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## **2023/24 ESTIMATES NOTE**

*Last updated Date: Feb 17, 2023*

## **ELECTRIC VEHICLE CHARGING IN STRATA CORPORATIONS**

### **KEY MESSAGES:**

- B.C.'s Roadmap 2030 has a target of 90 per cent of new vehicle sales to be zero-emission by 2030.
- Although B.C. residents can take advantage of the largest public charging network for electric vehicles in Canada, we need to do more.
- More strata owners and renters need to be able to charge at home. We are working on legislative amendments that encourage this, remove barriers, and give strata corporations the flexibility they need to develop solutions that work in their particular circumstances.
- Given the wide range of strata housing and parking arrangements, ministry staff have been carefully researching and consulting with the strata community, experts and interested parties about increasing access to electric vehicle charging in existing strata housing.
- Strata corporations should plan ahead to maximize effective use of electrical capacity for electric vehicle charging and for other uses too like heat pumps.

### **FINANCES:**

- Questions about electric vehicle charging grants should be directed to the Minister of Energy, Mines and Low Carbon Innovation.
- Ministry staff assigned to strata legislation will continue to support this issue.

### **STATISTICS:**

- There are an estimated 1.5 million strata residents, both owners and renters, in British Columbia. There is a variety of strata housing; from condo towers to townhouse complexes to strata-titled duplexes to bare land strata subdivisions with single family homes.
- There are 34,000 strata corporations in B.C. In addition to residential strata corporations, there are also commercial, industrial, and mixed-use strata properties.

### **BACKGROUND:**

- The Province will build on the steps already taken in March 2018, when section 6.9 of the Strata Property Regulation was changed to allow strata corporations to recover costs for electric vehicle charging via user fees.

***Confidential***

- The initial focus is on strata buildings rather than rentals, as strata corporations have a more complex governance structure than landlords of apartment buildings.
- Other jurisdictions have introduced user-pay right to charge legislation. However, costs can be a barrier with user-pay. As well, early adopters may inadvertently max out a building's electrical capacity, preventing wider adoption of electric vehicle charging or other desired uses such as installing heat pumps.
  - In Canada, Ontario enabled user-pay right-to-charge legislation in May 2018.
  - In addition to Ontario, the following U.S. jurisdictions have introduced or enacted user-pay right-to-charge legislation in condominiums and other multi-unit residential buildings: California, Hawaii, Oregon, Colorado, New York, New Jersey, Virginia, Florida, Boston, and Maryland.

Contact: Bindi Sawchuk, ADM, Housing and Land Use Policy Division	Mobile: <small>Government Financial Information</small>
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## **2023/24 ESTIMATES NOTE**

*Last updated Date: February 22, 2023*

## **CLEANBC AND CLIMATE CHANGE ACCOUNTABILITY ACT – NEW AND EXISTING BUILDINGS**

### **KEY MESSAGES:**

- Government is helping British Columbians improve energy efficiency and reduce carbon emissions in buildings, while lowering energy bills and making them healthier and more comfortable.
- CleanBC commits the government to increasing the energy efficiency of new buildings in the BC Building Code to “net-zero energy-ready” by the year 2032 and making all new buildings zero carbon by 2030.
- The first step towards “net-zero energy-ready” will be implemented on May 1, 2023, when the BC Building Code will require 20 percent increased energy efficiency in new buildings.
- Government is also launching the Zero Carbon Step Code on May 1, 2023, so local governments can start requiring reduced operational carbon emissions from new buildings with a tiered standard in advance of Province-wide requirements in 2024, 2027, and 2030.
- CleanBC also commits government to develop practical, cost-effective energy efficiency standards for building retrofits of existing buildings by 2024. This is part of an Existing Buildings Renewal Strategy to make buildings cleaner, more energy and water efficient and safer for British Columbians during events such as wildfires, heat waves, floods, and earthquakes.
- The Province is working with federal government partners to inform the development of new requirements to support a harmonized approach to energy efficiency and carbon emissions in future national and BC Building Codes.
- Through these actions, our Government is on track to achieve our CleanBC commitments related to building codes and standards and is already recognized as a national leader.

### **FINANCES:**

- This work will be handled within existing ministry resources.
- Four full-time equivalent staff are resourced to CleanBC commitments related to codes and standards for new and existing buildings.

## ***Confidential***

### **STATISTICS:**

- The green building industry employs approximately 32,000 British Columbians in jobs ranging from architecture to manufacturing to installation.
- Every dollar invested in energy efficiency generates up to four times its value in economic growth.
- Seventy-five per cent of the buildings that will exist in 2030 already exist today.
- Existing buildings account for 11 per cent of B.C.'s total greenhouse gas (GHG) emissions and as much as 50 per cent in urban areas.

### **BACKGROUND:**

#### ***BC Energy Step Code***

- The BC Energy Step Code was introduced in 2017 as a roadmap to the Province's long-term energy efficiency goals and a voluntary opt-in standard that local governments can require builders to use in advance of Provincial changes to the minimum BC Building Code requirements.
- Over 60 communities now require or incentivize the BC Energy Step Code, while an additional 25 have started consultation on adopting it.
- In partnership with the Energy Step Code Council and other stakeholders, Government will require 20 per cent energy-efficiency improvements for most new buildings by May 1, 2023, with affordability a key part of the analysis.

#### ***Carbon pollution standards***

- In partnership with the Energy Step Code Council and other parties, Government will enable local governments to require, if they wish, new buildings to emit less operational carbon as of May 1, 2023. This development also considers affordability, and these standards are expected to be phased in across the province in 2024, 2027, and 2030.

#### ***Existing Buildings Renewal Strategy***

- Phase 1 of a targeted provincial engagement was completed in Fall 2019 with 27 cross-sectoral organizations.
- Phase 2 of targeted engagement was completed in Fall/Winter 2021/2022. The strategy, which will be developed through Spring 2023, will focus on an approach that is affordable, equitable, practical, and flexible.

Contact: Zachary May, Executive Director, Building and Safety Standards Branch	Mobile: Government Financial Information
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## **2023/24 ESTIMATES NOTE**

*Last updated Date: March 3, 2023*

## **STRATA RENTAL AND AGE-RESTRICTION BYLAWS**

### **KEY MESSAGES:**

- The Province regularly updates strata legislation to serve the public interest and meet the needs of the strata community.
- Government must balance different interests to address the housing crisis and support the strata community, which includes both owners and renters. Stratas are also an important housing type for young families and individuals.
- No single action will address the housing crisis, it will take all levels of government and many different partners working together.
- To increase access to strata housing, as of November 24, 2022, the Province ended all strata rental-restriction bylaws and limited age-restriction bylaws to 55+.
- There were about 2800 owners of strata units that claimed a Speculation and Vacancy Tax exemption (mainly in the Lower Mainland and Capital Regional District) based on their building having rental restrictions, implying that a good number of these would be rented in the absence of such restrictions.

### **FINANCES:**

- Any questions related to the Province's Speculation and Vacancy Tax (SVT) need to be directed to the Minister of Finance. ***Prior to the 2022 tax year***, strata owners in a strata corporation with a with rent-restriction bylaw could qualify for an exemption to the SVT.
- This issue will continue to be handled by ministry staff assigned to strata legislation and issues.

### **STATISTICS:**

- B.C. has the highest per capita rate of strata residency in Canada.
- Strata housing is also an important source of secondary rental stock in B.C. According to the 2016 Census, there were about 670,000 renter households in the province, with about 20% of these renter households residing in residential strata properties.



***Confidential***

**BACKGROUND:**

- Strata corporations can now apply to the Residential Tenancy Branch (RTB) to end a tenancy if a tenant has repeatedly violated significant strata bylaws and the landlord is unable or unwilling to address the issue with the tenant.
- HOUS staff are currently working on regulations that would allow owners or tenants to continue to stay in their homes, if they were living there prior to a new 55+ age-restriction bylaws being passed, and they were to have children after the bylaw was passed.

Contact: Bindi Sawchuk, ADM, Housing and Land Use Policy Division	Mobile: <small>Government Financial Information</small>
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## **2023/24 ESTIMATES NOTE**

*Last updated Date: March 21, 2023*

## **BC HOUSING BUDGET 2023 – HOUSING INITIATIVES**

### **KEY MESSAGES:**

- As of Budget 2023, including past budget announcements, BC Housing will receive a total of more than \$7.420 billion in provincial funding over three years to help bring affordable housing within reach for people of all ages with low to moderate incomes.
- Budget 2023 includes \$4.2 billion over three years for significant investment in housing priorities. BC Housing is receiving \$2.9 billion of this funding for initiatives delivered by the Crown Agency.
- Budget 2023 also provides significant support for renters.

### **FINANCES:**

- Summary of Budget 2023 Provincial Contributions:

(in \$ Billions)	<b>2023/24 Estimates</b>	<b>2024/25 Plan</b>	<b>2025/26 Plan</b>	<b>Total</b>
Provincial Contributions	2.547	2.457	2.416	<b>7.420</b>

- A financial summary of the new Budget 2023 initiatives is provided below:

(in \$ Millions)	<b>2023/24 Estimates</b>	<b>2024/25 Plan</b>	<b>2025/26 Plan</b>	<b>Total</b>
More homes through Building BC	392.690	342.513	273.694	1,008.897
Unlocking more homes and Supporting People	83.460	129.947	74.705	288.112
Supports to reduce homelessness	220.621	172.421	194.817	587.859
New Capital Investments	209.222	355.816	436.207	1,001.245
<b>Total</b>	<b>905.993</b>	<b>1,000.697</b>	<b>979.423</b>	<b>2,886.113</b>

### **BACKGROUND:**

- Budget 2023 continues to provide funding for Building BC, which was established in Budget 2018 as part of the Province's *Homes for B.C.: A 30-Point Plan for Housing Affordability in British Columbia* to deliver 114,000 units by 2027/28.

## Confidential

- Budget 2023 announced:
  - \$4.4 billion for 11,250 more social housing units as follows: Community Housing Fund (6,000 units), Indigenous Housing Fund (1,750 units), Womens Transition Housing Fund (1,500 units), Metro Vancouver MoU (2,000 units).
  - \$4.2 billion for 4,140 new housing units with supports for the homeless, including 240 units for complex care.
- Budget 2023 also announced additional investments to reduce homelessness, respond to and support people sheltering in encampments. This includes:
  - An investment of \$2.146 billion over ten years for 1,900 units of supportive housing;
  - An investment of \$1.792 billion over ten years for 2,000 units of supportive housing under the *Homelessness Action Plan (HAP)*, which will include integrated health, social, cultural, community and housing stability supports across all HAP buildings and will be targeted at communities with demonstrated need (i.e. encampments);
  - An investment of \$300.001 million to build 240 net new units of *Complex Care Housing* for people with complex mental health and substance use issues, including those who are homeless or whose needs are not met by existing supportive housing;
  - An investment of \$4.7 million to establish five regional multidisciplinary *Homeless Encampment Action Response Teams (HEART)* for rapid response to encampments for every region dealing with a substantive encampment;
  - An investment of \$323.2 million for the *Homeless Encampment Action Response for Temporary Housing (HEARTH)*, which would supplement existing investment in Budget 2022's Homelessness Strategy to enhance fire prevention and safety supports, site management, sanitation, non-profit service provider support, capacity and training, peer workers, and acquire rapid deployment housing within three to six weeks.
- Budget 2023 includes initial investment to develop a coordinated investment strategy to replace or redevelop roughly 15 Single Occupancy Room (SRO) buildings in Vancouver's Downtown Eastside.
- With the goal of expanding the number of rental units in the province, Budget 2023 announced:
  - An investment of \$136.9 million over ten years to help homeowners rent accessory dwelling units at affordable levels for at least five years; and
  - An investment of \$230.9 million over three years to improve and expand BC Housing's aging rental stock.

Contact: Vincent Tong, Acting CEO BC Housing

Mobile: Government Financial Information

## **2023/24 ESTIMATES NOTE**

*Last updated Date: March 21, 2023*

## **PROGRESS ON PREVIOUS BUDGETS**

### **KEY MESSAGES:**

- Significant progress has been achieved on commitments made since Budget 2017.
- This includes:
  - Creating supportive housing under the Homelessness Action Plan (Budget 2019 and Budget 2020);
  - Creating housing under Building BC programs and HousingHub (Budget 2018 and Budget 2022);
  - Enhancing the Rental Assistance Program and Shelter Aid for Elderly Renters program (Budget 2018);
  - Opening projects under the Rapid Response to Homelessness initiative and Affordable Rental Housing program (Budget 2017 Update);
  - Maintaining and rehabilitating projects through the Capital Renewal Fund (Budget 2018);
  - Creating new homes for individuals living in temporary spaces as part of the COVID-19 pandemic response (Budget 2021 and 2022).
- As of December 31, 2022, there are 40,263 units completed, under construction, in development, or initiated which includes: 20,825 Building BC units, 11,672 non-Building BC Program units, and 7,766 student housing units.

### **BACKGROUND:**

#### **Budget 2022**

- Budget 2022 announced the acceleration of \$100 million to speed up the construction of 15 projects for mixed-income housing through BC Housing's Community Housing Fund and funding for additional staff to facilitate HousingHub projects.

Budget 2022 also announced an investment of \$264 million over three years to extend the supports for existing temporary shelters and to create 566 new permanent housing spaces.

#### **Budget 2021**

- Budget 2021 provided \$171.7 million to expand the number of temporary homes to create 3,155 spaces for homeless individuals, extend outreach support services and cover COVID-19 related costs to safely maintain existing services.

## **Budget 2020**

- Budget 2020 provided \$55.6 million in funding for 100 modular supportive housing units. In addition, Budget 2020 provided \$9 million over three years to create two new 60-bed navigation centres in Nanaimo and Vancouver. BC Housing is actively working with partner organizations to secure opportunities. These centres are shelters with enhanced services for people with complex challenges.
- Budget 2020 also provided \$12.2 million over three years for non-profit housing providers to cover increased insurance costs, and \$10.8 million over three years for shelters and supportive housing to enhance their meal programs.

## **Budget 2019**

### Homelessness Action Plan

- Budget 2019 provided \$53.5 million in capital funding to build 200 new units of supportive housing for people who are homeless or at risk of homelessness.
- As of December 31, 2022 there are 524 units in progress, and of these 409 units are completed, and 60 units are under construction.

### Building BC Programs

- As part of Budget 2018, four new development programs were created under Building BC:
  1. Community Housing Fund (CHF)
    - This program will provide close to \$1.9 billion over 10 years to build and operate 14,350 affordable new rental homes for seniors, families, low and middle-income earners.
    - As of December 31, 2022, 8,943 units are completed or in progress. Of these, 1,475 units are completed, 3,907 units are under construction, 650 units are in development and 2,911 units have been initiated.
  2. Women's Transition Housing Fund (WTHF)
    - This program will provide \$734 million over 10 years to build 1,500 new supportive homes for women and children fleeing violence, including transition houses, safe homes, second-stage and long-term housing.
    - As of December 31, 2022, 898 units are completed or in progress. Of these, 188 units are completed, 546 units are under construction, and 164 units have been initiated.
  3. Supportive Housing Fund (SHF)
    - This program will provide \$1.2 billion over 10 years to build and operate.
    - 2,500 units of supportive housing for those who are experiencing homelessness or at risk of homelessness.

## ***Confidential***

- As of December 31, 2022, 3,796 units are completed or in progress. Of these, 1,812 units are completed, 1,058 units are under construction, 225 units are in development and 701 units have been initiated.

### **4. Indigenous Housing Fund (IHF)**

- This program will provide \$550 million over 10 years to build and operate 1750 units of social housing for projects, both on- and off-Nation.
- As of December 31, 2022, 1,516 units are in progress. Of these, 427 units are completed, 523 units are under construction, 245 units are in development and 321 units have been initiated.

## **HousingHub**

- Announced as part of Budget 2018, HousingHub was created within BC Housing to promote, facilitate, and coordinate housing partnerships. HousingHub partners with the non-profit sector, faith groups, for-profit builders, all levels of government and others to find and develop or redevelop available land and buildings, creating affordable homes. Budget 2021 announced a \$2 billion borrowing facility to provide low-interest loans to create nearly 9,000 units.
- As of December 31, 2022, there are 6,566 homes in various stages of development, including 5,879 homes through the Provincial Rental Supply program, and 687 homes through the Affordable Home Ownership Program.

## **Enhancements to Rent Assistance Programs**

- In Budget 2018, the Province also expanded the eligibility requirements and increased the benefits under the Rental Assistance Program and Shelter Aid for Elderly Renters program.
- Enhancements to both programs include increasing the maximum rent ceiling and adding a third rental zone. These enhancements came into effect on September 1, 2018.
- The Rental Assistance Program (RAP) provides eligible working families with direct cash assistance to help pay rent in the private market. The maximum gross household income to qualify for RAP benefits increased from \$35,000 to \$40,000. As of December 31, 2022, there were 4,800 households receiving RAP.
- The Shelter Aid for Elderly Renters (SAFER) program provides direct cash assistance to low-income seniors (aged 60 or over) in the private market. As of December 31, 2022, there were more than 23,800 households receiving SAFER.

***Confidential***

**Budget 2017 Update**

**Rapid Response to Homelessness (RRH)**

- As part of the Budget 2017 Update in September 2017, the provincial government announced an investment of \$291 million to build 2,000 modular housing units for those who are experiencing homelessness. In addition, \$170 million over three years is being provided for support services.
- As of December 31, 2022, there are 1,894 units completed.

**Affordable Rental Housing (ARH)**

- The Province is also investing \$208 million through the Budget 2017 Update to create new units of affordable rental housing across the province.
- As of December 31, 2022, there are 1,147 units complete or in progress. Of these, 465 units are completed, 396 units are under construction, 181 units are in development, and 105 units have been initiated.

Contact: Vincent Tong, Acting CEO, BC Housing	Mobile: Government Financial Information
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## **2023/24 ESTIMATES NOTE**

*Last updated Date: April 3, 2023*

## **ERNST & YOUNG REPORT AND IMPLEMENTATION PLAN**

### **KEY MESSAGES:**

- Government and BC Housing are using the findings in the Ernst & Young Report to clarify governance roles, structures, and processes and to provide more detailed policy direction on program outcomes, and to create greater collaboration between government and BC Housing to integrate strategic policy direction with program design and delivery.
- The Ministry of Housing, established in December 2022, allows more focus on moving forward government's agenda on housing and aligns with the findings and recommendations of the Ernst & Young report.
- BC Housing has been working collaboratively with Government since the report was finalized to identify immediate and near-term actions that could be implemented before March 31, 2023.
- Working in collaboration with the Ministry of Housing and the Crown Agencies Secretariat, BC Housing has begun the process of transforming its business and identified a number of recommendations that could be addressed before March 31, 2023.
- Both BC Housing and Government are developing implementation plans to address the recommendations.

### **FINANCES**

- The costs associated with the implementation of the Ernst & Young recommendations have not yet been determined. The Ministry and BC Housing are currently assessing the fiscal impacts of implementation.

### **BACKGROUND:**

- In 2021, the Government of British Columbia retained Ernst & Young to review BC Housing's organizational capacity and financial systems in light of the expansion of BC Housing's mandate and budget.
- Released in June 2022, the review identified opportunities to gain efficiencies and expand capacity within BC Housing to match the organizational growth over the past few years both in its mandate and budget. Findings in the review also outline recommendations for BC Housing's overall service delivery and accountability structures.



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- As at March 31, 2023, BC Housing and Government, through the Ministry of Housing and the Crown Agencies Secretariat, have already taken steps to improve governance structures and oversight.
  
- BC Housing has:
  - developed clear Terms of References that clarifies the scope and accountabilities of Executive Committee (EY Recommendation #1-6);
  - invited the Deputy Minister of Housing to attend BCH Board meetings as an observer to improve communication between BC Housing and government (EY Recommendation #1-4);
  - approved documented requirements for delegation of financial authority by the Board of Commissioners to management (EY Recommendation #1-8);
  - updated its policy and procedures to ensure that, when acquisitions and disposals vary from market value appraisals, they remain within acceptable levels of variance (EY Recommendation #1-12);
  - re-organized Executive Committee meetings and agenda to be consent based to allow for dedicated time for strategic issues and discussion; standing items for strategic priorities such as Reconciliation, Business Transformation have also been added. Each area within BCH to table monthly reports on their performance which will be used to build performance dashboard (EY Recommendation EY 2-2);
  - created a new separate IT branch, with the head of the branch to report directly to the CEO, to lead digital transformation, support business integration, and better align structure and capacity (EY Recommendation #2-7);
  - developed and mapped various mitigation strategies to address difficult recruitments (EY Recommendation 3-2);
  - improved its control processes to ensure that subsidy payments to non-profit providers are made only after operating agreements have been fully authorized (EY Recommendation #5-11).
  
- The government has:
  - appointed a new Board of Commissioners for BC Housing;
  - created a stand-alone Ministry of Housing, with a work team dedicated to supporting the oversight and governance of BC Housing;
  - approved additional resources for BC Housing to increase organizational capacity and support their goals of business transformation;

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- established a joint-executive table with other supporting working tables to improve communication and alignment between the Ministry and BC Housing;
- implemented a quarterly reporting framework with BC Housing to allow for tracking and oversight of financial and progress metrics;
- partnered with BC Housing to lower the approval threshold for capital projects seeking endorsement from BC Housing's executive committee, to better align with Provincial approval processes.

### **IMPLEMENTATION PLAN:**

- As BC Housing and Government completes work on immediate term actions before March 31, 2023, BC Housing and government will continue to bring forward additional actions in a multi-year implementation plan to address the remaining report findings.
- In 2023/24, BC Housing is undertaking or expects to complete the following initiatives in response to the EY Report:
  - develop clear Terms of References that clarifies the scope and accountabilities of the Provincial Rental Housing Corporation – anticipated completion in May 2023 (EY Recommendation #1-6);
  - hiring a consultant to assist with due diligence in relation to all PRHC Board / ExCom submissions for acquisition or disposals (EY Recommendation 1-11);
  - as part of a deep-dive review of organizational structure, an Office of the General Counsel has been created with legal and risk related functions in BCH being moved under that office. Reorganization in Development and Asset Strategies to enable more capacity to address workload and demand (EY Recommendation 3-1).
- In 2023/24, collaborative effort between Government and BC Housing will clarify accountability and governance structure, and improve corporate frameworks, setting the stage for process modernization. Specific priorities and potential actions include:
  - Ministry and BC Housing finalizing a communication protocol framework to enhance information sharing and manage accountabilities (to be completed March 2023)
  - Refresh of BC Housing Mandate Letter, including new and updated priorities related to delivery of mandate and governance and oversight (to be completed June 2023)
  - Letters of Expectation to be developed and shared with BC Housing to provide detailed direction on specific priorities outside of mandate letter, Budget, etc. cycles (to be initiated beginning in 2023)

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- Implement review and update of Treasury Board's Approval and Reporting Framework (the ARF) and the HousingHub Framework (HHF)
- Development of a housing specific Capital Project Risk-Based Oversight Screening Tool
- Implement process to provide TBS with a forecast of projects requiring approvals at the beginning of each quarter
- Develop a Reporting Framework for Housing Strategy Refresh implementation (e.g. targets for new initiatives/funds)
- Develop a Reporting Framework for BC Housing Operations (e.g. number of units operated/funded)
- In 2024/25 to 2025/26, BC Housing will continue to transform processes and structures to better address housing needs across the province.
- Outcomes of this work will include:
  - Improved service delivery for British Columbians;
  - Enhanced clarity about the roles and responsibilities of Government and BC Housing;
  - A robust risk management approach;
  - An enhanced budgeting and forecasting framework; and
  - The establishment of new digital processes that will support BC Housing's renewed processes and structures.

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