

**Ministry of Housing**  
Estimates Debate Binder – 2023/24 Table of Contents

<b>CROSS-MINISTRY / SECTOR ISSUES</b>	
2023/24 – 2025/26 Service Plan Overview	1
Service Plan Performance Measure Comparison	2
Mandate Letter and Status Update	3
Premier’s Housing Solutions Advisor	4
Refreshed Housing Strategy	5
<i>Tabs Intentionally Blank</i>	6-7
<b>LOCAL GOVERNMENT</b>	
Local Government Density Initiatives	8
<i>Tabs Intentionally Blank</i>	9-11
<b>HOUSING SUPPLY</b>	
Plan to Meet 114,000 Unit Target	12
Housing Hub	13
Housing Affordability	14
Rental Protection Fund	15
Housing Supply Act	16
BC Builds Current Status	17
Building BC Expansion	18
Single Room Occupancy (SROs)	19
Short-term Rental Legislation	20
Secondary Suites	21
<b>SECURITY OF TENURE</b>	
Protections for Renters – Overview	22
Rental Housing Task Force Progress	23
Compliance and Enforcement – Overview	24
RTB Budget Increase & Wait Times	25
Renters Rebate	26
<i>Tabs Intentionally Blank</i>	27-28

**Ministry of Housing**  
**Estimates Debate Binder – 2023/24 Table of Contents**

<b>HOMELESSNESS</b>	
Belonging in BC: Provincial Homelessness Strategy	29
Encampments	30
Complex Care	31
Downtown Eastside Encampments	32
Extreme Weather Supports	33
Provincial Data on Homelessness	34
BC Rent Bank	35
<i>Tabs Intentionally Blank</i>	<i>36-37</i>
<b>HOUSING AND BUILDING MANAGEMENT</b>	
Strata Insurance	38
Electric Vehicle Charging in Strata Corporations	39
CleanBC and Climate Change Accountability Act – New and Existing Buildings	40
Strata Rental and Age-Restriction Bylaws	41
<i>Tabs Intentionally Blank</i>	<i>42</i>
<b>BC HOUSING</b>	
BC Housing Budget 2023 – Housing Initiatives	43
Progress on Previous Budgets	44
Ernst & Young Report and Implementation Plan	45
<i>Tabs Intentionally Blank</i>	<i>46-47</i>

## Ministry of Housing 2023/24 Service Plan Framework

Goal	Objectives	Key Strategies	Performance Measures
<p><b>Goal 1:</b> People in British Columbia have access to attainable and affordable housing</p>	<p><b>Objective 1.1:</b> Deliver a refreshed housing strategy with new initiatives in urban, rural, and remote communities</p>	<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>	<p><b>PM1a:</b> Number of affordable and supportive housing homes completed, including affordable rental and social housing (including HousingHub)</p>
	<p><b>Objective 1.2:</b> Simplify and speed up approval processes for the housing sector</p>	<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>	<p><b>PM1b:</b> Housing Supply Act: specified municipalities assigned housing targets</p>
<p><b>Goal 2:</b> People at risk of or experiencing homelessness have access to appropriate supports and services</p>	<p><b>Objective 2.1:</b> Improve coordination of services to deliver improved outcomes for people living in Vancouver's Downtown Eastside</p>	<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>	<p><b>N/A</b></p>

## 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>	
	<p><b>Objective 2.2:</b> Expand homelessness supports to include temporary and long-term housing options to support people to move indoors</p>	<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>
<p><b>Goal 3:</b> British Columbians are supported with fair, efficient and effective rent and building protections</p>	<p><b>Objective 3.1:</b> Revitalize Residential Tenancy Branch service delivery</p>	<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

		<p>adjudication, increase early interventions, reduce escalation of conflicts, and prevent the need for hearings.</p>	
	<p><b>Objective 3.2:</b> Deliver a building and safety regulatory system that is coordinated, effective and responsive</p>	<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>	<p><b>N/A</b></p>

## 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
<p>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:</p>	
<ul style="list-style-type: none"> <li>o Establish BC Builds to build housing for middle-income families, individuals, and seniors</li> </ul>	<ul style="list-style-type: none"> <li>● February 2023: Working with Special Advisor to the Premier on models to implement.</li> <li>● <i>Advice/Recommendations</i></li> </ul>
<ul style="list-style-type: none"> <li>o Ensure timely resolution of landlord/tenant disputes</li> </ul>	<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>
<ul style="list-style-type: none"> <li>o With support from the Minister of Finance, establish a rental housing acquisition fund</li> </ul>	<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>
<ul style="list-style-type: none"> <li>o Introduce legislation establishing new tools for local governments to</li> </ul>	<ul style="list-style-type: none"> <li>● February 2023: Discussion guide with policy recommendations completed for Minister and Housing Project Board</li> </ul>



<p>help them better regulate short term rentals in their communities</p>	<p>Advice/Recommendations</p>
<p>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</p>	<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> <p>Advice/Recommendations</p>
<p>o Include an effective flipping tax to fight increased costs caused by short-term flipping by investors</p>	<ul style="list-style-type: none"> <li>• Ministry of Finance is lead. Work is currently underway to scope out this initiative</li> </ul>
<p>Work with Indigenous partners to identify and deliver on Indigenous housing priorities for the province</p>	<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>
<p>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</p>	<p><b>Development Approvals Process Review</b> Cabinet Confidences</p>

<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**

MANDATE LETTER ACCOUNTABILITY	STATUS
<p>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>	<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>
<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>	<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>
<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>	<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>

	<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.</p>
<p>Bring in "right-to-charge" legislation that will enable installation of electric vehicle charging infrastructure in more strata and apartment buildings</p>	<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>
<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>	<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>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>	<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 BCFSAs, 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><small>Advice/Recommendations</small></p> <p>Advice/Recommendations</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
<p>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</p>	<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>
<p>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</p>	<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>
<p>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</p>	<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>



<p>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</p>	<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>
<p>Support the Minister of Health’s work to strengthen ambulance services in rural communities</p>	<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.

.../2

**Office of the  
Premier**

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PO Box 9041 Stn Prov Govt  
Victoria BC V8W 9E1

**Location:**  
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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.

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

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 black 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.

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- 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.

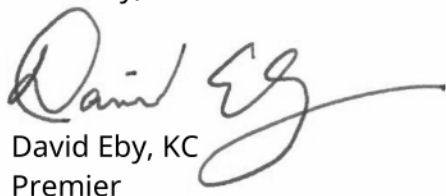
All members are expected to review, understand, and act according to the *Members' Conflict of Interest Act* and conduct themselves with the highest level of integrity. As a Parliamentary Secretary, your conduct will reflect not only on you, but on your Minister and our government.

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.

