

From: [Nelson, Josh CITZ:EX](#)
To: [Uppal, Sanjay CITZ:EX](#)
Subject: CMHC CECRA Program
Date: April 30, 2020 10:10:00 AM
Attachments: [image003.jpg](#)

Hi Sanjay,

Just wanted to provide an update on this – I spoke with Roger Lam at CMHC this morning regarding the Canada Emergency Commercial Rent Assistance Program (CECRA).

Roger and his team are in the process of coordinating the program details with ADM Greg Steves in Municipal Affairs and Housing, as well as Shayne Ramsay at BC Housing. He also indicated that they are concurrently working with Finance on an engagement strategy.

It sounds like he has a fairly large team working on the CECRA program – he is going to reach out to them and have someone touch base with further information and contact details moving forward for the Province; he expects to have a better idea and understanding within the next week.

I will forward along the response once received.

Best regards,

Josh Nelson, Real Estate Advisor
Strategic Real Estate Services
Real Property Division | Ministry of Citizens' Services
778-678-5244 | Josh.Nelson@gov.bc.ca | W109 – PO Box 9412, Stn Prov Gov, Victoria BC V8W 9V1



From: [Nelson, Josh CITZ:EX](#)
To: [Uppal, Sanjay CITZ:EX](#)
Subject: Federal programs for tenants affected by COVID-19
Date: April 30, 2020 2:31:00 PM
Attachments: [image002.jpg](#)

Hi Sanjay – see below for bullets and timelines as discussed:

March 18, 2020:

- State of emergency issued in response to COVID-19.
- Canada's initial COVID-19 Economic Response Plan announced – this includes multiple resources for access to credit such as:
 - Business Credit Availability Program (BCAP) - The BCAP will provide additional support through the Business Development Bank of Canada (BDC) and Export Development Canada (EDC). The program will offer Loan guarantees as well as a co-lending program for small and medium sized enterprises
 - Canada Emergency Business Account (CEBA) – This program will provide interest-free loans of up to \$40,000 to small businesses and not-for-profits, to help cover their operating costs during a period where their revenues have been temporarily reduced
- The Federal Government announces that businesses can defer income tax payments until August 31, 2020 and is allowing the deferral of GST/HST, as well as customs duty owing on imports until June 30, 2020.

March 25, 2020:

- Premier John Horgan announces the BC-Temporary Rental Supplement (BC-TRS) Program.
 - BC-TRS includes a temporary 3-month rent supplement up to \$500 per month for residential tenants, the halt of evictions, and freezing of rent increases
 - BC-TRS to be administered by BC Housing
- Federal Government introduces the Canada Emergency Response Benefit (CERB) to help workers and businesses providing a taxable benefit of \$2,000 every 4 weeks for up to 16 weeks to eligible workers who have lost their income or a significant portion of income due to COVID-19.

March 27, 2020:

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- Federal Government introduces the Canada Emergency Wage Subsidy (CEWS) – a 75% wage subsidy for qualifying businesses, for up to three months, retroactive to March 15, 2020.
 - The subsidy will cover up to \$847 per week, per employee

April 24, 2020:

- The Federal Government announced the Canada Emergency Commercial Rent Assistance

(CECRA) Program.

- This program will lower rent by 75% for small businesses that have been affected by COVID-19
- Provide forgivable loans to qualified commercial property owners to cover 50% of three monthly rent payments that are payable by eligible small business tenants
- Will only require the tenant to pay 25% of the reduced rent under a rent forgiveness agreement
- CECRA to be administered by Canada Mortgage and Housing Corporation (CMHC)

April 30, 2020:

- CITZ engaged CMHC to gather further information on the CECRA program specifically relating to provincial tenants along with identifying a contact for the Province within CMHC.

Let me know if you have any questions or additional information that you think should be included.

Best regards,

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From: Nelson, Josh CITZ:EX
To: Uppal, Sanjay CITZ:EX
Subject: FW: CERCA CRM:0862122
Date: May 12, 2020 10:32:00 AM

Hi Sanjay,

Below is the latest email from Roger Lam at CMHC – If I receive anything further from him or his team I will pass it along.

Best regards,
Josh

From: Roger A. Lam <RLAM@cmhc-schl.gc.ca>
Sent: May 11, 2020 7:10 AM
To: Nelson, Josh CITZ:EX <Josh.Nelson@gov.bc.ca>
Subject: CERCA CRM:0862122

Hi Josh,
Just following up on your call from last week. I forwarded your information to our team. We have a website where we will update our information <https://www.cmhc-schl.gc.ca/en/media-newsroom/notices/2020/canada-emergency-commercial-rent-assistance-cecra-small-businesses>. In the meantime, it is recommended that you reach out to your Provincial representatives who are working on this program.
Roger

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#FlattenTheCurve #StayHealthy

We are in this together.

See how CMHC is supporting Canadians during the COVID-19 pandemic: cmhc.ca/covid-19

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