

Minister, FIN FIN:EX

From: Minister, MAH MAH:EX
Sent: Monday, January 15, 2018 11:22 AM
To: s.22
Cc: Minister, FIN FIN:EX
Subject: 231000: Request of the Minister - decrease in annual rent increase

Ref: 231000

s.22

Email: s.22

cc: FIN.Minister@gov.bc.ca

Dear s.22

Thank you for your emails regarding your concerns with the annual rent increase and the proposed renter's rebate. I apologize for the delay in responding.

Our new government is committed to making life more affordable for British Columbians. That includes improving housing affordability for renters.

The *Residential Tenancy Act* limits the timing and amount of rent increases during tenancies. The annual rent increase formula was intended to find a balance between the costs of maintaining and upgrading rental suites and the need to keep rental housing affordable.

The Province of British Columbia is aware of the issues related to the availability and high cost of housing, especially in larger cities. I have directed Ministry of Municipal Affairs and Housing staff to look at a broad spectrum of potential solutions to improve housing affordability. Rent control, and specifically the rent increase formula, will be included as part of this work.

Although decisions have not yet been made regarding the renter's rebate, I have shared a copy of your correspondence with the Honourable Carole James, Minister of Finance, for her review and consideration as she considers changes in preparation of the provincial budget.

I appreciate hearing your concerns on these important issues and I will ensure that they are considered as part of our ongoing work.

Thank you again for writing.

Sincerely,

Selina Robinson
Minister of Municipal Affairs
and Housing

From: s.22

Sent: Sunday, October 8, 2017 11:30 AM

To: Robinson.MLA, Selina <Selina.Robinson.MLA@leg.bc.ca>
Subject: Request of the Minister - decrease in annual rent increase

Dear Ms. Robinson,

I am a resident of the s.22
s.22

I am asking you to lower the maximum rent increase for 2018 like you said you might. I hope to receive that news before the end of the year.

s.22

I would prefer that the Minister of Housing eliminate the 2% extra that landlords receive on top of the cost of living increase; this would lower the maximum annual increase from 4% to 2%. This would be the most cost-effective solution, in my opinion. The costs would be confined to what it costs to change the legislation, which taxpayers already pay for and expect from our elected officials and their staff, and landlords would be responsible for ensuring real renters receive the benefit of a decrease, as usual.

I do not support the NDP's election promise/proposal for a \$400 a year rebate for all renters. This will not support low-income renters or seniors on pensions, and will cost taxpayers more to implement than it is worth.

First, that \$400 a year will have little impact on expenses for renters in areas that are becoming rapidly unaffordable (like your riding of Vancouver-Fairview). Lower-income households will probably use the \$30 a month for extra food or daycare (or unmentionables) and higher-income households will use it for purchases other than rent.

Second, it would be next to impossible to check whether the money is going to actual renters (and not others claiming to be renters).

And third, but most importantly, administration of the \$400 rebate program would be extremely expensive to set up and implement. Costs to taxpayers would outweigh the benefits, because the government would need to hire expensive consultants to design and figure out how to administer the program, hire staff for an office, hire IT consultants to develop and launch a program, develop a system to assess who is entitled to the rebate, hire staff to check whether real renters are getting the rebate, hire accounting staff to issue payments and cheques, pay for mailing costs, and the list goes on.

I hope that you will support a decrease in the annual maximum rent increase for 2018.

I look forward to hearing back from you about your support,

s.22

Minister, FIN FIN:EX

From: s.22
Sent: Sunday, December 10, 2017 7:36 PM
To: Minister, FIN FIN:EX
Cc: James.MLA, Carole A LASS:EX
Subject: We can save the BC Government billions of dollars over the next three years

Honourable Carole James,

We know how to reduce crime, ICBC claims, health care costs and wildfires which will save the BC Government billions of dollars over the next three years.

The savings will help the BC NDP Government do the following:

- * Lower ICBC insurance rates
- * Pay for more child care spaces
- * Pay for the \$10 a day childcare
- * Pay for more affordable housing
- * Pay the \$400 rental rebate
- * Reduce surgery waiting lists
- * Reduce emergency room wait times
- * Reduce injuries to seniors
- * Reduce opioid addictions
- * Reduce the stress on paramedics, firefighters, police officers, emergency room doctors, nurses and all health care workers.
- * Balance the Budget

My name is s.22 and I am a s.22. My experience as s.22; talking with police officers, paramedics, firefighters, doctors, nurses, healthcare workers and analyzing statistics for the last five years, we found the BC Government and ICBC are making one critical mistake that costs them billions of dollars every year.

The BC Government and ICBC spend over 100 million dollars a year to reduce crime, ICBC claims, health care costs and wildfires. The BC Budget and the following B.C. Government statistics show this is not working.

Crime: 360,000 crimes a year and thousands of unreported crimes

ICBC: 900,000 claims a year

Health Care: 1.5 million emergency room visits and 500,000 ambulance calls a year

Wildfires: 617 wildfires started by people a year

Crime, ICBC claims, injuries to children, teenagers, adults, seniors and wildfires cost the Ministry of Justice, ICBC, Ministry of Health and the Ministry of Forests billions of dollars.

Crime - Reducing crime, injuries, impaired driving, distracted driving and ICBC fraud will dramatically reduce court cases which will take the pressure off the courts and save the Ministry of Justice millions of dollars.

ICBC Claims - Reducing vehicle accidents, pedestrian and cyclist accidents, impaired driving, distracted driving, fraud, stolen vehicles, vandalism to vehicles and auto crime will save ICBC billions of dollars.

Wildfires - Reducing wildfires and timber loss will save the Ministry of Forest hundreds of millions of dollars.

Health Care - Reducing injuries, ICBC accidents, wildfires and some crimes will reduce ambulance calls, emergency surgeries, emergency room visits, emergency room wait times, emergency room overcrowding, hospital stays, long-term care for patients, hospital overcrowding, chronic injuries, opioid addiction or buying illegal drugs for pain which saves the

Ministry of Health billions of dollars, reduces surgery waiting lists and helps the Ministry of Health deliver better health care.

Our goal is to save lives, protect people from being a victim of a crime, reduce the stress on paramedics, police officers, firefighters, emergency room doctors, surgeons, nurses and reduce surgery waiting lists.

I would like the opportunity to meet with you, show you the critical mistake the BC Government Ministries and ICBC are making and the simple solution.

Sincerely,

s.22

Minister, FIN FIN:EX

From: Rob MacKay-Dunn <rmackaydunn@udi.org>
Sent: Monday, November 20, 2017 1:00 PM
To: Minister, FIN FIN:EX
Cc: Gillezeau, Rob FIN:EX; Henry, Molly FIN:EX; Spilker, Robyn FIN:EX; Reid, Heidi FIN:EX; Leslie Whittaker
Subject: 362264 FW: UDI LETTER BUDGET 2018
Attachments: UDI Ltr Min James Budget 2018 Submission Nov 2 2017 FINAL.pdf
Categories: *MO: Meeting/Invite -Log in CLIFF

Dear Minister James,

On behalf of the Urban Development Institute's (UDI) Board of Directors and our 700+ members, we would like to request a meeting with yourself and your staff to discuss the Ministry of Finance's related objectives for the development of your government's comprehensive housing strategy and how UDI might support your efforts in achieving these objectives. We also like to extend an invitation to brief you and your staff on our industry's priorities and ideas as highlighted in our attached submission.

We recognize how incredibly busy your schedule is, and we would make every effort to have our CEO Anne McMullin and UDI representatives available to meet with you at the convenience of your schedule in Victoria or Vancouver.

If you have any questions about this meeting request please don't hesitate to contact me.

Many thanks in advance for your consideration.

Best regards, Rob

Rob MacKay-Dunn | Vice President, Government and Public Affairs

Urban Development Institute

rmackaydunn@udi.org Direct: 604.661.3034

udi.bc.ca



From: Leslie Whittaker <lwhittaker@udi.org>
Date: Thursday, November 2, 2017 at 2:40 PM
To: "FIN.Minister@gov.bc.ca" <FIN.Minister@gov.bc.ca>
Cc: "Premier@gov.bc.ca" <Premier@gov.bc.ca>, "MAH.Minister@gov.bc.ca" <MAH.Minister@gov.bc.ca>, "Minister.Transportation@gov.bc.ca" <Minister.Transportation@gov.bc.ca>, "JTST.Minister@gov.bc.ca" <JTST.Minister@gov.bc.ca>, "David.Galbraith@gov.bc.ca" <David.Galbraith@gov.bc.ca>, "Lori.Wanamaker@gov.bc.ca" <Lori.Wanamaker@gov.bc.ca>, "Jacquie.Dawes@gov.bc.ca" <Jacquie.Dawes@gov.bc.ca>, "Grant.Main@gov.bc.ca" <Grant.Main@gov.bc.ca>, "Keira.higgins@gov.bc.ca" <Keira.higgins@gov.bc.ca>, "tamarra.wong@gov.bc.ca" <tamarra.wong@gov.bc.ca>
Subject: UDI LETTER BUDGET 2018

Good Afternoon Minister James

Attached, please find a letter from the Urban Development Institute (UDI) regarding our comments and recommendation for consideration in preparation of the 2018 Budget.

Regards

Leslie



URBAN DEVELOPMENT INSTITUTE – PACIFIC REGION
#200 – 602 West Hastings Street
Vancouver, British Columbia V6B 1P2 Canada
T. 604.669.9585 F. 604.689.8691
www.udl.bc.ca

November 2, 2017

Honourable Carole James
Minister of Finance and Deputy Premier
PO BOX 9048 STN PROV GOVT
Victoria, BC V8W 9E2

Re: Budget 2018

Dear Minister James,

On behalf of the members of the Urban Development Institute (UDI), we respectfully submit our comments and recommendations for consideration during the Government's preparation of Budget 2018.

UDI is a non-profit and non-partisan association of the development industry and its related professions. With over 700 members, UDI Pacific represents thousands of individuals involved in all facets of land development and planning, including: developers, property managers, financial lenders, lawyers, engineers, planners, architects, appraisers, real estate professionals, local governments and government agencies.

Since 1972, the UDI Pacific Region has been dedicated to fostering effective communication between the industry, government, and the public; and aims to improve both housing and job opportunities for all British Columbians. UDI Pacific also serves as the public voice of the Real Estate Development Industry, communicating with local governments, the media, and community groups. UDI concentrates its activities in three primary areas: government and community relations, research, and professional development and education.

As you know, the Real Estate and Development Industry has a significant impact on employment, economic growth and government tax revenues. Across British Columbia, the industry represents one-quarter of the province's GDP. An independent analysis found that the development industry every year in B.C.:

- Contributes over \$17 billion to the provincial GDP;
- Employs over 200,000 British Columbians; and
- Generates \$3.5 billion in revenues to governments at all levels.

We have three key focus areas for the 2018/2019 Budget that we hope your Government will consider:

- Boosting Housing Supply;
- Transportation Investment and Transit Oriented Development; and
- Tax Compliance and Enforcement.

Our overriding focus will be on housing affordability, as this significant challenge has been the focus of much debate in the media, certainly between all parties in the May 2017 election, and regularly at coffee shops, playgrounds, and kitchen tables all across our province.

Boosting Housing Supply

As our first key focus, it's important to reiterate our position that the primary solution to address our affordability challenge is boosting the supply of housing – from homeless shelters and supportive housing, to market housing rental and ownership units. All along the housing continuum, the supply of units needs to increase.

We all are aware now that the price of housing is a function of supply and demand. And, while there may be a lot of talk about boosting housing supply, by and large it continues to just be talk. Governments continue to be almost solely focused on demand-side measures, evidenced by the discussion and resolutions of the recent Union of BC Municipalities provincial conference.

Federally, mortgage-lending restrictions have been increased over the past eight years. The previous Provincial Government introduced:

- a 3% *Luxury Tax*;
- a 15% *Foreign Buyers' Tax*; and
- enhanced regulations for realtors.

The results of these measures have been mixed at best. Housing prices at the high end of the market were temporarily impacted, but overall market prices remained strong due to local demand – especially for multi-family dwellings. According to the latest Ministry of Finance report, during the period of Apr 1-Sep 30, 2017 only 3.3% of the properties sold in Metro Vancouver, and 2.8% of all properties sold in British Columbia were purchased by foreign buyers.

Your Government may also be considering a 2% speculation tax for *"People who buy property in BC but don't live or work here and leave their property empty ..."*.

While UDI accepts that demand-side measures are a key part of the affordability equation, we recommend that a cumulative assessment be undertaken before further demand measures are implemented. As well, we recommend a renewed look at provincial/federal cooperation to ensure everyone pays their fair share of taxes, and that any potentially fraudulent activity is eliminated from the marketplace. (See below section Tax Compliance & Enforcement.)

We are also requesting the provincial government to take on a leadership role through the comprehensive housing plan to now focus on policies that will facilitate

the significant boost to the supply of housing that will stimulate competition in today's tight marketplace. This is an area where there has been a dearth of action at senior government levels; all the while, development review and approval processing times are taking longer at the local level.

Currently, **independent analysis confirms** housing supply has not kept up with population growth and local demand going back many years. Housing supply **needs to substantially increase**, if we are going to adequately house the almost 1.4 million people who will be moving to B.C. over the next 25 years, and our kids and grandkids that want to stay and grow in our province.

This is not just an issue for the future; we need supply now. For example, one of our members recently had a waiting list of 3,500 people to purchase 370 condominium units in Coquitlam, almost 99% of which were local buyers. This has become commonplace in the Lower Mainland.

We are pleased that the new government is committed to deliver 114,000 rental, social and co-op homes over the next decade as part of its broader comprehensive housing strategy. To achieve this ambitious objective, the government will require partnerships. The development community is eager and ready to engage and support this laudable goal.

Many of our members are looking for opportunities to build purpose-built rental housing; however, due to market conditions, in many cases incentives will be needed to facilitate investment on this large scale. The government's commitment of a \$400 annual renters' rebate, ideally income-tested, would be a good start, but additional steps must be taken.

UDI has asked the Federal Government to introduce (and reintroduce) tax incentives for purpose-built rental projects. We are now also asking the Province to do the same. There are several tax changes the Province could introduce that would incentivize rental construction, including:

- **Property Transfer Tax (PTT):** Developers pay the PTT when assembling sites for rental projects, which could be rebated to developers of purpose-built rental projects;
- **The Foreign Buyers' Tax:** This tax should also be exempted for both foreign developers assembling sites for multi-family housing, and for investors purchasing units and then renting them to Canadian residents; and
- **Provincial Sales Tax (PST):** During the discussion regarding the Harmonized Sales Tax, the Province indicated that development projects had an imbedded PST of 2% from construction materials, which could also be rebated to developers of purpose-built rental projects.

Further provisions to entice the construction of purpose-built rental units may also be required to offset potential unintended consequences that [Bill 16 - Tenancy Statutes Amendments Act 2017](#) might have on deterring the development of new purpose-built projects.

Also, if we are going to collectively achieve the Government's laudable 114,000-unit goal, funding is also going to be needed, so local governments can increase the number of Area Plans, and substantially reduce development approval timeframes. Training and education resources need to be enhanced, to address the need for more planners, design consultants, trades, building officials – especially with our [aging demographic trends](#). We would also like to work with the Province on expanding the

modular housing industry. This could bring efficiencies to the construction of buildings. The new Government's investment of \$291 million for 2,000 housing units for people who are homeless is a good start in this effort – as well as being a very positive social investment.

Again, we are requesting the Provincial Government take on a leadership role through the comprehensive housing plan, and work with all stakeholders including local governments, to shift the focus to policies that will boost the supply of housing across the housing continuum. The market has proven that we can't just tax our way to affordability, and that a serious surge of supply is now needed to stimulate competition in the marketplace to meet the current housing needs of today, and into the future.

Transportation Investment and Transit Oriented Development

UDI's second key focus is the significant investment required to dramatically expand transit and the coordinated public policy needed to boost the supply of housing near transit hubs.

We are almost in year four of the Mayors' Council *10-Year Vision*, with the funding agreements with senior governments for Phase 2 not yet completed, and the regional funding source for TransLink not finalized. The major projects, the Surrey LRT, the Broadway Millennium Line Extension, and the Pattullo replacement have not broken ground. With the loss in toll revenue, the funding gap may in fact have grown worse. UDI and other stakeholders in the Better Transit and Transportation Coalition applaud the Government's commitment to fund 40% of the entire Mayors' 10-Year Plan and urge the Government to provide certainty by securing the funding agreements with partners as soon as possible.

This issue is so important to the industry that we have been supportive of a regional transit infrastructure charge on new development in Metro Vancouver. As you likely know, the industry usually isn't supportive of new development fees or taxes, because of the real impact on housing affordability for the end user. However, in this case, we support a regional DCC for transit and believe the impact of these charges on affordability can be mitigated due to the real benefits of transit investment on affordability.

For example, the Surrey LRT will allow access to more affordable land South of Fraser and allow people who live there to connect to employment and education opportunities throughout the Region, including the Broadway Corridor, which will be served by the proposed Millennium Line Extension.

We don't just urgently need rapid transit investment in the Lower Mainland. We also need it in Victoria and the South Island, and for connecting Kelowna and the communities of the Okanagan.

However, to fully leverage the taxpayer investments along major transit lines, the Province has to ensure that appropriate land-use policies are implemented at stations and on transit corridors.

There is little point in investing in billions of dollars in transit infrastructure and service if only a few people in single family home-zoned areas are allowed to live and work nearby. UDI continues to call for provincial growth targets near new transit lines and stations. Ideally, the TransLink charges on new development must be directly linked to increases in density for projects within 400m to 800m of transit

stations. This could be done through pre-zoning, which would also speed up municipal approval times for those development projects and accelerate the supply of housing units, and further mitigate the impacts of the proposed TransLink DCC.

This Transit-Oriented Development (TOD) approach will help meet other provincial objectives that all political parties support, including:

- Fully leveraging taxpayer investments in transportation infrastructure with increased ridership;
- Economic development benefits from a more connected region (we note the recent Amazon RFP for the HQ2, included expectations for increased transit access);
- Carbon emission reductions as multi-family units are smaller and better protected from the elements, and people are more likely to walk, bike or take transit to destinations rather than cars;
- Improved public health (and thus lower health-care costs) as people utilize more active transportation options; and
- Improved affordability for households as multi-family units are smaller and vehicle ownership/commuting costs are lower for households in TOD areas.

We fully acknowledge that these conversations about how communities need to change are not easy to have with local governments, communities and neighbourhoods. These bold actions will require provincial leadership. UDI is a willing partner to move this overdue discussion forward.

Tax Compliance and Enforcement

Our third and last focus is the need for all of us to work together to build public confidence that everyone pays their fair share of real estate taxes, and that any potentially fraudulent activity is eliminated. Also as stated above, before additional demand-side taxes are considered we need to make sure that there is compliance with the existing measures.

As such, UDI strongly supports the government's commitment to establish with the Federal Government "*a multi-agency task force to fight tax fraud and money laundering in the BC real estate marketplace*;" Furthermore, we understand the Government may also be exploring options to create a mechanism to track and increase the transparency of presales and assignment transactions. We want to proactively work with the Government to support these efforts and ensure any new proposed measures are efficient and not unduly onerous.

Our industry wants to ensure that everyone pays their share of taxes and that potentially fraudulent activity is eliminated. If tax evasion is occurring because of loopholes, those loopholes need to be closed. If privacy laws need to be amended, so data can more easily be shared between the industry and governments, then the needed legislation and regulations should be updated.

However, it would be absolutely critical that our industry be extensively consulted early on in the process, so any unintended consequences can be mitigated. Our members are prepared to support government efforts and work collaboratively to build confidence in the real estate industry.

In conclusion, we ask you to consider UDI's comments and recommendations during your preparation of Budget 2018 and take steps to boost the supply of housing across the housing continuum, move quickly to confirm funding for transit expansion,

and work in partnership with the industry to boost confidence that taxes are being applied and collected appropriately.

If you or your staff have any questions regarding our recommendations, please do not hesitate to contact me. We would be pleased to meet with you at your convenience.

Sincerely,



Anne McMullin
President and CEO

S:\Public\POLICY\PROVINCIAL\Min. Finance\Budget\Budget 2018\UDI Ltr Min James Budget 2018
Submission Nov 2 2017 FINAL.Doc

From: s.22
Sent: Sunday, October 8, 2017 5:29 PM
To: OfficeofthePremier, Office PREM:EX; Minister, MAH MAH:EX; Minister, FIN FIN:EX; Minister, AG AG:EX; Weaver.MLA, Andrew LASS:EX; gregor.robertson@vancouver.ca; Darcy.MLA, Judy LASS:EX
Cc: Horgan.MLA, John LASS:EX; James.MLA, Carole A LASS:EX; Robinson.MLA, Selina LASS:EX; Eby.MLA, David LASS:EX; Furstenau.MLA, Sonia LASS:EX; Olsen.MLA, Adam LASS:EX
Subject: Why hasn't the BC NDP government moved on its promise of a speculation tax and closing the loopholes that incentivize speculation as they promised? British Columbians DEMAND ACTION NOW!!!

We MUST address housing issues so that local tax paying citizens can afford to stay & future generations have a chance!!!

Every day government inaction is another slap in the face to hard working, Canadian tax payers & further distorts market.

Justice delayed is justice denied.

No plan on affordable supply -- is there an action plan to get underground banking and drug cash out of the speculative #vanre market bid?

"We aren't going to build our way out of the housing crisis," says YVR chief planner. #vanre

Prices have doubled in four years and local incomes have been flat. Explain that. There are 25k empty units in Van, supply problems? Really?

Affordable housing construction in LA goes almost directly to #Airbnb. It's happening here, @CityofVancouver.

Foreign buyers snap up Vancouver homes to run illegal Airbnb hotels despite tax!

Sam Cooper added,

Why hasn't the BC NDP government moved on its promise of a speculation tax and closing the loopholes that incentivize speculation as they promised? British Columbians DEMAND ACTION NOW!!!

Topic of housing affordability in B.C. is too important to be buried in unclear rhetoric

The Globe & Mail - October 6, 2017

Stephen Quinn - CBC

https://beta.theglobeandmail.com/opinion/topic-of-housing-affordability-in-bc-is-too-important-to-be-buried-in-unclear-rhetoric/article36521268/?ref=http://www.theglobeandmail.com&cmpid=rss1&click=sf_globe

STORY CONTINUES BELOW ADVERTISEMENT

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Minister, FIN FIN:EX

From: s.22
Sent: Sunday, October 8, 2017 3:53 PM
To: OfficeofthePremier, Office PREM:EX; Minister, MAH MAH:EX; Minister, AG AG:EX; Minister, FIN FIN:EX; Darcy.MLA, Judy LASS:EX; Weaver.MLA, Andrew LASS:EX; gregor.robertson@vancouver.ca
Cc: Horgan.MLA, John LASS:EX; Robinson.MLA, Selina LASS:EX; Eby.MLA, David LASS:EX; James.MLA, Carole A LASS:EX; Furstenau.MLA, Sonia LASS:EX; Olsen.MLA, Adam LASS:EX; info@greenparty.bc.ca
Subject: Why hasn't the BC NDP government moved on its promise of a speculation tax and closing the loopholes that incentivize speculation as they promised? British Columbians DEMAND ACTION NOW!!!

Why hasn't the BC NDP government moved on its promise of a speculation tax and closing the loopholes that incentivize speculation as they promised? British Columbians DEMAND ACTION NOW!!!

Topic of housing affordability in B.C. is too important to be buried in unclear rhetoric

The Globe & Mail - October 6, 2017

Stephen Quinn - CBC

https://beta.theglobeandmail.com/opinion/topic-of-housing-affordability-in-bc-is-too-important-to-be-buried-in-unclear-rhetoric/article36521268/?ref=http://www.theglobeandmail.com&cmpid=rss1&click=sf_globe

Page 18 to/à Page 19

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Minister, FIN FIN:EX

From: SDSI Executive Correspondence Services SDSI:EX
Sent: Tuesday, September 19, 2017 3:43 PM
To: s.22
Cc: OfficeofthePremier, Office PREM:EX; Minister, FIN FIN:EX; Minister, MAH MAH:EX
Subject: 192715 s.22 SDPR Response

Categories: FYI

Ref: 192715

s.22

Dear s.22

Thank you for your email of July 18, 2017, addressed to the Honourable Shane Simpson, Minister of Social Development and Poverty Reduction, regarding Minister Simpson's mandate and responsibilities. Also, thank you for your emails of July 24 and August 22, 2017, regarding the BC Bus Pass Program; subsidized rental programs; and, support for income and disability assistance clients affected by natural disasters. Minister Simpson has asked that we respond on his behalf, and we are pleased to do so. We apologize for the delay.

The provincial government is committed to making life more affordable for all British Columbians; tackling poverty and inequality; delivering quality services that meet people's needs; and, ensuring people from every background have the opportunity to reach their full potential.

Minister Simpson's mandate from the Premier includes developing a poverty reduction strategy, and the government is hard at work to meet this commitment. The government has already taken a critical first step with the recently announced \$100 increase in disability and income assistance monthly rates, which will take effect on September 20, 2017. After a decade of having the lowest rates in the country, this increase will place British Columbia fourth-highest among Canadian provinces for income and disability assistance rates.

The recent increase in assistance rates is just the start of the development of a comprehensive plan to lift British Columbians out of poverty, a strategy that will be supported through legislated targets and timelines. The challenge of this strategy is to break the cycle of poverty. The Province is committed to making meaningful reductions in poverty over the coming year to meet that challenge. This is a cross-ministry commitment, and the strategy will address housing, child care, education, public safety and income supports, among others.

Government is also committed to increasing the earnings exemptions for families receiving income and disability assistance by \$200 a month. This means that the earnings exemption for a single person receiving income assistance will increase from \$200 to \$400 per month. For a single person receiving disability assistance, their exemption will increase from \$9,600 a year to \$12,000 a year. The ministry is currently working on the regulatory and administrative changes needed to bring the increased earnings exemptions into effect as soon as possible.

Another important element of this strategy will be the development of a homelessness action plan to provide permanent housing and related services for British Columbians.

Additionally, the Province has consulted with individuals and organizations about how best to address the concerns raised by people who have the Persons with Disabilities designation who were impacted by the changes to the BC Bus Pass Program in 2016. We have committed to provide people with disabilities access to the transportation supports they need, including an annual bus pass for those who want one. We understand that people are anxious to learn about the improvements government is making, and while details are still being finalized, we can confirm that beginning January 1, 2018, everyone will get their full monthly support payment of \$1,133 per month without the cost of a bus pass being deducted from that amount. A full announcement will be made in the next couple of weeks.

In addition to these initiatives to reduce poverty and homelessness, the provincial government will be examining a basic income pilot project to evaluate whether giving people a basic income is an effective way to reduce poverty, as well as to improve health, housing and employment.

In your email you also mention your concerns about subsidized rental programs, including co-operatives and the renter rebate. The issue you have raised falls under the jurisdiction of the Ministry of Municipal Affairs and Housing. We have, therefore, taken the liberty of forwarding a copy of your correspondence to the minister responsible, the Honourable Selina Robinson, for her review and consideration.

Should you wish to contact Minister Robinson directly, you may reach her at:

Honourable Selina Robinson
Minister of Municipal Affairs and Housing
Email: MAH.Minister@gov.bc.ca

Regarding your question about support for income and disability assistance clients affected by natural disasters, we would like to let you know that the crisis supplement, the essential utilities supplement and the emergency/disaster supplement are available in certain circumstances. To view ministry policy on these supplements, please visit <http://www2.gov.bc.ca/gov/content/governments/policies-for-government/bcea-policy-and-procedure-manual/general-supplements-and-programs/crisis-supplement>.

Thank you again for writing.

Sincerely,

Ministry of Social Development and Poverty Reduction

cc: Honourable John Horgan, Premier
Honourable Carole James, Minister of Finance and Deputy Premier
Honourable Selina Robinson, Minister of Municipal Affairs and Housing

-----Original Message-----

From s.22

Sent: July 18, 2017 8:50 PM

To: Simpson.MLA, Shane <Shane.Simpson.MLA@leg.bc.ca>

Subject: Congratulations on becoming the new minister for social development

A better choice could not of been made.

I noticed there is no minister for disabilities,can I guess that you will be also taking up that role.

Thank you^{s.22}

Sent from my iPad

From: s.22
Sent: Thursday, August 24, 2017 7:36 AM
To: Minister, MAH MAH:EX; Robinson.MLA, Selina LASS:EX; Minister, FIN FIN:EX; James.MLA, Carole A LASS:EX; Minister, AG AG:EX; Eby.MLA, David LASS:EX
Cc: OfficeofthePremier, Office PREM:EX; %20CC.Minister@gov.bc.ca; Chen.MLA, Katrina LASS:EX; CC.Minister@gov.bc.ca
Subject: 360167 Hope You Will Join "Generation Squeeze" & Fight for Affordable Housing in the Capital Region - Victoria meeting planned for October (Date TBA)

- **Hope You Will Join "Generation Squeeze" & Fight for Affordable Housing in the Capital Region - Victoria meeting planned for October (Date TBA)**

GENERATION | **squ**

In Victoria, we'll be re-engaging on the topic of global capital, with a community meeting in October and related actions TBA.

When it comes to the 15% foreign buyers' tax, our analysis continues to be that it is both useful and insufficient. *We need to shore it up by closing loopholes, expand it to places like Victoria, and pair it with additional measures that restrict harmful demand.*

Strategy memo: the housing crisis and B.C.'s new government

POSTED BY ERIC SWANSON 2508PTS ON AUGUST 23, 2017

http://www.gensqueeze.ca/code_red_strategy_memo?utm_campaign=20170817_brf_bc&utm_medium=email&utm_source=gensqueeze

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Minister, FIN FIN:EX

From: Tom <gunton@sfu.ca>
Sent: Monday, January 22, 2018 1:01 PM
To: gillezr@uvic.ca; Minister, FIN FIN:EX
Subject: budget
Attachments: ndp 18 budget note tg - .docx

Hi Rob- sending you some notes on budget- minister asked me to send these in and happy to meet with her and you to discuss if you like

thanks

tom

--

Dr. Thomas Gunton (PhD, RPP, MCIP)
Director, Resource and Environmental Planning Program
Simon Fraser University
8888 University Drive
Burnaby BC
gunton@sfu.ca (250-477-7601)

Page 29 to/à Page 32

Withheld pursuant to/removed as

s.13

Minister, FIN FIN:EX

From: s.22
Sent: Sunday, December 10, 2017 10:50 PM
To: OfficeofthePremier, Office PREM:EX; Minister, AG AG:EX; Minister, FIN FIN:EX; Minister, MAH MAH:EX
Subject: Province allowed rent increases

Dear Premier and Ministers,

I'm writing in disappointment and frustration that the Residential Tenancy Board has allowed a 4% rent rise this year...this under a NDP government that had promised to do something about the appalling housing situation Vancouver. I'm also writing in hope that this is something that happened before this government took over and is going to be seriously reviewed and heavily limited going forward.

I can find no possible justification for inflation-busting rent rises in Vancouver. As you well know the housing market and now the rental market have reached levels that are obscenely unaffordable for people living in Vancouver on normal salaries.

Just what is the possible basis for this recent rise? It is far above inflation and interest rates. I understand Ontario this year allowed a far lower rise, why do already rich BC Landlords need even more money, after year-on-year inflation-busting rises.

Where are we, the hard working normal salaried people of Vancouver, supposed to get this money from? Do people get 4% pay rises? No they do not. What happens when the government allows this amount of rent rise? It is even more money being shoved into the pockets of the already extremely rich property owners of Vancouver. What happens then? We have to take it from other spending or limit savings. That means less money for food. It means less money spent in local businesses. It means less money available to donate to charities. This is a total breach of good taste.

At the election, the NDP proposed relief for renters in the form of a one-off subsidy from the government. Here is an even better suggestion. No more rent increases for 4 years (at all - including inflationary ones). What is the political cost to the NDP? If you had just prohibited a rent increase this year this would have put far more money in our pocket and saved the tax payer - instead we're now facing an nearly \$100 a month increase.

The rich have had their way for far too long in Vancouver, they have dined long and well on the paycheques of everyone else. It is time the balance was re-addressed. It is too much to hope that a middle income family s.22 might ever own anything in the city s.22 Renting has now become a nightmare in Vancouver. Rents are outrageously expensive. The rights of tenants are also not being observed when people are looking for places to live. We s.22 and encountered illegal discrimination of my s.22 We also encountered wide-spread use of the move-out clause loophole - well done for at least eliminating this. And we encountered rent levels that pose an unacceptable burden - they've since become even worse.

Please do the following:

- No more rent increases for the next four years and, after that, no more rent-escalator, inflation only.
- An absolute ban on landlords prohibiting pets (Ontario did this and the sky did not fall). This is imperative if people are to be allowed to live normal lives in rental accommodation now that they cannot buy. Animals are

another group suffering at the greed of property owners, the vast majority of which ban pets for no good reason.

Yours hopefully

s.22

s.22

Minister, FIN FIN:EX

From: s.22
Sent: Wednesday, September 20, 2017 12:01 AM
To: OfficeofthePremier, Office PREM:EX; Minister, FIN FIN:EX; Minister, MAH MAH:EX; Minister, AGRI AGRI:EX
Subject: ACTION IS URGENTLY NEEDED ON HOUSING

The Honourable John Horgan:

Dear Premier:

Further to my earlier email shown below, kindly note today's news story in the Globe and Mail concerning "B.C. condos (*in Richmond*) designed for storing luxury cars". This story indeed shows the degree to which the housing market in the Lower Mainland has become distorted by low interest rates (secular debt cycle), globalism and the ongoing flight of capital from authoritarian regimes. Inequality is a major concern and left untended will continue to generate unrest among people who have been shut out - in other words, many of your constituents.

The last two paragraph's in this story shows a stunning contradiction that hard working taxpayers are starting to understand, e.g., that the percentage of low income people in Richmond is 22.4% of the population while the average rate in BC is 15.5%. This points once again to the fact that the people owning these extravagant, houses pay no income tax in Canada and hence do not pay their full share of community services and infrastructure since our country's property taxes are low by international standards and do not cover such costs which are funded by provincial and federal taxation. In other words, the pressure will only grow on your government to fulfill your key campaign promise; namely to institute the "two-per-cent tax" (on assessed property value) for owners who do not pay income tax. You must act now because wealth will continue to exploit (arbitrage) the international cost/price differential offered by naive governments to the detriment of their citizens and their towns and cities..

Sincerely,

s.22

The Honourable John Horgan

Dear Premier:

ACTION IS URGENTLY NEEDED ON HOUSING

Excerpt from media reports regarding your Throne Speech . . .

"For renters, the Speech said the government will eliminate a form of lease that some landlords have been using to skirt rent controls. Fixed-term leases in which tenants agree to move out at the end of their lease, even if they intend on staying, allow landlords to increase rents far above the yearly maximum of between three and four per cent. The party's campaign platform also included a \$400 per year subsidy for renters to help offset increasing rates, particularly in the Vancouver's tight rental market. The subsidy isn't mentioned in the Throne Speech.

The NDP has promised a “comprehensive housing strategy” that would increase supply and examine ways to curb speculation. Details on this strategy are still to come.”

It that all there is? Does the government think the housing crisis, the issue that put you in power, has miraculously been solved?

It hasn't - and the clock is ticking. For example, the benchmark condo price in Greater Vancouver made a big leap higher in June. It is now \$600,700, a 2.9% increase from the month prior and 17.6% more than the same time last year. And, the benchmark condo price in West Vancouver reached \$1,168,000 – a 5.1% increase from just one month before or an extra \$135,000. That's about \$4,500 per day

Two Percent Tax Is Key

Neither the Speech from the Throne or the recent budget mentioned the “two-percent tax”, your pivotal campaign pledge that led me to vote NDP in the last election – as well as many friends and colleagues that I canvassed on your behalf. Please honour your commitment to implement the promised two-per-cent tax on assessed value for owners who don't pay income tax in BC. Clearly, property taxes alone do not cover the full costs of living in any residence, especially the cost of services and infrastructure which is sustained through income taxes. This measure was conceived by a group of university professors with extensive knowledge of the real estate market - it is seen as The mechanism that will level the playing field for local buyers in BC.

How do honest citizens, potential home buyers and renters, feel when they learn that they are subsidizing the very buyers that are causing their housing costs to spike, and shutting them out of the market? Reneging on the two-percent tax has the potential to lead the constituency who elected your government to lose patience and to throw you out in the next election. Not only is this move needed to quell the market and to restore fairness, it is a test of your government's sincerity.

I understand the Green Party backs the two percent solution – why not follow through on your promise?

s.22

Minister, FIN FIN:EX

From: s.22
Sent: Tuesday, September 12, 2017 12:43 PM
To: Minister, FIN FIN:EX
Subject: 360631 Private School Subsidies and \$400 Renters' Grant

Hon. Carole James,
Finance Minister

I want to commend you on a job well done and hope that your government will be in office for a long time.

I do wish to say that private schools should not get government funding and the current practice discontinued. I have no problem with parents sending their students to private schools but they must pay the entire costs. Private schools are elitist and cherry pick students. All funding must go to the public system to support an equal and first class education. Also, a \$10 per day fee for daycare MUST not be available to all and only to low income parents.

The \$400.00 per month for renters is a totally ridiculous idea and must not be implemented.

s.22

Spilker, Robyn FIN:EX

From: Spilker, Robyn PREM:EX
Sent: September 15, 2017 11:46 AM
To: James.MLA, Carole A LASS:EX
Cc: Gillezeau, Rob PREM:EX
Subject: FW: 360663 Renters' Rebate, \$10 Daycare

Hi Jared and Greg,

Sending this email from a constituent your way.

Next week, we're happy to talk about how to get messaging on different issues. I'm not sure what's being provided through government caucus.

Thanks,
Robyn

Robyn Spilker
Senior Ministerial Assistant
Minister of Finance and Deputy Premier
250-952-7627

From: s.22
Sent: Wednesday, September 13, 2017 5:02 PM
To: James.MLA, Carole A LASS:EX; Minister, FIN FIN:EX
Subject: 360663 Renters' Rebate, \$10 Daycare

Good Day Carole,

My family ^{s.22} have always been big supporters of the BC NDP. The recent budget update has us re-thinking our support though. Where is the Renters' Rebate and the \$10 a day daycare that was promised? We hope you will have these in the budget in February, if not, then I cannot see myself and the rest of my family continuing to support the BC NDP. As voters we despise being lied to and I am sure other voters feel the same way.

Sincerely,
s.22

Spilker, Robyn FIN:EX

From: Spilker, Robyn PREM:EX
Sent: September 13, 2017 8:27 PM
To: James.MLA, Carole A LASS:EX
Cc: Gardea, Daniela CSCD:EX
Subject: RE: 360572 FW: new BC rental subsidy: co-op housing included?

I believe the co-op subsidy is under housing (renters rebate is under Finance). I've copied Daniela in housing who can hopefully confirm.

Are you wanting a reply to go directly to the constituent, or do you want bullets so you can respond to them?

Thanks,
Robyn

From: James.MLA, Carole [mailto:Carole.James.MLA@leg.bc.ca]
Sent: Tuesday, September 12, 2017 10:52 AM
To: Minister, FIN FIN:EX; Minister, MAH MAH:EX
Subject: 360572 FW: new BC rental subsidy: co-op housing included?

Question related to rental subsidy. Could you provide clarification?

Thanks!

Greg Atkinson
Constituency Assistant | Carole James, MLA for Victoria – Beacon Hill
P: (250) 952-4211 | F: (250) 952-4586 | Greg.Atkinson@leg.bc.ca
BCGEU 701

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From: s.22
Sent: September 11, 2017 10:41 AM
To: James.MLA, Carole <Carole.James.MLA@leg.bc.ca>
Subject: new BC rental subsidy: co-op housing included?

Dear Ms. James,

s.22

I live in co-op housing in s.22 I understand your government is developing a rental subsidy. I think this is an great idea, rents are becoming very hard to afford in the community. I'm writing because I'm hoping you will consider extending this subsidy to members of housing co-ops. We pay a "housing charge" rather than rent, but we are in the same situation as renters: we don't own our homes, and we are dealing with steady, substantial increases in the cost of our housing. Many of us are also low income so these increases really effect us.

Thank for your consideration.

s.22

Spilker, Robyn FIN:EX

From: Spilker, Robyn PREM:EX
Sent: September 25, 2017 6:30 PM
To: Gibbs, Chantal FIN:EX
Cc: Gillezeau, Rob PREM:EX; FIN OFFICE FIN:EX
Subject: FW: 360879 BC Budget Consultation Ideas

Hi Chantal,

In past years, has there been a template response thanking people for their submission to the budget consultation? That's something that may be useful this year.

Thanks,
Robyn

Robyn Spilker

Senior Ministerial Assistant
Minister of Finance and Deputy Premier
250-952-7627

From: s.22
Sent: Wednesday, September 20, 2017 9:48 PM
To: FinanceCommittee@leg.bc.ca
Cc: Minister, FIN FIN:EX; Eby.MLA, David LASS:EX
Subject: 360879 BC Budget Consultation Ideas

Dear Finance Committee and Finance Minister James,

This evening, I saw a tweet from Spencer Chandra Herbert about this opportunity to provide ideas for the Finance Committee. I liked the idea, so I would like to put forward some ideas that can spark the imagination of the Finance Committee and new Finance Minister on new ways to influence the economy in British Columbia and improve tax revenue collections. Please enjoy this read and take the ideas to the next level.

Idea #1: "Bank of British Columbia" for Infrastructure and Real Estate Investment

- Creation of "The Bank of British Columbia" crown corporation, which can be used as an infrastructure bank similar to what the Federal government is creating with the Canada Infrastructure Bank. Since that organization is likely to be based in Toronto, BC's economy may not receive the attention it deserves.
- Through this crown corporation, the government can finance the development of infrastructure projects that are too small to meet the thresholds required for large pension funds, and outside of the larger markets that receive the most private-sector attention.
- The Bank can become a centre of excellence for funding the development of 114,000 social housing and market housing units promised by the NDP in this election.
- The goal of this crown corporation should be to professionalize, standardize and expedite the process of getting projects from the drawing board to completion to help keep the provincial economy growing, and spread the benefits to regions beyond the Lower Mainland.

Idea #2: Reintroduce the (Financial Institutions) Capital Tax

- The previous government eliminated the Corporate Capital Tax in 2010. I think it would be prudent to reintroduce a narrow version that concentrates on financial institutions only, which includes the credit unions of BC.
- This Financial Institutions Capital Tax could be used to finance the “Bank of British Columbia” mentioned above.
- This Financial Institutions Capital Tax could be used as a quasi-monetary policy to help influence the business cycle in British Columbia. For example, when the Bank of Canada lowered interest rates in January and July 2015 to offset the oil price shock to the Alberta economy, lending in BC’s residential market grew significantly and pushed housing prices up more than warranted. This would have been an opportune time to raise the Financial Institutions Capital Tax, which would likely require banks to provide slightly higher interest rate mortgages, and limiting the effect of the Bank of Canada’s decision. At that moment, the BC economy did not require the monetary stimulus relative to the Alberta economy.

Idea #3: Align the Financial Institutions Commission’s lending regulations with those of the Office of Superintendent of Financial Institutions

- The Federal bank regulator has been busy trying to rein in lending standards to prevent a potential financial crisis in Canada. But credit unions fall under Provincial jurisdiction, for the most part, and these institutions are some of the most exposed to the local housing markets.
- If there is a severe recession due to house prices falling, credit unions may not survive just like regional banks in the United States failed in the aftermath of the financial crisis in that country. For example, Vancity Credit Union has advertised mortgages for up to 97.5% of purchase prices as recently as 2016, and now have the “Springboard” mortgage in which they lend the 20% down payment to avoid CMHC insurance on purchases up to \$300,000. This is risky lending if house prices fall even modestly and the borrower goes underwater.
- In a rising interest rate environment, more homes may go underwater as people can’t borrow as much as when 5-year mortgage rates were around 2.5%. Roughly, for every 25 basis point increase in rates, the credit available falls by 2%, all else equal. And it appears interest rates will continue to rise for the foreseeable future.

Idea #4: Gradually reduce the Home Ownership Grant

- In the NDP platform, there was a promise of \$400 per year grant to renters. Instead of implementing that promise, it would be easier to execute a gradually lower the Home Ownership Grant for non-seniors. Considering renters pay for the operating costs of rental units, they subsidize homeowners who take advantage of the Home Ownership Grant. This is unfair for renters. Homeowners are generally richer than renters and can afford the reduction of the HOG.
- Ideally, the drop in the HOG should be over 4 years, falling by \$142.50 per year until it is \$0.
- The Seniors should keep their HOG and it should be raised to offset some of the loss on the regular HOG.

Idea #5: Grandfather the Property Tax Deferral program

- Baby Boomers are reaching retirement and will likely take advantage of this program in much greater numbers than ever seen. This could cost taxpayers a lot of money in the next 15-20 years, and add interest on top of the debt incurred while the properties are sold in the future.
- Therefore, the Property Tax Deferral program should be eliminated for new users in the next few years. At minimum, the Finance Minister should keep a close eye on the numbers of people applying for this program so it doesn’t grow to unsustainable levels.
- The interest rate charged on the current deferrals should be higher than what the BC government can currently borrow at. Otherwise, it’s unfair to taxpayers as the interest payments on the provincial debt will be higher than the interest accumulation on the deferred property taxes.

Idea #6: Force Municipalities to raise mill rates on Residential Housing

- Municipalities, particularly the City of Vancouver, do not collect enough tax from residential real estate. For example, Vancouver’s mill rate for residential is \$25.5 for every \$1,000 of assessed value. In comparison, Seattle is 1.01% of assessed value, or about 4x that of Vancouver. Los Angeles and San Francisco have property taxes of 1.16% and 1.188%, respectively. A \$1 million dollar home in Vancouver has property taxes of about \$2,550, while it’s \$10,100 in

Seattle, \$11,600 in Los Angeles and \$11,880 in San Francisco. Of course, it would require a very slow increase in the mill rates over a decade or more to get Vancouver up to 1.0% of assessed value.

- Artificially low property taxes result in artificially high house prices as mortgages can be larger than in the American cities due to the gross debt service and total debt service ratios for the same dollar amount of income. Do banks really deserve another subsidy given their enormous quarterly profits nowadays?
- Furthermore, the city hall of the City of Vancouver is chronically understaffed. It takes a very long time to get building and development permits and inspections done on residential and commercial real estate. If the City of Vancouver, and potentially other municipalities, had more staff, more housing units could be built in a shorter period to meet the needs of this growing population.
- If municipalities have more tax revenue, they can be in a better position to invest in public transit. This can take some pressure off of the Provincial government.
- As a starting position, it may be worth providing a tax credit for property tax paid, so the net effect on citizens isn't significantly different over a transition period.
- Also, if residential property taxes were higher, like in Seattle, it would be a deterrent for foreign buyers from holding the properties empty as their carrying costs would be significantly higher. Therefore, higher property taxes should be included when thinking about changes to the foreign buyers tax and potentially expanding the empty property tax beyond the City of Vancouver.

Idea #7: Eliminate the Interest-Free loan program to First Time Buyers

- This is clearly a gift to developers from the previous Liberal government. It puts people in a potentially precarious position when these loans become interest-bearing on their first renewal.

Idea #8: Foreign Buyers Tax Expansion and Tax on those who have overseas income but pay little income tax

- Expand this tax across the whole Province and apply it to farm land. Billions of dollars have come to this province's housing market in the past few years that have made life difficult for many middle and lower class British Columbians.
- Foreign buyers' capital have significantly inflated the cost of land in Metro Vancouver and other cities which have made middle-class housing units uneconomical to produce. Therefore, foreign capital has perniciously created an environment in which only luxury units can be produced profitably, which has made the housing market in Vancouver a vicious cycle.
- Increase the tax to 25% from 15% of purchase price.
- Close as many loopholes as possible, including banning foreign students and non-primary earners from buying property without paying the tax.
- As part of the NDP platform, put a 2% tax on assessed values on non-Canadians who have overseas income but don't pay tax in British Columbia. They benefit from services but haven't contributed enough to paying for them.

Idea #9: Include Property Transfer Tax on Commercial Property

- Ontario closed this loophole a long time ago. There is no good reason to keep it the status quo.
- The Bengal Centre and Royal Centre transactions that took place in 2016 would have resulted in about \$30 million and \$12 million, respectively, in property transfer tax. It would be good if the tax was retroactively applied.

Idea #10: Force the Real Estate Industry to open up their MLS data like in Nova Scotia

- In Nova Scotia, real estate buyers and sellers have far more information at their fingertips when making the biggest decision of their lives than British Columbians. The monopoly on information that real estate brokerages have keeps consumers dependent on them. Using Nova Scotia's real estate regulations as a template, British Columbians could be empowered to make better and more informed decisions than they currently have the ability to.
- Please check out <http://www.viewpoint.ca/> (login required) to see what is available in Nova Scotia and compare it to what BC has to offer, which is realtor.ca and zolo.ca.
- Zillow.com is also a great resource for purchasers in the US, which is what British Columbians should strive for. It's also helpful for searching for rentals, while realtor.ca in BC doesn't have rentals. Zillow also makes it easier for real

estate agents to complete deals because potential purchasers become better informed and can make better decisions.

Idea #11: For ICBC's head office to move from the North Shore

- Only 27% of ICBC's head office staff live on the North Shore. Therefore, 73% take at least one bridge to get to work. If it's moved to either Burnaby or New Westminster, it would be more central for its staff, which would reduce congestion on the North Shore bridges.
- The vacant property can be redeveloped into market and social housing, as it's quite close to the Lonsdale Seabus terminal and other public transit options.

Idea #12: Encourage Amalgamation of Metro Vancouver municipalities

- At some point in the future, it may be worth taking a look at the synergies of merging the City of North Vancouver and District of North Vancouver, as well as the City of Langley and the Township of Langley.
- White Rock could share more services with Surrey to lower costs.
- Burnaby and New Westminster could also find some savings, while Port Moody and Coquitlam could work together on finding savings.
- If you're really ambitious, it may make sense to merge the City of Vancouver with Burnaby and New Westminster. The City of Vancouver is actually quite small in geography and population relative to all major cities in Canada. Cities of Toronto and Calgary are 5.5x and 7x larger in size than the City of Vancouver, and 4.3x and 2x the population of City of Vancouver, respectively.

Thank you for taking the time to read my ideas. I hope to hear from the committee in the future.

Good luck and kind regards,

s.22

Henry, Molly FIN:EX

From: Henry, Molly FIN:EX
Sent: Wednesday, November 22, 2017 12:14 PM
To: Gibbs, Chantal FIN:EX
Subject: FW: 362206 Papadopoulos

Hi Chantal – Can you please clarify for me what MAH is requesting – it sounds like addition messaging for correspondence. If so, please ask staff to send the language to me for review like we did with the renters rebate.

Molly Henry
Ministerial Assistant
Minister of Finance and Deputy Premier
250-387-3751

From: Anderson, Marika L FIN:EX
Sent: Wednesday, November 22, 2017 12:01 PM
To: Henry, Molly FIN:EX
Cc: FIN OFFICE FIN:EX
Subject: 362206 Papadopoulos

Hi Molly,

As per Tax Policy, OHCS will contact Steve Hawkshaw in PLD-Tax Policy directly.

I will be closing off this CLIFF log.

Please let me know if there is an issue.

Marika Anderson
Correspondence Coordinator
Ministry of Finance
Tel: 250 356-7948

From: [FIN OFFICE FIN:EX](#)
To: [Spilker, Robyn PREM:EX](#)
Subject: MLA Bullets for 360040: Thomson - SAFER, MSP and Renter's Grant
Date: Tuesday, August 22, 2017 3:43:19 PM

Hi Robyn – here are the requested bullets for the MSP question:

- The government has committed to eliminating MSP premiums within four years.
- Details regarding the government's plan to eliminate MSP premiums will be announced in the coming weeks as part of Budget 2017 Update.

Thanks,

Céline Anderson

Correspondence Coordinator
Correspondence Unit | Deputy Minister's Office
Ministry of Finance
(604) 775-0693

From: FIN OFFICE FIN:EX
Sent: Friday, August 18, 2017 12:51 PM
To: Stonnell, Jennifer FIN:EX
Cc: FIN OFFICE FIN:EX
Subject: RE: SAFER, MSP and Renter's Grant
Hi Jenn,

Yes, we handle MLA Bullets and you can tell Robyn to leave you out of it.

Céline, please handle as MLA Bullets. Send to TPB for the MSP question—I don't think we would be responsible for the renter's grant part.

Jessica Gillies

Manager, FOI & Correspondence Unit | Ministry of Finance

[FIN FOI SharePoint site](#)

phone 250 387-3513

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From: Stonnell, Jennifer FIN:EX
Sent: Thursday, August 17, 2017 3:25 PM
To: FIN OFFICE FIN:EX
Subject: FW: SAFER, MSP and Renter's Grant
My understanding is that as these are MLA bullets, I don't need to do anything and FIN Office will Cliff them to the appropriate program area as such. Please confirm. Thanks!

From: Spilker, Robyn PREM:EX
Sent: Thursday, August 17, 2017 3:21 PM
To: Stonnell, Jennifer FIN:EX
Cc: FIN OFFICE FIN:EX
Subject: FW: SAFER, MSP and Renter's Grant
Hi Jenn,

Minister Thomson sent some questions to the MA in housing, including: When will the MSP be eliminated and the \$400 annual renter's grant be instituted?

For this question we're requesting some MLA bullets to help respond. I recognize some of the language will have to be developed in the MO.

Thanks,

Robyn

Robyn Spilker

Ministerial Assistant
Minister of Finance and Deputy Premier
250-952-7627

From: Hurtig, Jane PREM:EX
Sent: Thursday, August 17, 2017 12:09 PM
To: Spilker, Robyn PREM:EX
Subject: FW: SAFER, MSP and Renter's Grant

Hi Robyn – could you provide me with some lines on this MSP question- next week fine.
Thanks!

Jane Hurtig

Ministerial Assistant to Minister of Municipal Affairs and Housing and responsible for
Translink
Cell 778 584 1744

From: Hurtig, Jane PREM:EX
Sent: Thursday, August 17, 2017 12:05 PM
To: Singh, Jasmyn PREM:EX
Subject: FW: SAFER, MSP and Renter's Grant

Hello there – could you provide me with some lines on the MSP so we may respond to MLA.

Thanks,

jh

Jane Hurtig

Ministerial Assistant to Minister of Municipal Affairs and Housing and responsible for
Translink
Cell 778 584 1744

From: Nan Pellatt [<mailto:Nan.Pellatt@leg.bc.ca>]
Sent: Thursday, August 17, 2017 11:29 AM
To: Hurtig, Jane PREM:EX
Subject: FW: SAFER, MSP and Renter's Grant

Good Morning Jane - I thought I would try and directly email this to you again. I hope it reaches you and I would appreciate an acknowledgement. Thanks so much for your time and assistance.

Nan Pellatt, Constituency Assistant to

Steve Thomson, MLA

Kelowna Mission

Tel: 250.712.3620

Fax: 250.712.3626

www.stevethomsonmla.bc.ca



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-----Original Message-----

From: Thomson.MLA, Steve <Steve.Thomson.MLA@leg.bc.ca>
Sent: August 11, 2017 1:39 PM

To: Minister, MAH MAH:EX <MAH.Minister@gov.bc.ca>

Subject: FW: SAFER, MSP and Renter's Grant

I would appreciate your assistance in forwarding this email to Ms. Jane Hurtig who I understand is the Ministerial Assistant in Municipal Affairs and Housing. The email bounced back as undeliverable when I first sent it. Thank you.

Steve Thomson, MLA

Kelowna Mission

Tel: 250.712.3620

Fax: 250.712.3626

www.stevethomsonmla.bc.ca



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-----Original Message-----

From: Thomson.MLA, Steve <Steve.Thomson.MLA@leg.bc.ca>

Sent: August 10, 2017 3:38 PM

To: 'hurtig.jane@gov.bc.ca' <hurtig.jane@gov.bc.ca>

Subject: SAFER, MSP and Renter's Grant

Good Afternoon Jane:

Congratulations on your appointment as Ministerial Assistant to the Honourable Selina Robinson, Minister of Municipal Affairs and Housing.

I have a constituent who is a senior and having difficulties meeting his monthly rent.

Could you please advise me on the following 2 queries he made:

1. Is there any plan to change the SAFER eligibility based on net income instead of gross income?
2. When will the MSP be eliminated and the \$400 annual renter's grant be instituted?

Thank you for your time and attention to my constituent's concerns.

Regards

Steve Thomson, MLA

Kelowna Mission

Tel: 250.712.3620

Fax: 250.712.3626

www.stevethomsonmla.bc.ca



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MO-Minister's Office

Referral Slip for ID:360040

2018/06/18

CONFIDENTIAL

Log Type: Email	Action: Bullets-MLA	Due: 2017/08/24
Batch:	Subaction:	

Author Type: MLA-Opposition
 Mr. Steve THOMSON, MLA
 BC Liberal MLA, Kelowna-Mission
Phone: (250) 712-3620
Email: steve.thomson.MLA@leg.bc.ca

Written: 2017/08/10
Received: 2017/08/17
Actioned: 2017/08/18
Due: 2017/08/24
Signed: 2017/08/22

Rush Reason:
File No.:
Entered By: celander

Closed: 2017/08/22

Address To: Minister
Copy To:
Branch Rsp: PLD-Tax Policy

Issue: MSP-Eliminate MSP Premiums
X-Ref:
Drafter:

Subject

Medical Services Plan (MSP) / Seniors / Eliminate MSP premiums / other issues not FIN related: SAFER and renter's grant

Log Notes

2017/08/22 Approved bullets sent to MO.

2017/08/22 Richard provided bullets. Proofed and emailed FIN Office to send out.

2017/08/21 Sent to Richard for MLA Bullets.

2017/08/21 Note from Jessica Gillies: "Send to TPB for the MSP question-I don't think we would be responsible for the renter's grant part."

Attachments

Title: 360040 incoming	Version: 1	Type: Incoming
File: 360040 incoming.msg		
Approved:	Approved By:	Last Update: 2017/08/21
Title: 360040 Bullets	Version: 1	Type: Bullets
File: 360040 mla bullets.docx		
Approved: 2017/08/22	Approved By: Richard Purnell	Last Update: 2017/08/22
Title: MLA Bullets for 360040 Thomson - SAFER MSP and Renter's Grant	Version: 1	Type: Outcome
File: mla bullets for 360040 thomson - safer msp and renter's grant.msg		
Approved:	Approved By:	Last Update: 2017/08/22

Referral MO-Minister's Office -> MO-Minister's Office

From: MO-Minister's Office	Sent: 2017/08/21	Status: Completed	Ref Action: Bullets-MLA
To: MO-Minister's Office	Received: 2017/08/21	Reason:	Subaction:
Assign To:	Completed: 2017/08/22	Due: 2017/08/24	File No.:

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence

From: MO-Minister's Office	Sent: 2017/08/21	Status: Completed	Ref Action: MCS Assign
To: MCS-Correspondence	Received:	Reason:	Subaction:
Assign To:	Completed: 2017/08/22	Due: 2017/08/23	File No.:

Referral Comments

2017/08/21 MO-Minister's Office Email notification sent to "MCS-Correspondence".

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence -> PLD-Tax Policy

From: MCS-Correspondence	Sent: 2017/08/21	Status: Completed	Ref Action: Bullets-MLA
To: PLD-Tax Policy	Received: 2017/08/21	Reason:	Subaction:
Assign To:	Completed: 2017/08/22	Due: 2017/08/24	File No.:

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence -> PLD-Tax Policy -> MCS-Correspondence

From: PLD-Tax Policy	Sent: 2017/08/22	Status: Completed	Ref Action: Mail Out
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<i>To:</i>	MCS-Correspondence	<i>Received:</i>		<i>Reason:</i>		<i>Subaction:</i>	
<i>Assign To:</i>		<i>Completed:</i>	2017/08/22	<i>Due:</i>	2017/08/23	<i>File No.:</i>	
<i>Referral Comments</i>							
2017/08/22 PLD-Tax Policy Email notification sent to "MCS-Correspondence".							

MO-Minister's Office

Referral Slip for ID:360572

2018/06/21

CONFIDENTIAL			
Log Type: Email	Action: Necessary Action	Due: 2017/09/15	
Batch:	Subaction:		
Author Type: MLA-Government		Written: 2017/09/11	Rush Reason:
Honourable Carole JAMES, MLA		Received: 2017/09/12	Resp Type: Email
BC NDP MLA, Victoria-Beacon Hill		Actioned: 2017/09/12	File No.:
Phone: (250) 952-4211		Due: 2017/09/15	Entered By: celandar
Email: carole.james.MLA@leg.bc.ca		Signed: 2018/02/01	Signed By:
		Date-Stamp:	
		Mailed:	
		Closed: 2018/02/01	

Secondary Authors

Author Type: Constituent
s.22

Email:

Address To: Minister
Copy To:
Branch Rsp: PLD-Tax Policy

Issue: Housing Affordability in Vancouver
X-Ref:
Drafter:

Subject

Suggestions re: housing affordability / electoral campaign rental subsidy / extend rental subsidy to housing co-ops / co-op members are charged a housing charge / substantial increases in housing / many co-op members are low income

Log Notes

2018/02/01 Marika drafted using housing template and forwarded to Chantal Gibbs for approval
2018/01/31 MO advised housing template can be used.

Attachments

Title: incoming	Version: 1	Type: Incoming
File: 360572 fw new bc rental subsidy co-op housing included .msg		
Approved:	Approved By:	Last Update: 2017/09/13
Title: response	Version: 1	Type: Outgoing
File: letter from minister of finance ref 360572 .msg		
Approved:	Approved By:	Last Update: 2018/02/01

Referral MO-Minister's Office -> MO-Minister's Office

From: MO-Minister's Office	Sent: 2017/09/13	Status: Completed	Ref Action: Advice
To: MO-Minister's Office	Received: 2017/09/13	Reason:	Subaction:
Assign To: w Molly for advice 10/23	Completed: 2018/02/01	Due: 2017/09/15	File No.:

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence

From: MO-Minister's Office	Sent: 2018/01/31	Status: Completed	Ref Action: MCS Assign
To: MCS-Correspondence	Received:	Reason:	Subaction:
Assign To:	Completed: 2018/02/01	Due: 2017/09/15	File No.:

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence -> MCS-Correspondence

From: MCS-Correspondence	Sent: 2018/02/01	Status: Completed	Ref Action: MCS Finalize/Review
To: MCS-Correspondence	Received: 2018/02/01	Reason:	Subaction:
Assign To: Marika to draft 02/01	Completed: 2018/02/01	Due: 2017/09/15	File No.:

Referral Comments

2018/02/01 MCS-Correspondence Email notification sent to "MCS-Correspondence".

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence -> MCS-Correspondence -> MCS-Correspondence

From: MCS-Correspondence	Sent: 2018/02/01	Status: Completed	Ref Action: Approval
---------------------------------	-------------------------	--------------------------	-----------------------------

<i>To:</i> MCS-Correspondence	<i>Received:</i> 2018/02/01	<i>Reason:</i>	<i>Subaction:</i>
<i>Assign To:</i> Chantal for approval 02/01	<i>Completed:</i> 2018/02/01	<i>Due:</i> 2017/09/15	<i>File No.:</i>

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence -> MCS-Correspondence -> MCS-Correspondence -> PLD-Tax Policy

<i>From:</i> MCS-Correspondence	<i>Sent:</i> 2018/02/01	<i>Status:</i> Completed	<i>Ref Action:</i> File
<i>To:</i> PLD-Tax Policy	<i>Received:</i>	<i>Reason:</i>	<i>Subaction:</i>
<i>Assign To:</i>	<i>Completed:</i> 2018/02/01	<i>Due:</i>	<i>File No.:</i>

Referral Comments

2018/02/01 MCS-Correspondence Email notification sent to "PLD-Tax Policy".

From: Chantal Gibbs
 To: [Vinkle, Angela FIN:EX](#)
 Cc: [Morgan, Melissa FIN:EX](#)
 Subject: Draft-Minister's Sig CLIFF ID 360798
 Date: Monday, September 25, 2017 9:43:56 AM
 Attachments: [Incoming.msg](#)

MO-Minister's Office Referral Slip for ID:360798

2017/09/25

CONFIDENTIAL

<i>Log Type:</i> TFSC Email	<i>Action:</i> Draft-Minister's Sig	<i>Due:</i> 2017/10/02
<i>Batch:</i>	<i>Subaction:</i>	

Author Type: Private Citizen
s.22

Email:

Written: 2017/09/12 *Rush Reason:*

Received: 2017/09/12 *Resp Type:*

Actioned: *File No.:*

Due: 2017/10/02 *Entered By:* meverral

Signed: *Signed By:*

Stamped:

Mailed:

Closed:

Address To: Minister *Issue:* Tax-Tax Credits

Copy To: *X-Ref:*

Branch Rsp: PLD-Tax Policy *Drafter:*

Subject

Budget / Feedback about the absence of the renter's grant in the budget.

Referral MO-Minister's Office -> MO-Minister's Office

<i>From:</i> MO-Minister's Office	<i>Sent:</i> 2017/09/19	<i>Status:</i> Accepted	<i>Ref Action:</i> Draft-Minister's Sig
<i>To:</i> MO-Minister's Office	<i>Received:</i> 2017/09/19	<i>Reason:</i>	<i>Subaction:</i>
<i>Assign To:</i>	<i>Completed:</i>	<i>Due:</i> 2017/09/22 (Pending (1))	<i>File No.:</i>

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence

<i>From:</i> MO-Minister's Office	<i>Sent:</i> 2017/09/25	<i>Status:</i> Pending	<i>Ref Action:</i> MCS Assign
<i>To:</i> MCS-Correspondence	<i>Received:</i>	<i>Reason:</i>	<i>Subaction:</i>
<i>Assign To:</i>	<i>Completed:</i>	<i>Due:</i> 2017/09/22 (Pending (1))	<i>File No.:</i>

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence -> PLD-Tax Policy

<i>From:</i>	MCS- Correspondence	<i>Sent:</i>	2017/09/25	<i>Status:</i>	Pending	<i>Ref Action:</i>	Draft- Minister's Sig
<i>To:</i>	PLD-Tax Policy	<i>Received:</i>		<i>Reason:</i>		<i>Subaction:</i>	
<i>Assign To:</i>		<i>Completed:</i>		<i>Due:</i>	2017/09/22 (Active (1))	<i>File No.:</i>	

MO-Minister's Office

Referral Slip for ID:360798

2018/06/18

CONFIDENTIAL		
Log Type: Email	Action: Draft-Minister's Sig	Due: 2017/10/02
Batch:	Subaction:	
Author Type: Private Citizen s.22	Written: 2017/09/12 Received: 2017/09/12 Actioned: 2017/09/25 Due: 2017/10/02 Signed: 2018/02/06 Date-Stamp: 2018/02/05 Mailed: 2018/02/06 Closed: 2018/02/09	Rush Reason: Resp Type: Email File No.: Entered By: meverral Signed By: James
Email:		
Address To: Minister	Issue: Tax-Tax Credits	
Copy To:	X-Ref:	
Branch Rsp: PLD-Tax Policy	Drafter:	
Subject		
Budget / Feedback about the absence of the renter's grant in the budget.		

Log Notes

2018/02/09 Chantal emailed out Feb 6, 18
 2018/01/31 Draft sent to FIN Office.
 2017/09/25 Sent to David/Richard for review/response.

Attachments

Title: s.22 outgoing	Version: 1	Type: Outcome
File: outgoing.msg		
Approved:	Approved By:	Last Update: 2018/02/09
Title: Incoming	Version: 1	Type: Incoming
File: incoming.msg		
Approved:	Approved By:	Last Update: 2017/09/19

Referral MO-Minister's Office -> MO-Minister's Office

From: MO-Minister's Office	Sent: 2017/09/19	Status: Completed	Ref Action: Draft-Minister's Sig
To: MO-Minister's Office	Received: 2017/09/19	Reason:	Subaction:
Assign To:	Completed: 2018/02/09	Due: 2017/09/22	File No.:

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence

From: MO-Minister's Office	Sent: 2017/09/25	Status: Completed	Ref Action: MCS Assign
To: MCS-Correspondence	Received:	Reason:	Subaction:
Assign To:	Completed: 2018/02/09	Due: 2017/09/22	File No.:

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence -> PLD-Tax Policy

From: MCS-Correspondence	Sent: 2017/09/25	Status: Completed	Ref Action: Draft-Minister's Sig
To: PLD-Tax Policy	Received: 2017/09/25	Reason:	Subaction:
Assign To: with David/Richard for review Sep. 25	Completed: 2018/02/09	Due: 2017/09/22	File No.:

Referral Comments

2017/09/25 MCS-Correspondence Email notification sent to "PLD-Tax Policy".

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence -> PLD-Tax Policy

From: MCS-Correspondence	Sent: 2018/02/09	Status: Completed	Ref Action: File
To: PLD-Tax Policy	Received:	Reason:	Subaction:
Assign To:	Completed: 2018/02/09	Due:	File No.:

Referral Comments

2018/02/09 MCS-Correspondence Email notification sent to "PLD-Tax Policy".

From: James.MLA, Carole
To: Minister, FIN FIN:EX
Subject: FW: Renter's grant
Date: Tuesday, September 19, 2017 9:41:21 AM

-----Original Message-----

From: s.22
Sent: September 12, 2017 12:39 PM
To: James.MLA, Carole <Carole.James.MLA@leg.bc.ca>
Subject: Renter's grant

Minister,

I note the absence of the renter's grant in the budget. While many oppose the grant from a public policy perspective as not directly helping the housing crisis, I believe the renter's grant idea can be an effective tool in eliminating fraud and abuse in the housing sector.

To be eligible for the grant, I assume renters would have to list their rental address, the name of the person or corporation to which they paid rent in the taxation year, and the gross amount of rents paid. That data reporting creates an audit trail that not only justifies the grant but also identifies persons and corporations renting properties. This would allow tax authorities to confirm that rental income was being properly reported and taxed. In many parts of Vancouver, single family homes have been renovated into multiple rental units. The change in use may constitute a disposition from a capital gains perspective and the rental income to the owner may generate taxable profits that should be (but may not be) declared. It may also turn out that the owner of a home that is now totally rented out may still be claiming a homeowner's grant to which they are no longer entitled. The renters' grant costs may be offset by improved reporting and taxing of rental income and elimination of homeowner's grants being paid on residences that are no longer owner occupied. The marginal personal income tax gain on, say, \$12000 rental income that was previously not reported more than offsets the \$400 grant.

Further, the dataset created by well designed and effective renters' grant policy would identify geolocations for health, safety, and housing services and interventions.

I urge you to design and implement a renter's grant policy that supports full reporting and appropriate taxation of rental income properties.

s.22

From: [Gibbs, Chantal FIN:EX](#) on behalf of [FIN OFFICE FIN:EX](#)
Date: Tuesday, October 24, 2017 9:37:50 AM
Posted At: Records
Conversation: Hold - pending Molly's input
Subject: Hold - pending Molly's input
Attachments: [FW 360572 FW new BC rental subsidy co-op housing included.msg](#)

Rental Housing Subsidy – where to send? Should we respond or file for FYI?

Chantal Gibbs

Correspondence Unit | Deputy Minister's Office
Ministry of Finance [Correspondence intranet page](#)
(778) 698-3882

From: [Minister, FIN FIN:EX](#)
To: [FIN OFFICE FIN:EX](#)
Subject: FW: 360572 FW: new BC rental subsidy: co-op housing included?
Date: Thursday, October 19, 2017 12:06:48 PM

Hi CU – This had been sent to MAH for review and response but they've sent it back to us. Can you please have staff draft a response for Minister's signature?

Thanks,
Molly

From: James.MLA, Carole [mailto:Carole.James.MLA@leg.bc.ca]
Sent: Tuesday, September 12, 2017 10:52 AM
To: Minister, FIN FIN:EX; Minister, MAH MAH:EX
Subject: 360572 FW: new BC rental subsidy: co-op housing included?
Question related to rental subsidy. Could you provide clarification?

Thanks!

Greg Atkinson

Constituency Assistant | Carole James, MLA for Victoria – Beacon Hill

P: (250) 952-4211 | F: (250) 952-4586 | Greg.Atkinson@leg.bc.ca

BCGEU 701

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From: s.22

Sent: September 11, 2017 10:41 AM

To: James.MLA, Carole <Carole.James.MLA@leg.bc.ca>

Subject: new BC rental subsidy: co-op housing included?

Dear Ms. James,

s.22

I live in co-op housing in s.22 . I

understand your government is developing a rental subsidy. I think this is an great idea, rents are becoming very hard to afford in the community. I'm writing because I'm hoping you will consider extending this subsidy to members of housing co-ops. We pay a "housing charge" rather than rent, but we are in the same situation as renters: we don't own our homes, and we are dealing with steady, substantial increases in the cost of our housing. Many of us are also low income so these increases really effect us.

Thank for your consideration.

s.22

From: Henry, Molly FIN:EX
To: FIN OFFICE FIN:EX
Subject: RE: For Approval: Approved wording request: Response to questions about Renters Rebate
Date: Wednesday, November 15, 2017 2:03:39 PM
Attachments: image002.png

Hi Chantal – I will need to edit it, so it can go on eApps if that's the easiest way.

I also want to stress that the response below shouldn't be used for anything as there's a sentence in it that doesn't make sense.

Molly Henry

Ministerial Assistant

Minister of Finance and Deputy Minister

250-387-3751

From: FIN OFFICE FIN:EX
Sent: Wednesday, November 15, 2017 1:49 PM
To: Henry, Molly FIN:EX
Subject: For Approval: Approved wording request: Response to questions about Renters Rebate
Molly – Housing would like to know if the wording highlighted below is Minister-approved.
If not, please let me know if you'd like me to put it on eApprovals to approve.

Thx.

Chantal Gibbs

Correspondence Unit | Deputy Minister's Office

Ministry of Finance [Correspondence intranet page](#)

(778) 698-3882

From: Papadopoulos, Nikki OHCS:EX
Sent: Wednesday, November 15, 2017 1:47 PM
To: FIN OFFICE FIN:EX
Cc: OHCS Correspondence Unit OHCS:EX
Subject: Approved wording request: Response to questions about Renters Rebate
Hello Chantal,

Can you please confirm if the suggested wording below is minister approved or provide some approved wording regarding the renter's rebate. We have been receiving a lot of correspondence regarding this issue.

Thank you,

Nikki Papadopoulos

Correspondence Coordinator

Office of Housing and Construction Standards

Ministry of Municipal Affairs and Housing

MEMOHCS@gov.bc.ca

Telephone: 250 356-7134

From: Hawkshaw, Steve FIN:EX
Sent: Wednesday, September 20, 2017 10:42 AM
To: Tarbotton, Jesse OHCS:EX
Subject: RE: Request: Response to questions about Renters Rebate
We use language like this
s.13

I will forward your comments on to the Ministry of Fin, Thank you for writing etc...

From: Tarbotton, Jesse OHCS:EX

Sent: Wednesday, September 20, 2017 10:39 AM

To: Hawkshaw, Steve FIN:EX

Subject: Request: Response to questions about Renters Rebate

Hi Steve,

Is there a standard response to questions about the Renters Rebate (as per below)?

"Hi.

I am a renter and am on senior's OAP and CPP - not a lot of money there to pay for everything I need to live on.

I would like to know when this plan for the renter's rebate will be implemented and how to apply for it.

Thank you for your time."

Thanks,

Jesse

Jesse Tarbotton, MCIP | RPP

Senior Policy Analyst

Housing Policy Branch, Office of Housing and Construction Standards

Ministry of Municipal Affairs and Housing

Cell: s.17

Email: Jesse.Tarbotton@gov.bc.ca



From: FIN eApprovals
To: Gillies, Jessica FIN:EX; Grieve, Katie FIN:EX; Anderson, Celine FIN:EX; Anderson, Marika L FIN:EX; Verrall, Mona E FIN:EX
Subject: WATCHER: NEW Outgoing Assignment - eApprovals item 209
Date: Thursday, November 16, 2017 12:15:20 PM

This is a new assignment. Gibbs, Chantal FIN:EX has sent this eApprovals Item to Henry, Molly.

Cliff Number: 362190

Other Number:

TRIM Number

Topic: Bullets for Ministry of Housing - Renters Rebate

Date Final Due: 11/21/2017 12:00:00 AM

Last Action: Item Sent To

Comments:

Molly - as requested, posted for approval/revision

Re: Renters Rebate

- PLD-TPB provided to Housing in Sept
- Housing checked in November if MO approved
- You advised you want to revise.
- I notified Housing they hold pending MO revisions/approval.

eApprovals Link:

<https://fineapprovals.gov.bc.ca/prod/SitePages/watchedItems.aspx>

Super User Link:

<https://fineapprovals.gov.bc.ca/prod/SitePages/superUser.aspx>

Cliff Link:

From: Papadopoulos, Nikki OHCS:EX
To: FIN OFFICE FIN:EX
Subject: RE: Status of FIN CLIFF 362190 / FIN wording to questions about Renters Rebate
Date: Thursday, November 16, 2017 1:04:12 PM
Attachments: image002.png

Thank you Chantal. I will inform our division to not use the wording below and wait to received approved messaging regarding this topic.

Thank you,
Nikki

From: FIN OFFICE FIN:EX
Sent: Thursday, November 16, 2017 11:55 AM
To: Papadopoulos, Nikki OHCS:EX
Subject: Status of FIN CLIFF 362190 / FIN wording to questions about Renters Rebate
Importance: High

Nikki – Housing asked if our MO has approved the messaging provided by our Tax Policy Branch. No, they have not. This is currently with our MO for review/approval. They have asked that Housing not use the wording below as one of the sentences does not reflect the MO's intended message. Thanks for checking with us. Our MO will review/revise and advise on what messaging should be used shortly.

Chantal

From: Papadopoulos, Nikki OHCS:EX
Sent: Wednesday, November 15, 2017 1:47 PM
To: FIN OFFICE FIN:EX
Cc: OHCS Correspondence Unit OHCS:EX
Subject: Approved wording request: Response to questions about Renters Rebate
Hello Chantal,

Can you please confirm if the suggested wording below is minister approved or provide some approved wording regarding the renter's rebate. We have been receiving a lot of correspondence regarding this issue.

Thank you,

Nikki Papadopoulos

Correspondence Coordinator
Office of Housing and Construction Standards
Ministry of Municipal Affairs and Housing
MEMOHCS@gov.bc.ca
Telephone: 250 356-7134

From: Hawkshaw, Steve FIN:EX
Sent: Wednesday, September 20, 2017 10:42 AM
To: Tarbotton, Jesse OHCS:EX
Subject: RE: Request: Response to questions about Renters Rebate
We use language like this
s.13

I will forward your comments on to the Ministry of Fin, Thank you for writing etc...

From: Tarbotton, Jesse OHCS:EX

Sent: Wednesday, September 20, 2017 10:39 AM
To: Hawkshaw, Steve FIN:EX
Subject: Request: Response to questions about Renters Rebate
Hi Steve,

Is there a standard response to questions about the Renters Rebate (as per below)?
“Hi.

I am a renter and am on senior's OAP and CPP - not a lot of money there to pay for everything I need to live on.

I would like to know when this plan for the renter's rebate will be implemented and how to apply for it.

Thank you for your time.”

Thanks,

Jesse

Jesse Tarbotton, MCIP | RPP
Senior Policy Analyst

Housing Policy Branch, Office of Housing and Construction Standards
Ministry of Municipal Affairs and Housing
Cell: s.17
Email: Jesse.Tarbotton@gov.bc.ca



MO-Minister's Office

Referral Slip for ID:362190

2018/06/18

CONFIDENTIAL			
Log Type: Email	Action: Bullets	Due: 2017/11/22	
Batch:	Subaction:		

Author Type: Ministry (other)
 Nikki PAPADOPOULOS, Correspondence Coordinator
 Office of Housing & Construction Standards
 Ministry of Municipal Affairs & Housing
 Email: n/a

Written: 2017/11/15
 Received: 2017/11/15
 Actioned: 2017/11/15
 Due: 2017/11/22
 Signed: 2017/12/19
 Date-Stamp:
 Mailed:
 Closed: 2017/12/22

Rush Reason:
 Resp Type: Email
 File No.:
 Entered By: clgibbs
 Signed By:

Address To: Minister
 Copy To:
 Branch Rsp: PLD-Tax Policy

Issue: Renters Rebate
 X-Ref:
 Drafter:

Subject

BC Housing wording request re: Renters' Rebate

Log Notes

2017/12/21 Chantal provided to Housing/Nikki on Dec 19. Closed.
 2017/11/16 posted to MO's eApprovals, as per Molly's request. MO will revise the wording.

History:

Tax Policy provided wording to Housing in September.
 Housing checked with MCS if the wording was approved by MO in November.
 Molly advised the wording is not approved by MO.
 Chantal notified Housing to hold off on using pending MO revisions/approval.

Attachments

Title: MO approved draft	Version: 1	Type: Bullets
File: 362190 housing.docx		
Approved:	Approved By:	Last Update: 2017/12/19
Title: incoming from Housing	Version: 1	Type: Incoming
File: approved wording request response to questions about renters rebate.msg		
Approved:	Approved By:	Last Update: 2017/11/16
Title: MO approved messaging for Housing	Version: 1	Type: Bullets
File: as requested mo-approved wording re renters rebate fin cliff 362190 .msg		
Approved:	Approved By:	Last Update: 2017/12/22
Title: direction from MO	Version: 1	Type: Note
File: re for approval approved wording request response to questions about renters rebate.msg		
Approved:	Approved By:	Last Update: 2017/11/16
Title: note to Housing	Version: 1	Type: Note
File: status of fin cliff 362190 fin wording to questions about renters rebate.msg		
Approved:	Approved By:	Last Update: 2017/11/16

Referral MO-Minister's Office -> MO-Minister's Office

From: MO-Minister's Office	Sent: 2017/11/16	Status: Completed	Ref Action: Advice
To: MO-Minister's Office	Received: 2017/11/16	Reason:	Subaction:
Assign To: posted to eApps 11/16	Completed: 2017/12/22	Due: 2017/11/21	File No.:

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence

From: MO-Minister's Office	Sent: 2017/12/22	Status: Completed	Ref Action: Mail Out
To: MCS-Correspondence	Received:	Reason:	Subaction:
Assign To:	Completed: 2017/12/22	Due: 2017/11/22	File No.:

Renters Rebate messaging for Housing – November 16, 2017

CLIFF 362190

MO approved messaging:

Our government understands that housing affordability is a critical issue for British Columbians. Tackling this crisis is a top priority for our government, and we are actively working on a comprehensive housing strategy to address rental and real estate affordability. As part of this plan, we are considering a range of measures that will make life more affordable for renters, including a renter's rebate. We know that there is still work to be done, and improving housing affordability is a key focus of the upcoming provincial budget.

From: FIN eApprovals
To: Gillies, Jessica FIN:EX; Grieve, Katie FIN:EX; Anderson, Celine FIN:EX; Anderson, Marika L FIN:EX; Verrall, Mona E FIN:EX
Subject: WATCHER: Incoming Assignment – eApprovals item 209
Date: Tuesday, November 21, 2017 5:44:28 PM

An eApprovals Item has been sent to Gibbs, Chantal.

Cliff Number: 362190

Other Number:

TRIM Number:

Topic: Bullets for Ministry of Housing - Renters Rebate

Date Final Due: 11/21/2017 12:00:00 AM

Last Action: Item Approved

Comments:

eApprovals Link:

<https://fineapprovals.gov.bc.ca/prod/SitePages/watchedItems.aspx>

Super User Link:

<https://fineapprovals.gov.bc.ca/prod/SitePages/superUser.aspx>

Cliff Link:

From: [Justesen, Josh T FIN:EX](#)
To: [FIN OFFICE FIN:EX](#)
Subject: FW: Housing Rebate Caller - s.22
Date: Friday, December 8, 2017 4:41:43 PM

Good afternoon,

We had received the below email from the DMO at the Ministry of Municipal Affairs and Housing. They thought the request mentioned below should be redirected through Finance, however we thought it should be redirected through their office!

This is a bit of a challenging one – can you please upload this to CLIFF and refer it to the appropriate program area to return her call?

Thanks very much,

Josh Justesen

Administrative Coordinator
Deputy Minister's Office | Ministry of Finance
Phone: (250) 387-1660
Josh.Justesen@gov.bc.ca

From: Nicholson, Riley FIN:EX
Sent: Friday, December 8, 2017 3:35 PM
To: Justesen, Josh T FIN:EX
Subject: FW: Housing Rebate Caller - s.22

Hi Josh, can you please work with Jen on these phone calls. She will be able to assist you with who to contact. Thanks.

From: Thompson, Laurel MAH:EX
Sent: Tuesday, December 5, 2017 1:46 PM
To: Nicholson, Riley FIN:EX
Subject: Housing Rebate Caller - s.22
Good afternoon Riley,

Could you please have appropriate staff return the following call? I was informed this should be redirected through finance.

Caller: s.22

Location: s.22

Contact: s.22

Issue: Inquiring about the NDP promised \$400 renters rebate or grant and if this has come into effect yet.

Thank you!

Laurel Thompson

Senior Executive Assistant, Deputy Minister's Office
Ministry of Municipal Affairs and Housing
6th Floor, 800 Johnson St, Victoria BC V8W 9N7
Phone: 250.387.9108 | Cell: s.17 | Laurel.Thompson@gov.bc.ca

From: Celine Anderson
To: [Vinkle, Angela FIN:EX](#)
Cc: [Morgan, Melissa FIN:EX](#)
Subject: Phone Call CLIFF ID 362979
Date: Monday, December 11, 2017 12:46:42 PM
Attachments: [Incoming.msg](#)
Importance: High

Hi Angela - my apologies for only sending this today. This seems to be more for Housing but the DMO has asked that we send to the appropriate program area, so could staff please confirm? Thank you!

MO-Minister's Office Referral Slip for ID:362979

2017/12/11

CONFIDENTIAL			
<i>Log Type:</i> TFSC Phone Call	<i>Action:</i>	Phone Call	<i>Due:</i> 2017/12/11
<i>Batch:</i>	<i>Subaction:</i>		
<i>Author Type:</i> Private Citizen	<i>Written:</i>	2017/12/05	<i>Rush Reason:</i>
s.22	<i>Received:</i>	2017/12/08	<i>Resp Type:</i>
<i>Phone:</i>	<i>Actioned:</i>	2017/12/08	<i>File No.:</i>
<i>Email:</i> n/a	<i>Due:</i>	2017/12/11	<i>Entered By:</i> meverral
	<i>Signed:</i>		<i>Signed By:</i>
	<i>Date-Stamp:</i>		
	<i>Mailed:</i>		
	<i>Closed:</i>		
	Frequent Writer		

Address To: Phone Call Inquiry *Issue:* Housing Affordability in Vancouver
Copy To: *X-Ref:*
Branch Rsp: PLD-Tax Policy *Drafter:*

Subject

Concerns about housing affordability / Inquiring about the NDP promised \$400 renters rebate or grant and if this has come into effect yet.

Referral MO-Minister's Office -> MO-Minister's Office					
<i>From:</i>	MO-Minister's Office	<i>Sent:</i>	2017/12/11	<i>Status:</i>	Accepted
				<i>Ref Action:</i>	Phone Call
<i>To:</i>	MO-Minister's Office	<i>Received:</i>	2017/12/11	<i>Reason:</i>	
				<i>Subaction:</i>	
<i>Assign To:</i>		<i>Completed:</i>		<i>Due:</i>	2017/12/12 (Pending (1))
				<i>File No.:</i>	

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence					
<i>From:</i>	MO-Minister's Office	<i>Sent:</i>	2017/12/11	<i>Status:</i>	Pending
				<i>Ref Action:</i>	MCS Assign
	MCS-				

<i>To:</i>	Correspondence	<i>Received:</i>	<i>Reason:</i>	<i>Subaction:</i>
<i>Assign To:</i>		<i>Completed:</i>	<i>Due:</i> 2017/12/12 (Pending (1))	<i>File No.:</i>
<i>Referral Comments</i>				
2017/12/11 MO-Minister's Office Email notification sent to "MCS-Correspondence".				

<i>Referral</i> MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence -> PLD-Tax Policy					
<i>From:</i>	MCS-Correspondence	<i>Sent:</i>	2017/12/11	<i>Status:</i>	Pending
<i>To:</i>	PLD-Tax Policy	<i>Received:</i>		<i>Reason:</i>	
<i>Assign To:</i>		<i>Completed:</i>		<i>Due:</i>	2017/12/11 (Active (0))
				<i>Ref Action:</i>	Phone Call
				<i>Subaction:</i>	

MO-Minister's Office

Referral Slip for ID:362979

2018/06/18

CONFIDENTIAL

Log Type: Phone Call	Action: Phone Call	Due: 2017/12/11
Batch:	Subaction:	
Author Type: Private Citizen s.22	Written: 2017/12/05	Rush Reason:
Phone:	Received: 2017/12/08	Resp Type:
Email: n/a	Actioned: 2017/12/08	File No.:
	Due: 2017/12/11	Entered By: meverral
	Signed:	Signed By:
	Date-Stamp:	
	Mailed:	
	Closed:	
Address To: Phone Call Inquiry	Issue: Housing Affordability	
Copy To:	X-Ref:	
Branch Rsp: PLD-Tax Policy	Drafter:	

Subject

Concerns about housing affordability / Inquiring about the NDP promised \$400 renters rebate or grant and if this has come into effect yet.

Log Notes

2018/04/13 Sent to David as this falls under his area, not Steve's.
 2018/01/15 advice provided to DMO. TPB will call after Budget.
 2018/01/09 Chantal to inform MO
 2018/01/09 As per Steve's directive: this call will be returned after budget.
 2018/01/04 Marika Anderson e-mailed PLD-Tax Policy a status check on this.
 2017/12/12 Sent to Steve for review/return phone call.

Attachments

Title: note to DMO	Version: 1	Type: Note
File: fyi - 362979 s.2 housing rebate caller.msg		
Approved:	Approved By:	Last Update: 2018/01/15
Title: Incoming	Version: 1	Type: Incoming
File: incoming.msg		
Approved:	Approved By:	Last Update: 2017/12/11
Title: Note from Tax Policy	Version: 1	Type: Note
File: re phone call cliff id 362979.msg		
Approved:	Approved By:	Last Update: 2018/01/09

Referral MO-Minister's Office -> MO-Minister's Office

From: MO-Minister's Office	Sent: 2017/12/11	Status: Accepted	Ref Action: Phone Call
To: MO-Minister's Office	Received: 2017/12/11	Reason:	Subaction:
Assign To:	Completed:	Due: 2017/12/12 (Pending (127))	File No.:

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence

From: MO-Minister's Office	Sent: 2017/12/11	Status: Pending	Ref Action: MCS Assign
To: MCS-Correspondence	Received:	Reason:	Subaction:
Assign To:	Completed:	Due: 2017/12/12 (Pending (127))	File No.:

Referral Comments

2017/12/11 MO-Minister's Office Email notification sent to "MCS-Correspondence".

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence -> PLD-Tax Policy

From: MCS-Correspondence	Sent: 2017/12/11	Status: Accepted	Ref Action: Phone Call
To: PLD-Tax Policy	Received: 2017/12/12	Reason:	Subaction:
Assign To: hold until after Budget	Completed:	Due: 2017/12/11 (Active (128))	File No.:

From: FIN eApprovals
To: Gillies, Jessica FIN:EX; Grieve, Katie FIN:EX; Anderson, Celine; Anderson, Marika L FIN:EX; Verrall, Mona E FIN:EX
Subject: WATCHER: Outgoing Assignment - eApprovals item 209
Date: Tuesday, December 19, 2017 3:48:20 PM

Gibbs, Chantal FIN:EX has sent this eApprovals Item to Henry, Molly.

Cliff Number: 362190

Other Number:

TRIM Number:

Topic: Bullets for Ministry of Housing - Renters Rebate

Date Final Due: 11/21/2017 12:00:00 AM

Last Action: Item Sent To

Comments:

Molly - sorry for the confusion but I want to ensure you've approved the attached. It says you've approved Nov 21st in eApps.

I have conflicting emails about what to use and what to keep on hold. Is the attached good to go out?

eApprovals Link:

<https://fineapprovals.gov.bc.ca/prod/SitePages/watchedItems.aspx>

Super User Link:

<https://fineapprovals.gov.bc.ca/prod/SitePages/superUser.aspx>

Cliff Link:

From: FIN eApprovals
To: Gillies, Jessica FIN:EX; Grieve, Katie FIN:EX; Anderson, Celine; Anderson, Marika L FIN:EX; Verrall, Mona E FIN:EX
Subject: WATCHER: Incoming Assignment – eApprovals item 209
Date: Tuesday, December 19, 2017 3:51:19 PM

An eApprovals Item has been sent to Gibbs, Chantal.

Cliff Number: 362190

Other Number:

TRIM Number:

Topic: Bullets for Ministry of Housing - Renters Rebate

Date Final Due: 11/21/2017 12:00:00 AM

Last Action: Item Sent To

Comments:

eApprovals Link:

<https://fineapprovals.gov.bc.ca/prod/SitePages/watchedItems.aspx>

Super User Link:

<https://fineapprovals.gov.bc.ca/prod/SitePages/superUser.aspx>

Cliff Link:

From: [Gibbs, Chantal FIN:EX](#)
To: [Papadopoulos, Nikki OHCS:EX](#)
Bcc: [FIN OFFICE FIN:EX](#)
Subject: As requested: MO-Approved wording re: Renters Rebate FIN CLIFF 362190
Date: Tuesday, December 19, 2017 4:00:00 PM
Attachments: [362190 Housing.docx](#)
[image002.png](#)

Hi Nikki – my apologies for the delay.
Here is the MO-approved wording about the Renters Rebate.
Chantal

Chantal Gibbs

Correspondence Unit | Deputy Minister's Office
Ministry of Finance [Correspondence intranet page](#)
(778) 698-3882

From: Papadopoulos, Nikki OHCS:EX
Sent: Wednesday, November 15, 2017 1:47 PM
To: FIN OFFICE FIN:EX
Cc: OHCS Correspondence Unit OHCS:EX
Subject: Approved wording request: Response to questions about Renters Rebate

Hello Chantal,

Can you please confirm if the suggested wording below is minister approved or provide some approved wording regarding the renter's rebate. We have been receiving a lot of correspondence regarding this issue.

Thank you,

Nikki Papadopoulos

Correspondence Coordinator
Office of Housing and Construction Standards
Ministry of Municipal Affairs and Housing
MEMOHCS@gov.bc.ca
Telephone: 250 356-7134

From: Hawkshaw, Steve FIN:EX
Sent: Wednesday, September 20, 2017 10:42 AM
To: Tarbotton, Jesse OHCS:EX
Subject: RE: Request: Response to questions about Renters Rebate
We use language like this
s.13

I will forward your comments on to the Ministry of Fin, Thank you for writing etc...

From: Tarbotton, Jesse OHCS:EX
Sent: Wednesday, September 20, 2017 10:39 AM
To: Hawkshaw, Steve FIN:EX
Subject: Request: Response to questions about Renters Rebate

Hi Steve,

Is there a standard response to questions about the Renters Rebate (as per below)?

"Hi.

I am a renter and am on senior's OAP and CPP - not a lot of money there to pay for everything I need to live on.

I would like to know when this plan for the renter's rebate will be implemented and how to apply for it.

Thank you for your time.”

Thanks,

Jesse

Jesse Tarbotton, MCIP | RPP

Senior Policy Analyst

Housing Policy Branch, Office of Housing and Construction Standards

Ministry of Municipal Affairs and Housing

Cell: s.17

Email: Jesse.Tarbotton@gov.bc.ca



Renters Rebate messaging for Housing – November 16, 2017

CLIFF 362190

MO approved messaging:

Our government understands that housing affordability is a critical issue for British Columbians. Tackling this crisis is a top priority for our government, and we are actively working on a comprehensive housing strategy to address rental and real estate affordability. As part of this plan, we are considering a range of measures that will make life more affordable for renters, including a renter's rebate. We know that there is still work to be done, and improving housing affordability is a key focus of the upcoming provincial budget.

From: FIN eApprovals
To: [Gibbs, Chantal FIN:EX](#)
Cc: [Gillies, Jessica FIN:EX](#); [Grieve, Katie FIN:EX](#); [Anderson, Celine FIN:EX](#); [Anderson, Marika L FIN:EX](#); [Verrall, Mona E FIN:EX](#)
Subject: ITEM CLOSURE NOTIFICATION - eApprovals item 209
Date: Tuesday, December 19, 2017 4:06:26 PM

Gibbs, Chantal FIN:EX has completed this eApprovals Item and returned it to you, the initiator.

Cliff Number: 362190

Other Number:

TRIM Number:

Topic: Bullets for Ministry of Housing - Renters Rebate

Date Final Due: 11/21/2017 12:00:00 AM

Last Action: Item Sent To

Complete Reason: Completed

Comments:

Sent MO-approved bullets to Housing.

eApprovals Link:

<https://fineapprovals.gov.bc.ca/prod/SitePages/watchedItems.aspx>

Super User Link:

<https://fineapprovals.gov.bc.ca/prod/SitePages/superUser.aspx>

Cliff Link:

From: s.22
To: Minister, FIN FIN:EX
Subject: Email re: annual \$400 rent rebate
Date: Monday, January 8, 2018 4:25:01 PM

To Whom It May Concern:

I sent an email this week-end to Carol James regarding the upcoming budget and the possible annual \$400 rent rebate (a cc went to Premier Horgan). I sent it via Gmail.

Unfortunately, I didn't realize Gmail gives the sender an option of "unsending" an email if the sender clicks "unsubscribe" within a few seconds after the original email is actually sent. This stops the email from being sent and the email goes to the sender's Drafts category.

After I clicked the "send" button, to send the email to Carole James, I immediately decided to review how the sent email would look. So I decided to click the "preview message" button. What I didn't realize was that Gmail placed the "Unsend" button immediately beside the "preview message" button. I think I may have inadvertently clicked the "Unsend" button instead of the "preview message" button. Therefore, instead of going to Carol James's office, the email went into my Drafts category.

Shortly afterwards, I saw an email to Carole James in my Drafts category but I thought it was a preliminary copy of the actual email I attempted to write to Carole James. I knew the preliminary Draft copy to Ms. James had errors in it. As a result, I didn't want to mix-up the emails so I deleted the one in the Drafts.

I went to gmail's instructions on how to retrieve an "unsubscribe" email so that I could send the intended email to Ms. James. The instructions said it would be in the Drafts Category. I thought, "Oh No!"

I am not sure but I may have deleted the proper email I wanted to send to Carol James, thinking it was the preliminary draft that had errors in it. If I remember correctly, I probably had previously deleted the initial error-ridden email. As a result, unfortunately I may have deleted both the error-ridden email and the actual email I wanted to send to Ms. James

On the other hand, the 10 seconds that one is allowed to "unsubscribe" a Gmail to someone may have elapsed and the proper email actually was sent to Ms. James.

Would you kindly check and see if Ms. James, in her inbox this morning (Monday), had indeed received an email from me (Re: the \$400 annual rent rebate) in order that I should rewrite another email to Ms. James's office if she never received an email from me?

Here is identification to assist you in identifying my email:

Name: s.22
Address: s.22
Phone s.22
Email: s.22

Would you please inform me if she received the email regarding the "annual \$400 rent rebate"

email from me?

Respectfully yours,

s.22

From: Marika Anderson
 To: [Vinkle, Angela FIN:EX](#)
 Cc: [Morgan, Melissa FIN:EX](#)
 Subject: Draft-Minister's Sig CLIFF ID 363532
 Date: Tuesday, January 9, 2018 3:10:05 PM
 Attachments: [Incoming.msg](#)

MO-Minister's Office Referral Slip for ID:363532

2018/01/09

CONFIDENTIAL			
<i>Log Type:</i> Email	<i>Action:</i>	Draft-Minister's Sig	<i>Due:</i> 2018/01/29
<i>Batch:</i>	<i>Subaction:</i>		

Author Type: Private Citizen
s.22
Email:

Written: 2018/01/09
Received: 2018/01/09
Actioned: 2018/01/09
Due: 2018/01/29
Signed:
Date-Stamp:
Mailed:
Closed:

Rush Reason:
Resp Type:
File No.:
Entered By: meverral
Signed By:

Address To: Minister
Copy To:
Branch Rsp: PLD-Tax Policy

Issue: Housing Affordability in Vancouver
X-Ref:
Drafter:

Subject

Concerns about housing affordability / 2018 Budget and the Annual \$400 Renters' Rebate / very little financial assistance offered to low-income seniors in the September budget

Referral MO-Minister's Office -> MO-Minister's Office					
<i>From:</i> MO-Minister's Office	<i>Sent:</i> 2018/01/09	<i>Status:</i> Accepted	<i>Ref Action:</i>	Draft-Minister's Sig	
<i>To:</i> MO-Minister's Office	<i>Received:</i> 2018/01/09	<i>Reason:</i>	<i>Subaction:</i>		
<i>Assign To:</i>	<i>Completed:</i>	<i>Due:</i> 2018/01/29 (Pending (14))	<i>File No.:</i>		

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence					
<i>From:</i> MO-Minister's Office	<i>Sent:</i> 2018/01/09	<i>Status:</i> Pending	<i>Ref Action:</i>	MCS Assign	
<i>To:</i> MCS-Correspondence	<i>Received:</i>	<i>Reason:</i>	<i>Subaction:</i>		

<i>Assign To:</i>	<i>Completed:</i>	<i>Due:</i>	2018/01/11 (Pending (2))	<i>File No.:</i>
Referral Comments				
2018/01/09 MO-Minister's Office Email notification sent to "MCS-Correspondence".				

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence -> MCS-Correspondence				
<i>From:</i>	MCS-Correspondence	<i>Sent:</i>	2018/01/09	<i>Status:</i> Accepted
				<i>Ref Action:</i> Advice
<i>To:</i>	MCS-Correspondence	<i>Received:</i>	2018/01/09	<i>Reason:</i>
				<i>Subaction:</i>
<i>Assign To:</i>	Marika sent to PLD-Tax Policy 01/09	<i>Completed:</i>		<i>Due:</i> 2018/01/12 (Pending (3))
				<i>File No.:</i>

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence -> MCS-Correspondence -> PLD-Tax Policy				
<i>From:</i>	MCS-Correspondence	<i>Sent:</i>	2018/01/09	<i>Status:</i> Pending
				<i>Ref Action:</i> Draft-Minister's Sig
<i>To:</i>	PLD-Tax Policy	<i>Received:</i>		<i>Reason:</i>
				<i>Subaction:</i>
<i>Assign To:</i>		<i>Completed:</i>		<i>Due:</i> 2018/01/29 (Active (14))
				<i>File No.:</i>

From: s.22
To: Minister, FIN FIN:EX
Cc: OfficeofthePremier, Office PREM:EX
Subject: 2018 Budget and the Annual \$400 Renters' Rebate
Date: Tuesday, January 9, 2018 4:32:50 AM

January 10th, 2018

The Honourable Carole James, M.L.A.,
Minister of Finance and Deputy Premier

Dear Minister,

On September 11th, 2017 you presented the 2017 Budget Update.

As a s.22, life-long NDP supporter, I would like to take this opportunity to commend you on many progressive policies included within the Budget.

Unfortunately, there was very little financial assistance offered to low-income seniors in the September budget.

Probably the most glaring omission was the annual \$400 renters' rebate promised by the NDP during the 2017 campaign. I realize all governments' budgets have financial restraints. Possibly this was why the promised rebate was not included in the 2017 budget; but I sincerely hope funding will be found in order to include the rebate in the upcoming February 2018 Budget.

Apparently, Andrew Weaver claims the rebate is a gimmick and would have little impact on peoples' rents; thus it should not be in the budget.

To a financially, well-off individual such as Mr. Weaver, \$400 a year may seem a piddly amount; but to low-income seniors, an additional \$400 annually would have a favourable, albeit moderate, financial impact on the lives of low-income seniors.

I am a s.22 who s.22 that left me

s.22

I live strictly on my s.22 . This provides me with a monthly income oft less than s.22 a month, well below the poverty line (especially when living in Vancouver). Due to my disabilities, I am unable to supplement my income with part-time employment.

To be honest, I am disgusted with Weaver and his opposition to the renters' rebate.

Does Weaver not realize that a person such as myself and other low-income seniors could put this rebate to good use? For example, I could utilize the additional \$400 to pay for all of my food purchases for an entire month!

Although the Electoral Reform Referendum 2018 Act received royal assent on Nov. 30th, 2017, surely Weaver must be aware of a significant caveat: that being,

“If the current NDP-Green agreement to support the New Democrat minority collapses before the next planned election (2021), the unscheduled election, despite the passing of the Electoral Reform Referendum 2018 Act, will be held under the current voting system, he (Attorney-General David Eby) said.”

(paraphrased from a Globe & Mail article)

<https://www.theglobeandmail.com/news/british-columbia/bc-sets-stage-for-2018-referendum-on-electoral-reform/article36492254/>

I find it hard to understand why Weaver, along with the other two Greens MLA's would, by possibly defeating the NDP's February 2018 Budget, based solely on Weaver's opposition to the annual renters' rebate, risk giving up his dream of proportional representation.

Don't allow Weaver to dissuade you from including the annual \$400 Renters' Rebate in the February 2018 full Budget.

Please Ms. James and Premier Horgan, don't let the green tale wag the orange dog!

Ms. James, during the last provincial election I convinced a number of people in my apartment building (comprised of low-income seniors and the disabled) to vote NDP based on the NDP promise to provide the \$400 Renters' Rebate to all renters.

If the BC NDP government does not follow through on its promise to renters (especially low-income renters), I know I will have a difficult time convincing many of them to vote NDP in the next provincial election.

Yours Respectfully,

s.22

MO-Minister's Office

Referral Slip for ID:363532

2018/06/18

CONFIDENTIAL			
Log Type: Email	Action: Draft-Minister's Sig	Due: 2018/01/29	
Batch:	Subaction:		
Author Type: Private Citizen		Written: 2018/01/09	Rush Reason:
s.22		Received: 2018/01/09	Resp Type: Email
Email:		Actioned: 2018/01/09	File No.:
		Due: 2018/01/29	Entered By: meverral
		Signed: 2018/02/06	Signed By: James
		Date-Stamp: 2018/01/31	
		Mailed: 2018/02/06	
		Closed: 2018/02/09	
Address To: Minister		Issue: Housing Affordability in Vancouver	
Copy To:		X-Ref:	
Branch Rsp: PLD-Tax Policy		Drafter:	

Subject

Concerns about housing affordability / 2018 Budget and the Annual \$400 Renters' Rebate / very little financial assistance offered to low-income seniors in the September budget

Log Notes

2018/02/09 Chantal emailed out Feb 6, 18
 2018/01/30 draft email to finoffice/ erin
 2018/01/11 Sent to Steve/Tim for review/response.

Attachments

Title: Incoming	Version: 1	Type: Incoming
File: incoming.msg		
Approved:	Approved By:	Last Update: 2018/01/09
Title: s. outgoing	Version: 1	Type: Outcome
File: 22 outgoing.msg		
Approved:	Approved By:	Last Update: 2018/02/09

Referral MO-Minister's Office -> MO-Minister's Office

From: MO-Minister's Office	Sent: 2018/01/09	Status: Completed	Ref Action: Draft-Minister's Sig
To: MO-Minister's Office	Received: 2018/01/09	Reason:	Subaction:
Assign To:	Completed: 2018/02/09	Due: 2018/01/29	File No.:

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence

From: MO-Minister's Office	Sent: 2018/01/09	Status: Completed	Ref Action: MCS Assign
To: MCS-Correspondence	Received:	Reason:	Subaction:
Assign To: Marika sent to PLD-Tax Policy 01/09	Completed: 2018/02/09	Due: 2018/01/11	File No.:

Referral Comments

2018/01/09 MO-Minister's Office Email notification sent to "MCS-Correspondence".

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence -> MCS-Correspondence

From: MCS-Correspondence	Sent: 2018/01/09	Status: Completed	Ref Action: Advice
To: MCS-Correspondence	Received: 2018/01/09	Reason:	Subaction:
Assign To: Marika sent to PLD-Tax Policy 01/09	Completed: 2018/02/09	Due: 2018/01/12	File No.:

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence -> MCS-Correspondence -> PLD-Tax Policy

From: MCS-Correspondence	Sent: 2018/01/09	Status: Completed	Ref Action: Draft-Minister's Sig
To: PLD-Tax Policy	Received: 2018/01/11	Reason:	Subaction:
Assign To: with Steve/Tim Jan. 11	Completed: 2018/02/09	Due: 2018/01/29	File No.:

Referral Comments

2018/01/09 MCS-Correspondence Email notification sent to "PLD-Tax Policy".

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence -> MCS-Correspondence -> PLD-Tax Policy -> MCS-Correspondence				
From:	PLD-Tax Policy	Sent:	2018/01/31	Status: Completed
To:	MCS-Correspondence	Received:		Reason:
Assign To:	to mail out	Completed:	2018/02/09	Due: 2018/01/29
				Ref Action: MCS Reply
				Subaction:
				File No.:

Referral MO-Minister's Office -> MO-Minister's Office -> MCS-Correspondence -> PLD-Tax Policy				
From:	MCS-Correspondence	Sent:	2018/02/09	Status: Completed
To:	PLD-Tax Policy	Received:		Reason:
Assign To:		Completed:	2018/02/09	Due:
				Ref Action: File
				Subaction:
				File No.:
Referral Comments				
2018/02/09 MCS-Correspondence Email notification sent to "PLD-Tax Policy".				

From: [Vinkle, Angela FIN:EX](#)
To: [FIN OFFICE FIN:EX](#)
Subject: RE: Phone Call CLIFF ID 362979
Date: Tuesday, January 9, 2018 3:22:35 PM

Steve advised this call will be returned after budget.
Kindly,

Angela Vinkle, Branch Administrator

Ministry of Finance | Tax Policy Branch
105 – 617 Government Street
Victoria BC V8W 9V8
Tel: 778 698-5483

From: Marika Anderson [mailto:FINOffice@gov.bc.ca]
Sent: Thursday, January 4, 2018 1:35 PM
To: Vinkle, Angela FIN:EX
Cc: Morgan, Melissa FIN:EX
Subject: Phone Call CLIFF ID 362979
Will you please advise the outcome for this one.

Thank you,
Marika Anderson

MO-Minister's Office **Referral Slip for ID:362979**

2018/01/04

CONFIDENTIAL			
<i>Log Type:</i> TFSC Phone Call	<i>Action:</i>	Phone Call	<i>Due:</i> 2017/12/11
<i>Batch:</i>	<i>Subaction:</i>		
<i>Author Type:</i> Private Citizen	<i>Written:</i>	2017/12/05	<i>Rush Reason:</i>
s.22	<i>Received:</i>	2017/12/08	<i>Resp Type:</i>
<i>Phone:</i>	<i>Actioned:</i>	2017/12/08	<i>File No.:</i>
<i>Email:</i> n/a	<i>Due:</i>	2017/12/11	<i>Entered By:</i> meverral
	<i>Signed:</i>		<i>Signed By:</i>
	<i>Date-Stamp:</i>		
	<i>Mailed:</i>		
	<i>Closed:</i>		
	Frequent Writer		
<i>Address To:</i> Phone Call Inquiry	<i>Issue:</i>	Housing Affordability in Vancouver	
<i>Copy To:</i>	<i>X-Ref:</i>		
<i>Branch Rsp:</i> PLD-Tax Policy	<i>Drafter:</i>		

Subject

Concerns about housing affordability / Inquiring about the NDP promised \$400 renters rebate or grant and if this has come into effect yet.

From: [FIN OFFICE FIN:EX](#)
To: [Justesen, Josh T FIN:EX](#)
Subject: FYI - 362979 s.22 ' Housing Rebate Caller
Date: Monday, January 15, 2018 9:11:18 AM

Hi Josh – As per below, Tax Policy advised they would call **after** Budget. If this is something Jen would like done before Budget, DMO may wish to advise PLD-Tax Policy.

From: Vinkle, Angela FIN:EX

Sent: Tuesday, January 9, 2018 3:23 PM

To: FIN OFFICE FIN:EX

Subject: RE: Phone Call CLIFF ID 362979

Steve advised this call will be returned after budget.

Kindly,

Angela Vinkle, Branch Administrator

Ministry of Finance | Tax Policy Branch

105 – 617 Government Street

Victoria BC V8W 9V8

Tel: 778 698-5483

Chantal Gibbs

Correspondence Unit | Deputy Minister's Office

Ministry of Finance [Correspondence intranet page](#)

(778) 698-3882

From: Justesen, Josh T FIN:EX

Sent: Friday, December 8, 2017 4:42 PM

To: FIN OFFICE FIN:EX

Subject: FW: Housing Rebate Caller - s.22

Good afternoon,

We had received the below email from the DMO at the Ministry of Municipal Affairs and Housing.

They thought the request mentioned below should be redirected through Finance, however we thought it should be redirected through their office!

This is a bit of a challenging one – can you please upload this to CLIFF and refer it to the appropriate program area to return her call?

Thanks very much,

Josh Justesen

Administrative Coordinator

Deputy Minister's Office | Ministry of Finance

Phone: (250) 387-1660

Josh.Justesen@gov.bc.ca

From: Nicholson, Riley FIN:EX

Sent: Friday, December 8, 2017 3:35 PM

To: Justesen, Josh T FIN:EX

Subject: FW: Housing Rebate Caller - s.22

Hi Josh, can you please work with Jen on these phone calls. She will be able to assist you with who to contact. Thanks.

From: Thompson, Laurel MAH:EX

Sent: Tuesday, December 5, 2017 1:46 PM

To: Nicholson, Riley FIN:EX

Subject: Housing Rebate Caller - s.22
Good afternoon Riley,

Could you please have appropriate staff return the following call? I was informed this should be redirected through finance.
s.22

Issue: Inquiring about the NDP promised \$400 renters rebate or grant and if this has come into effect yet.

Thank you!

Laurel Thompson

Senior Executive Assistant, Deputy Minister's Office

Ministry of Municipal Affairs and Housing

6th Floor, 800 Johnson St, Victoria BC V8W 9N7

Phone: 250.387.9108 | Cell: s.22 | Laurel.Thompson@gov.bc.ca

MO-Minister's Office

Referral Slip for ID:364266

2018/06/18

CONFIDENTIALLog Type: **Email**Action: **FYI/File**

Batch:

Subaction:

Author Type: Private Citizen

Written: 2018/01/08

s.22

Received: 2018/01/08

Email:

Actioned: 2018/01/11

File No.:

Entered By: meverral

Closed: 2018/02/02

Address To: Minister

Issue: Budget

Copy To:

X-Ref:

Branch Rsp: TBS-PBO

Subject

Upcoming Budget and annual \$400 rent rebate

AttachmentsTitle: **S.** incoming

Version: 1 Type: Incoming

File: **22** incoming.msg

Approved:

Approved By: Last Update: 2018/02/02

Referral MO-Minister's Office -> MO-Minister's Office

From: MO-Minister's Office

Sent: 2018/02/02

Status: Completed

Ref Action: FYI

To: MO-Minister's Office

Received: 2018/02/02

Reason:

Subaction:

Assign To:

Completed: 2018/02/02

Due:

File No.:

Referral MO-Minister's Office -> MO-Minister's Office -> TBS-PBO

From: MO-Minister's Office

Sent: 2018/02/02

Status: Completed

Ref Action: File

To: TBS-PBO

Received:

Reason:

Subaction:

Assign To:

Completed: 2018/02/02

Due:

File No.:

Referral Comments

2018/02/02 MO-Minister's Office Email notification sent to "TBS-PBO".