

BC Housing BRIEFING NOTE

ARCS File: 280-20/CLIFF 92718

I. Prepared for Minister Rich Coleman, Minister of Forests and Range and Minister Responsible for Housing, for INFORMATION

II. Subject: Re-Development Strategies

III. Background:

In preparation for expanded options under devolution, strategies are being prepared for seven public housing projects with the greatest potential for redevelopment. Criteria such as under-utilized density, client group, property value and mortgage maturity have been used to select these top properties as summarized in Appendix A.

Each site-specific redevelopment strategy will consider moving forward in two ways:

1. an outright sale of the entire property with proceeds being re-invested elsewhere to support the provincial housing strategy; or
2. maximizing revenue by selling part of the of the site and redeveloping a portion of the site to support high priority vulnerable clients. The redevelopment costs will be ameliorated through increasing site density.

Relocation of some or all of the existing tenants would be required in both options.

In addition, all strategies will follow some broad principles including:

- o redevelopment options will be considered in the context of the community environment;
- o the number of households served will not be reduced through redevelopment; and,
- o no household will be displaced without access to another housing option.

CURRENT SITUATION:

s.13,s.17,s.21

As anticipated, the Little Mountain site has the greatest potential for providing a positive return to the Province. Two consulting firms have provided estimates of that potential return. The first estimate obtained indicated that Little Mountain has a value three times higher than what is noted in this summary. Two main factors result in the difference of opinion on value. First, the current consultant used a \$60 per square foot buildable area to establish the land value while the previous consultant used \$100 to \$110. Second, the current report assumes 21% of the site would be required for streets and lane access while the other assumed much less would be required.

TIME FRAME / NEXT STEPS:

Cedar Place

The current repayment provisions prior to mortgage retirement make an outright sale undesirable at this point since proceeds must be shared with CMHC (or if a partial sale, reinvested back into the project). However, CMHC has indicated its willingness to consider a modification to the current agreement to allow disposition prior to mortgage maturity as long as sale proceeds are re-invested in other social housing programs. This modification is being pursued and will likely form an addendum to the devolution agreement.

With this in mind, it is suggested that BC Housing move forward immediately with plans to redevelop Cedar Place in Burnaby based on the following options:

1. maximize revenue through the sale of the entire site and re-invest proceeds to support the provincial housing strategy. Other housing options would be made available for existing residents.
2. consider partial sale and redevelopment of some or all of the units on the same site. The most likely population to be served is seniors with the remainder of the site being developed by the private sector and sold to families.

Redevelopment of Cedar Place will allow for a manageable first redevelopment opportunity in which lessons learned can be applied to future redevelopment properties. It will also provide for an opportunity to utilize revenues to reprofile the existing site or to serve existing tenants with other housing options.

Little Mountain

The mortgage for Little Mountain expired in January 2006 and sale proceeds can be retained exclusively by the Province. It is anticipated that this redevelopment will be a complex undertaking that may take several years because of its size and the political nature of this project. Next steps should include high level discussions with the City of Vancouver.

Prepared by:

Shayne Ramsay, Chief Executive Officer

Date Submitted: January 16, 2006

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**MINISTRY OF FORESTS AND RANGE
AND MINISTRY RESPONSIBLE FOR HOUSING
BRIEFING NOTE**

File: 0400-20/PHST / CLIFF# 96672

I PREPARED FOR:Associate Deputy Minister Mary Freeman – for **INFORMATION****II ISSUE:****Redevelopment of public housing****III BACKGROUND:**

This briefing note provides information for the Associate Deputy Minister on plans for the redevelopment of public housing sites in the Lower Mainland and Victoria.

IV DISCUSSION:

- In December 2005, Cabinet approved the Provincial Housing Strategy which includes:
 - Changing the broad-based approach to eligibility for provincial housing assistance by:
 - Prioritizing access to longer-term subsidized housing to households having low income coupled with mental and/or physical barriers or other special needs.
 - Actions to realign the provincially-owned subsidized housing to better meet the needs of low-income households with special needs by:
 - Renovating or converting subsidized housing units, or if not feasible, offering units for sale to tenants or for private sale; and
 - Reinvesting the net proceeds of disposition back into housing assistance programs including private market rent subsidies.
- There are currently 83,920 households receiving assistance for housing through BC Housing, including housing units and rent subsidies. Of these, about 3,400 are low-income families living in public housing owned by the province through the Provincial Rental Housing Corporation (PRHC), which may be considered for redevelopment.
 - About 1,200 have special housing needs (health conditions, mental/physical disabilities and women with children fleeing abuse).
 - The remaining 2,200 low-income families without special housing needs living in public housing occupy spaces that could be used to serve others with special housing needs.
- Viable redevelopment opportunities have been identified in seven public housing projects in the Lower Mainland and Victoria.
- The Minister has publicly stated that no-one will lose affordable housing as a result of redevelopment.
- A challenge in redeveloping or selling the public housing units is providing viable alternatives to the existing residents. They can be offered:
 - Spaces in other social housing projects if they have special housing needs;
 - Moving assistance and housing allowances to help defray the cost of renting in the private market.

Redevelopment of public housing

- The Rental Assistance Program (RAP) will help to facilitate redevelopment by providing assistance to existing residents as well as to low-income people without special needs who will no longer be eligible for public housing.
- It should be noted that the benefit received under the Rental Assistance Program by a low-income family is less than the benefit received through social housing. Generally, families living in social housing pay 30% of their income on rent. Estimates of benefits under RAP show that families would pay between 33% and 62% of their income for rent.
- When public housing projects are redeveloped, provision must be made for tenant relocation assistance and case by case relocation strategies. Relocation costs will be covered through proceeds from redevelopment.
- The Rental Assistance Program was approved on the condition that some of the proceeds from redevelopment be used to help fund the program. These proceeds and money from the federal affordable housing trust will be used to retire debt associated with units under development or approved in the 2006 budget. Over time this will create approximately \$20 million in budget room for the RAP.
- BC Housing is working with a consultant on a Request for Proposals for the first redevelopment project, which is expected to be released when the Provincial Housing Strategy is announced by Minister Coleman in September 2006. Key elements of a communications strategy for managing issues related to tenant notification and relocation will be drafted to support the Minister's announcement.
- Tenants in Cedar Place, the first site to be re-developed, will receive notification in October 2006 of intent to redevelop (see appendix for timeline). Relocation of the tenants will likely not occur until the re-zoning process is complete. Currently it is anticipated that tenants will be relocated beginning in Summer 2007. Tenants in other developments will not be impacted until 2008 or later.
- BC Housing is experienced with tenant relocation due to the need to relocate tenants in social housing for extended periods of time in order to conduct necessary building envelope repairs.
- The Office of Housing and Construction Standards is conducting a jurisdictional review of best practises in tenant relocation.

| Approvals for Briefing Note | |
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| EXEC DIR | <u> </u> |

Attachment: Appendix – Redevelopment Locations and Timeline

Prepared by: Bob Crane Date: August 21, 2006

File Location: G:\HBPOLICY\Housing\Briefing Notes\2006 Drafts\BC Housing\96672 Redevelopment Public Housing rac 06 08 21.doc

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**MINISTRY OF FORESTS AND RANGE
AND MINISTRY RESPONSIBLE FOR HOUSING
OFFICE OF HOUSING AND CONSTRUCTION STANDARDS
BRIEFING NOTE**

File: 280-20/HPB Cliff: 94206

I PREPARED FOR:

Minister Coleman– **for INFORMATION**

II ISSUE:

Federal funding for affordable housing and aboriginal housing off-reserve.

III BACKGROUND:

The previous federal government had agreed to an expenditure of \$1.6 billion over fiscal years 2005/2006 and 2006/2007 for Aboriginal and affordable housing programs. It was expected that these funds would be subject to bi-lateral agreements, similar to the first two affordable housing initiatives. With the election of a federal conservative government the future of these funds was uncertain.

On March 24, 2006 the federal finance minister has informed his provincial/territorial counterparts by letter that he will be creating five third-party trusts to provide funding for provinces for post-secondary education, public transit and housing.

The federal government is using authority from Bill C48 to provide these funds. Bill C48 stipulated that the funds would only be available if the surplus exceeds \$2 billion dollars. Fully funding the trust funds will require a federal surplus of \$3.2 billion. Senior federal officials are confident that the surplus will be sufficient to fully fund the trust funds.

The new federal commitment totals up to \$1.4 billion for affordable and aboriginal housing (up to \$156 million for BC), \$200 million less than the full commitment in Bill C48.

IV DISCUSSION:

The trusts had to be established by March 31, 2006, to allow the federal government to expense these funds out of its 2005/06 surplus. Because the funds are contingent on the 2005/06 federal surplus being greater than \$2 billion, exact amounts flowing to each trust will not be known until the fall of 2006. Should the surplus be less than the anticipated \$3.3 billion, anything over \$2 billion will be allocated among the trust funds on a pro-rated basis.

There are five trusts, four of which will provide funding to BC:

- ⇒ A **Post-Secondary Education Infrastructure Trust** of up to \$1.0 billion, notionally allocated over two years (2006/07 and 2007/08), and allocated among provinces on an equal per capita basis (up to \$132 million for BC).
- ⇒ A **Public Transit Capital Trust** of up to \$900 million, notionally allocated over three years (starting in 2006/07), and allocated among provinces on an equal per capita basis (up to \$119 million for BC).
- ⇒ An **Affordable Housing Trust** of up to \$800 million, notionally allocated over three years (starting in 2006/07), and allocated among provinces on an equal per capita basis (up to \$106 million for BC).
- ⇒ An **Off-Reserve Aboriginal Housing Trust** of up to \$300 million, notionally allocated over three years (starting in 2006/07), and allocated among provinces based on the provincial share of Aboriginal population living off-reserve (up to \$51 million for BC).
- ⇒ A **Northern Housing Trust** (up to \$300 million) to flow to the three territories only.

The trust funds appear to be governed broadly by a set of operating principles (attached). The principles clarify that the trust is a one-time contribution to provinces and territories to help address short term pressures with regard to the supply of affordable housing and the short-term housing needs of Aboriginals living off-reserve.

The principles clarify the role of the province in designing and delivering housing policies and programs. The principles are intended to give jurisdictions flexibility in how the funding is invested. Building new affordable rental units and increasing the supply of transitional and supportive housing are provided as examples of expected outcomes.

Other principles include:

- Uses of funds according to provincial needs and priorities,
- flexibility to withdraw funding is based on our own schedule,
- not intended for operational funding for existing social housing, rent subsidies or to replace provincial investment,
- partnerships among all levels of government, communities, non-profit organizations and the private sector are encouraged, and
- jurisdictions are encouraged to report directly to their residents on how they are using the funds and to include the Federal Government in any announcements about the funding.

Aboriginal specific principles include:

- encouraging jurisdictions to design and deliver programs in partnership and/or consultation with Aboriginal groups, and
- ensuring that the programs are provided in a culturally appropriate manner.

A separate Trustee has been established for each of the trust funds and each province and territories funds are held in separate accounts. The province is required to book the funds when they are deposited and as a result immediately removes the funds from the

trust account. The authorized agent for the trust fund in British Columbia is the Deputy Minister of Finance.

V CONCLUSION:

It appears that the PT trust funds will be beneficial for British Columbia. Planning is already underway to implement the Provincial Housing Strategy, including the provision of new units of transitional and supportive housing for the homeless and assisted living for seniors. The new federal funding should provide an opportunity to enhance those programs or to shift program funding to other priority areas.

Limitations on the one-time nature of the federal funds may preclude using the new funds to off-set the costs associated with a new housing allowance program. Similarly, treasury board requirements related to the deferral of the federal funds may require that the funds be use solely for capital projects.

| Approvals for Briefing Note | | | |
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| DIR | DP | Assoc. DM | LW |

E-mailed to MO: Vicki Yeats

Date April 12, 2006

Prepared by: Greg Steves Date: April 6, 2006

Attachment(s): Trust Fund Principles

AFFORDABLE HOUSING TRUST OPERATING PRINCIPLES

Purpose

Governments acknowledge the importance of stable, affordable and good quality housing, and the contribution that affordable housing can make to improve the lives of individuals and families, as well as to strengthen communities.

In recognition of this, the Government of Canada is establishing a one-time Affordable Housing Trust to provide supplementary funding to provincial and territorial governments to help address short-term pressures with regard to the supply of affordable housing, according to their respective needs and priorities.

Expected Uses of Affordable Housing Trust

The Government of Canada recognizes that immediate action needs to be taken to further increase the availability of affordable housing units. The Affordable Housing Trust is intended to support such increased investment in safe, adequate and affordable housing units across all provinces and territories.

The Government of Canada recognizes the significant role that provincial and territorial governments play in the design and delivery of housing policies and programs within their respective jurisdictions. This one-time federal investment is intended for use by provincial and territorial governments, according to their respective needs and priorities. Provincial and territorial governments also have the flexibility to withdraw funding in support of the identified objectives according to their respective needs and priorities, based on their own schedules, which they can modify as they deem appropriate, within the lifespan of the trust. As such, provincial and territorial governments have the flexibility to invest their funding, according to their own needs priorities, in initiatives that may include for example:

- building new affordable rental units;
- increasing the supply of transitional and supportive housing.

The Affordable Housing Trust Fund is not intended to support ongoing operational funding for existing social housing stock, rent subsidies, or to replace provincial and territorial investment in affordable housing.

No government on its own can address all of the challenges facing Canadians with respect to affordable housing. To successfully respond to affordable housing pressures, provincial and territorial governments are encouraged to enhance collaboration and partnerships among all levels of government, communities, non-profit organizations, the private sector, and individuals.

Accountability and Reporting to Canadians

All governments recognize the importance of being accountable to their residents, including reporting on how public funds are used. Provincial and territorial governments are encouraged to report directly to their residents on the expenditures financed and outcomes achieved as a result of funding provided through the Affordable Housing Trust.

Provincial and territorial governments are also encouraged to acknowledge in public announcements the funding contribution provided by the Government of Canada in respect of affordable housing.

OFF-RESERVE ABORIGINAL HOUSING TRUST OPERATING PRINCIPLES

Purpose

Governments acknowledge the importance of stable, affordable and good quality housing, and the contribution that such housing can make to improve the lives of individuals and to families, as well as to strengthen communities. In particular, one of the highest areas of need is safe, adequate and affordable housing for Aboriginal Canadians living off-reserve.

In recognition of this, the Government of Canada is establishing a one-time Off-Reserve Aboriginal Housing Trust to provide supplementary funding to provincial governments to assist them in addressing short-term housing needs for Aboriginals living off-reserve, according to their respective needs and priorities.

Expected Uses of Off-Reserve Aboriginal Housing Trust

The Government of Canada recognizes that immediate action needs to be taken to increase the availability of housing for Aboriginal Canadians living off-reserve. The Off-Reserve Aboriginal Housing Trust is intended to support such immediate actions, increasing investment in safe, adequate and affordable housing units across all provinces specifically for Aboriginal individuals and families living off-reserve.

The Government of Canada recognizes the significant role provincial governments play in the design and delivery of housing policies and programs within their respective jurisdictions. This one-time federal investment is intended to provide flexibility to provincial governments to invest in new affordable housing units for Aboriginal Canadians living off-reserve. As such, provincial governments have the flexibility to invest their funding, according to their own needs and priorities, in initiatives directly supporting housing for Aboriginal Canadians living off-reserve, which may include:

- increasing the supply of rental housing;
- supports to enhance home ownership opportunities;

- increasing the supply of transitional and supportive housing.

Provincial and territorial governments also have the flexibility to withdraw funding in support of the identified objectives according to their respective needs and priorities, based on their own schedules, which they can modify as they deem appropriate, within the lifespan of the trust.

The Off-Reserve Aboriginal Housing Trust is not intended to support ongoing operational funding for existing social housing stock, rent subsidies, or to replace provincial investment in affordable housing.

All governments recognize that better housing outcomes for Aboriginal Canadians can be achieved by working together and with Aboriginal Canadians. Provinces are encouraged to continue to design and deliver programs in partnership and/or consultation with Aboriginal groups in their respective jurisdictions, in part to ensure that housing programs and support services are provided in a culturally appropriate manner.

Accountability and Reporting to Canadians

All governments recognize the importance of being accountable to their residents, including reporting on how public funds are used. Provincial governments are encouraged to report directly to their residents on the expenditures financed and outcomes achieved as a result of funding provided through the Off-Reserve Aboriginal Housing Trust.

Provincial governments are also encouraged to acknowledge in public announcements the funding contribution provided by the Government of Canada in respect of housing for Aboriginal Canadians living off-reserve.

NORTHERN HOUSING TRUST OPERATING PRINCIPLES

Purpose

Governments acknowledge the importance of stable, affordable and good quality housing, and the contribution that such housing can make to improve the lives of individuals and to families, as well as to strengthen communities. In particular, individuals and families living in the three northern Territories often face unique, difficult housing conditions in terms of a safety, adequacy and affordability, conditions that can be further complicated by a short construction season and high construction costs.

In recognition of this, the Government of Canada is establishing a one-time Northern Housing Trust to provide supplementary funding to territorial governments to assist them in meeting immediate pressure with regard to the supply of affordable housing in the North, according to their respective needs and priorities.

Expected Uses of Northern Housing Trust

The Government of Canada recognizes that immediate action needs to be taken to further increase the availability of housing in the North. The Northern Housing Trust is intended to support such immediate action, increasing investment in safe, adequate and affordable housing units across all territories to lessen the housing shortage and overcrowding experienced in the North.

The Government of Canada recognizes the significant role territorial governments play in the design and delivery of housing policies and programs in the North. This one-time federal investment is intended to provide flexibility to territorial governments to invest in new affordable housing units. As such, territorial governments have the flexibility to invest their funding, according to their own needs and priorities, in initiatives that could include:

- increasing the supply of rental housing;
- increasing the supply of transitional and supportive housing.

Provincial and territorial governments also have the flexibility to withdraw funding in support of the identified objectives according to their respective needs and

priorities, based on their own schedules, which they can modify as they deem appropriate, within the lifespan of the trust.

The Northern Housing Trust is not intended to support ongoing operational funding for existing social housing stock, rent subsidies, or to replace territorial investment in affordable housing.

No government on its own can address all of the challenges facing Canadians with respect to affordable housing. As well, all governments recognize that better housing outcomes for Aboriginal Canadians can be achieved by working together and with Aboriginal Canadians.

To successfully respond to affordable housing pressures, territorial governments are encouraged to enhance collaboration and partnerships among all levels of government, communities, non-profit organizations, the private sector, and individuals. Territories are also encouraged to continue to design and deliver programs in partnership and/or consultation with Aboriginal groups in their respective jurisdictions, in part to ensure that housing programs and support services are provided in a culturally appropriate manner.

Accountability and Reporting to Canadians

All governments recognize the importance of being accountable to their residents, including reporting on how public funds are used. Territorial governments are encouraged to report directly to their residents on the expenditures financed and outcomes achieved as a result of funding provided through the Northern Housing Trust.

Territorial governments are also encouraged to acknowledge in public announcements the funding contribution provided by the Government of Canada in respect of housing in the North.

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**MINISTRY OF FORESTS AND RANGE
AND MINISTRY RESPONSIBLE FOR HOUSING
BRIEFING NOTE**

File: 280-20/98141

I PREPARED FOR:

Mary Freeman, Associate Deputy Minister **FOR INFORMATION**

II ISSUE:

Greater Vancouver Regional District (GVRD) Affordable Housing Strategy

III BACKGROUND:

Development of a Regional Affordable Housing Strategy (RAHS) document:

- The GVRD Housing Committee requested staff to develop proposals for regional actions on affordable housing that would address critical gaps of housing supply in the Greater Vancouver area. It would build on the new provincial initiatives on housing, "Housing Matters BC". It recommends that the Housing Committee host a Board workshop to review the preliminary proposals for regional action on affordable housing contained in the report.

IV DISCUSSION:

I. Preliminary Proposals for a Regional Affordable Housing Strategy [RAHS] for Greater Vancouver

- The document entitled "Preliminary Proposals for a Regional Affordable Housing Strategy for Greater Vancouver" identifies a range of actions the GVRD might take to contribute solutions to address the housing needs in the region. The recommended next step is for the Housing Committee to hold a Board workshop to review the scope and substance of the proposed strategies and action.

The Strategy has the following three goals:

- The provision of adequate housing to meet the needs of low income renters
- Eliminate homelessness across the region
- Increase the supply and diversity of modest cost housing

The strategies to achieve the goals are:

- Make better use of the existing and available government and housing industry resources
- Secure additional stable funding to meeting affordable housing needs in Greater Vancouver
- Establish partnerships and secure sufficient and stable funding to provide required support services to assist people to access and maintain their housing

GVRD Affordable Housing Strategy

The proposed actions focus on:


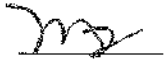
- The shortfall of affordable rental housing
- The critical shortfall in the supply of social housing
- The increasing incidence and duration of homelessness in Greater Vancouver
- The shortfall of modestly priced housing choices for first time buyers

2. Response to Provincial Housing Strategy:

- The new Provincial Housing Strategy, "Housing Matters BC", is seen as timely in providing a framework for the GVRD and other municipalities in finding solutions for affordable housing. However, the profile of housing need in the region identifies gaps in the housing supply that will remain unresolved, particularly for the homeless and those who require transitional and supportive housing.
- The staff report recommends that the Board request a meeting with the Minister responsible for housing to discuss the establishment of a multi-jurisdictional task force on affordable housing. The purpose of this task force will be to identify means by which the senior levels of government can work in partnership with local governments and housing providers in Greater Vancouver to meet housing need in the region.

V CONCLUSION:

The development of strategies to address affordable housing related issues requires the involvement of government at all levels as well as external partners. As a complex issue, it is beneficial for the various parties to respect their jurisdictional responsibilities as they come up with innovative and timely solutions to challenges related to affordable housing. It is the provincial government's view that individual municipalities within the GVRD have the ability to make decisions related to housing issues, for example, local zoning and density.

| Approvals for Briefing Note | |
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| DIR  | Assoc. DM  |

Prepared by:
Jessica Ling, Housing Policy Branch, 387-1758
November 29, 2006

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Regional Affordable Housing Strategy_Nov28_jkl.doc

**MINISTRY OF FORESTS AND RANGE
AND MINISTER RESPONSIBLE FOR
HOUSING
BRIEFING NOTE**

File: 280-20 / 0200-20/PTFO/HMIA/ Cliff #93928

I PREPARED FOR:

**Minister Rich Coleman– For INFORMATION and DISCUSSION with
Premier Gordon Campbell**

II ISSUE:

This note provides an overview of a series of regional engagement forums on homelessness being planned by the Office of Housing and Construction Standards and includes a Request For Proposals for a consultant to conduct the forums (see Appendix A).

III DISCUSSION:

The Provincial Housing Strategy is a high level view of the provincial government's strategic direction on housing and homelessness. To inform the implementation of this strategy, the Office of Housing and Construction Standards is exploring a regional engagement approach to identify unique housing needs throughout the province. Regional engagement will pay special attention to provincial and local responses on homelessness, affordable housing and senior's housing.

The regional engagement on homelessness will also support the on-going work of the Premier's Task Force on Homelessness, Mental Illness and Addictions.

A. Regional Engagement Forums on Homelessness

Purpose:

To provide a regional perspective to the Task Force, to provide an opportunity to share best practises with communities, to raise regional and local issues, and to engage in discussion of local solutions. The dialogue created through the engagement sessions will be an input into the development of a Provincial Homelessness Action Plan.

Objectives:

1. To communicate the vision of the Provincial Housing Strategy and government's commitment to address homelessness.
2. To learn more about homelessness, mental illness and addictions and their effects on communities across the province.
3. To engage mayors and councils in local responses to homelessness and encourage them to become part of the solution.
4. To engage partners in identifying locally appropriate and responsive solutions to homelessness, mental illness, and addictions.
5. To establish and cultivate relationships amongst jurisdictions experiencing homelessness to better coordinate and integrate existing and new services.

6. To inform the allocation of new units, should they be approved, anticipated in the Provincial Housing Strategy.
7. To inform the provincial government and agencies on ways to better coordinate services in communities and regions.

Participants:

Participation on the forums will be by invitation only. The audience will include:

- Mayors, councils and local government staff,
- Health authorities,
- Aboriginal leaders
- Local homeless committees

Forum Format:

Forums will occur at a sub-regional level based upon the Health Authority Boundaries. Forums will be held in North Vancouver, Campbell River, Langford, Kamloops, Castlegar, Maple Ridge, Fort St. John and Smithers to capture perspectives not already included on the Premier's Task Force. Additional forums will be held with chairs of local Supporting Community Partnership Initiative (SCPI) steering committees (one forum) and aboriginal Leaders (one forum); these forums will likely take place in Vancouver.

A facilitator will be hired to coordinate and conduct the regional forums and to prepare draft summaries of each of the sessions (see attached Request For Proposals).

Reporting Out:

High level summary reports will be prepared after each forum and a summary report will be prepared upon the completion. Individual and summary reports will be posted on the Office of Housing and Construction Standards web-site prior to the 2006 Union of British Columbia Municipality (UBCM) conference.

The Ministry will make a proposal to UBCM to report out on the regional forums at the 2006 UBCM conference.

APPROVED / NOT APPROVED
Minister Coleman

Date

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| DIR _____ | DBP _____ | Assoc. DM _____ |

E-mailed to MO

Date

Homelessness

Greg Steves, Housing Policy Branch, Housing Department, 250 387-4100
March 23, 2006

E-mailed to MO

Date

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**MINISTRY OF FORESTS AND RANGE
AND MINISTRY RESPONSIBLE FOR HOUSING
BRIEFING NOTE**

File: 280-20/93335

I PREPARED FOR:

Minister Coleman– **for MEETING** to be held **THURSDAY MARCH 9 at 10:30AM** with Wes Hosler, President of the Co-operative Housing Federation of BC (CHF BC)

II ISSUE:

The CHF BC has requested a meeting with Minister Coleman to discuss how the work of their organization and the co-operative housing sector more generally fits within the Provincial Housing Strategy.

III BACKGROUND:

The CHF BC represents 14,000 homes in 260 housing co-operatives across BC. They offer a member investment program, education, bulk purchasing, legal advice and general representation of the interests of its members.

Housing co-operatives have historically lobbied to be treated as owners rather than renters and this was reflected by the provincial government in an amendment to the *Co-operative Association Act* in 1999. The revised version of this Act, brought into force in 2001, treats co-operatives as a form of housing ownership.

There have been no new co-operative housing units built in the province within the last five years.

IV DISCUSSION:

The CHF BC is interested to understand how the work of their organization fits within the Provincial Housing Strategy. They have also indicated an interest in expanding housing options for British Columbian families in need of affordable housing. It is too early to determine exactly how the Provincial Housing Strategy links to the work being done by the CHF BC. Although major programs within the housing strategy have been identified, further policy analysis is required to determine specific components of these programs.

However, some members living in housing co-operatives may benefit from programs being developed under the Provincial Housing Strategy. Housing co-operative residents are not eligible for SAFER benefits, but may receive the Home Owner Grant.

The Homeownership Program may be of particular interest to the CHF BC. With the introduction of this program, there may be an opportunity to offer current co-op members assistance towards a down-payment to purchase their own home, thereby freeing up more affordable housing units within the co-operative housing sector.

There may also be opportunities to explore using a cooperative model in redeveloping or selling select subsidized housing properties.

V CONCLUSION:

While co-operative housing members may be eligible for certain programs under the Provincial Housing Strategy, until further policy analysis has been completed, it is too early to determine exactly how the work of the Co-operative Housing Federation of BC links with the strategy.

| Approvals for Briefing Note | | | | |
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| DIR | DP | ADM | Assoc. DM | LW |

Vicki Yeats March 8, 2006

E-mailed to MO

Date

Prepared by: Pamela Liversidge Date: March 8, 2006

**MINISTRY OF FORESTS AND RANGE
AND MINISTER RESPONSIBLE FOR
HOUSING
BRIEFING NOTE**

File: 280-20 / 0200-20/PTFO/HM1A / CLIFF 91827

I PREPARED FOR:
Rich Coleman, Minister – For INFORMATION AND DIRECTION

II ISSUE:
This note proposes a regional approach for the Premier's Task Force on Homelessness, Mental Illness and Addictions.

III BACKGROUND:
At a presentation of the Premier's Task Force at the Union of British Columbia Municipalities' (UBCM) conference in September 2005, the minister responsible for housing, Rich Coleman, proposed that the Task Force expand to include regional level perspectives.

Since the UBCM, discussions with community coordinators have included a focus on how to include other jurisdictions on the task force and on policy and education initiatives to support local responses to homelessness.

IV DISCUSSION:
The Housing Department is exploring a regional approach to support provincial and local responses to homelessness through the Premier's Task Force.

A. Regional Consultations

It is proposed that a series of regional consultations be undertaken to support the work of the Premier's Task Force.

Purpose:

To provide a regional perspective to the Task Force, to provide an opportunity to share best practises with communities, to raise regional and local issues, and to engage in discussion of local solutions.

Objectives:

1. To communicate the vision of the Provincial Housing Strategy and government's commitment to address homelessness.
2. To learn more about homelessness, mental illness and addictions and their effects on communities across the province.
3. To engage mayors and councils in local responses to homelessness and encourage them to become part of the solution.
4. To engage communities and partners in identifying locally appropriate and responsive solutions to homelessness, mental illness, and addictions.

5. To establish and cultivate relationships amongst jurisdictions experiencing homelessness to better coordinate and integrate existing and new services.
6. To inform the allocation of new units, should they be approved, anticipated in the Provincial Housing Strategy.

Participants:

Participants would be pre-identified and invited to the consultation: The audience would include:

- mayors and councils,
- senior local government staff,
- provincial ministries and agencies,
- health authorities,
- local Members of the Legislative Assembly,
- representatives from locally/regionally based social planning or homelessness committees.

Coordination:

The regional consultations will be organized by the Housing Department with the input and support of existing community coordinators, BC Housing and the Ministries of Employment and Income Assistance, Health, and Children and Family Development. Ministry involvement and coordination will occur through the Assistant Deputy Ministers' Committee on Homelessness.

Consultation Format

Consultations will occur at a sub-regional level based upon the Health Authority Regional Boundaries. Consultations within each of the health authorities would be necessary to ensure all areas of the province are represented. A pre-survey of local governments will be undertaken to identify current local/regional responses and the extent of homeless, mental illness and addictions issues.

Number of participants in each consultation will be limited to ensure a balanced and constructive discussion occurs.

Consultations will include opening remarks by a Task Force member, sharing of innovative responses, and discussion of local/regional priorities and identification of appropriate local/regional solutions. Meetings could conclude with a commitment from participants to work together to address the issues.

B. Premier's Task Force Meetings 2006

- The Task Force would meet twice a year. It is proposed that the next meeting occur in early March in Victoria.
- Each scheduled meeting of the Task Force would be held in one of the seven Task Force communities on a rotating basis. The location of the summer meeting would be determined by Task Force members in February.
- The Task Force would report out at the 2006 UBCM conference.

Representation on the Task Force

- The Task Force would retain its original members and engage other mayors through the consultations.
- Consideration should be given to expanding Task Force membership to include: UBCM, the federal government, and First Nations and Métis leaders.

Next Steps:

- Schedule a March Task Force meeting.
 - Agree to consultation framework and work plan for the year.
 - Implement work plan and undertake regional consultations.
- August Task Force meeting.
 - Report back on consultations.
 - Potential announcement of new units.

V RECOMMENDATION:

It is recommended that the Ministry be directed to:

- Plan for a March 2006 meeting of the Task Force
- Plan a series of regional consultations.
- Identify potential new Task Force members from the UBCM, federal government and First Nations and Métis communities.

APPROVED / NOT APPROVED

Date

Rich Coleman, Minister

Approvals for Briefing Note

DIR _____

ADM _____

Assoc. DM _____

E-mailed to MO

Date

Greg Steves, Housing Policy Branch, Housing Department, 250 387-4100

January 5, 2006

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**MINISTRY OF FORESTS AND RANGE
AND MINISTRY RESPONSIBLE FOR HOUSING
BRIEFING NOTE**

File: 280-20/93335

I PREPARED FOR:

Minister Coleman– **for MEETING** to be held **THURSDAY MARCH 9 at 10:30AM**
with Wes Hosler, President of the Co-operative Housing Federation of BC
(CHF BC)

II ISSUE:

The CHF BC has requested a meeting with Minister Coleman to discuss how the work of their organization and the co-operative housing sector more generally fits within the Provincial Housing Strategy.

III BACKGROUND:

The CHF BC represents 14,000 homes in 260 housing co-operatives across BC. They offer a member investment program, education, bulk purchasing, legal advice and general representation of the interests of its members.

Housing co-operatives have historically lobbied to be treated as owners rather than renters and this was reflected by the provincial government in an amendment to the *Co-operative Association Act* in 1999. The revised version of this Act, brought into force in 2001, treats co-operatives as a form of housing ownership.

There have been no new co-operative housing units built in the province within the last five years.

IV DISCUSSION:

The CHF BC is interested to understand how the work of their organization fits within the Provincial Housing Strategy. They have also indicated an interest in expanding housing options for British Columbian families in need of affordable housing. It is too early to determine exactly how the Provincial Housing Strategy links to the work being done by the CHF BC. Although major programs within the housing strategy have been identified, further policy analysis is required to determine specific components of these programs.

However, some members living in housing co-operatives may benefit from programs being developed under the Provincial Housing Strategy. Housing co-operative residents are not eligible for SAFER benefits, but may receive the Home Owner Grant.

The Homeownership Program may be of particular interest to the CHF BC. With the introduction of this program, there may be an opportunity to offer current co-op members assistance towards a down-payment to purchase their own home, thereby freeing up more affordable housing units within the co-operative housing sector.

There may also be opportunities to explore using a cooperative model in redeveloping or selling select subsidized housing properties.

V CONCLUSION:

While co-operative housing members may be eligible for certain programs under the Provincial Housing Strategy, until further policy analysis has been completed, it is too early to determine exactly how the work of the Co-operative Housing Federation of BC links with the strategy.

| Approvals for Briefing Note | | | | |
|-----------------------------|----|-----|-----------|----|
| DIR | DP | ADM | Assoc. DM | LW |

Vicki Yeats March 8, 2006

E-mailed to MO

Date

Prepared by: Pamela Liversidge Date: March 8, 2006

**MINISTRY OF FORESTS AND RANGE
AND MINISTER RESPONSIBLE FOR
HOUSING
BRIEFING NOTE**

File: 280-20 / 0200-20/PTFO/HMIA/ Cliff #

I PREPARED FOR:

Lori Wanamaker, Associate Deputy Minister, Housing– For INFORMATION and DISCUSSION

II ISSUE:

This note provides an overview of a series of regional forums on homelessness being planned by the Office of Housing and Construction Standards.

III DISCUSSION:

The Provincial Housing Strategy is a high level view of the provincial government's strategic direction on housing and homelessness. To inform the implementation of this strategy, the Housing Department is exploring a regional engagement approach to identify unique housing needs throughout the province. Regional engagement will pay special attention to provincial, local government and community responses to homelessness, mental illness and addictions.

A. Regional Engagement Forums on Homelessness

Purpose:

To provide a regional perspective to the Task Force, to provide an opportunity to share best practises with communities, to raise regional and local issues, and to engage in discussion of local solutions. The dialogue created through the forums will be an input into the development of a blueprint for action.

Objectives:

1. To communicate the vision of the Provincial Housing Strategy and government's commitment to address homelessness.
2. To learn more about homelessness, mental illness and addictions and their effects on communities across the province.
3. To engage mayors and councils in local responses to homelessness and encourage them to become part of the solution.
4. To engage partners in identifying locally appropriate and responsive solutions to homelessness, mental illness, and addictions.
5. To establish and cultivate relationships amongst jurisdictions experiencing homelessness to better coordinate and integrate existing and new services.
6. To inform the allocation of new units, should they be approved, anticipated in the Provincial Housing Strategy.
7. To inform the provincial government and agencies on ways to better coordinate services in communities and regions.

Forum Format:

Forums will occur at a sub-regional level based upon the Health Authority Boundaries. Forums will be held in North Vancouver, Campbell River, Langford, Kamloops, Castlegar, Maple Ridge, Fort St. John and Smithers to capture perspectives not already included on the Premier's Task Force. Additional forums will be held with chairs of local Supporting Community Partnership Initiative (SCPI) steering committees (one forum) and Aboriginal leaders (one forum); these forums will likely take place in Vancouver. Participation on the forums will be by invitation only.

A facilitator will be hired to coordinate and conduct the regional forums and to prepare draft summaries of each of the sessions (see attached Request For Proposals).

Reporting Out:

High level summary reports will be prepared after each forum and a summary report will be prepared upon the completion. Individual and summary reports will be posted on the Office of Housing and Construction Standards web-site prior to the 2006 Union of British Columbia Municipality (UBCM) conference.

The Ministry will make a proposal to UBCM to report out on the regional forums at the 2006 UBCM conference.

The information from the forums and other resources will be used to guide the drafting of a provincial blueprint for action to respond to homelessness, mental illness and addictions. The blueprint will articulate the nature of the challenges province-wide and contain specific areas of response for the provincial government, local governments and communities.

| Approvals for Briefing Note | | | |
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| DIR | _____ | PAB | _____ |
| | | Assoc. DM | _____ |

Greg Steves, Housing Policy Branch, Housing Department, 250 387-4100

March 23, 2006

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**MINISTRY OF FORESTS AND RANGE
AND MINISTER RESPONSIBLE FOR
HOUSING
BRIEFING NOTE**

File: 280-20 / 0200-20/PTFO/HMIA/ Cliff #

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| Approvals for Briefing Note | | | |
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| DIR | _____ | PAB | _____ |
| | | Assoc. DM | _____ |

Greg Steves, Housing Policy Branch, Housing Department, 250 387-4100

March 23, 2006

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**MINISTRY OF FORESTS AND RANGE AND
MINISTER RESPONSIBLE FOR HOUSING**

**OFFICE OF HOUSING AND CONSTRUCTION STANDARDS
BRIEFING NOTE**

File: 280-20/Cliff # 97921

I PREPARED FOR:

Minister Coleman for meeting with Ministers' Coell, Christiansen and Reid **for
INFORMATION**

II ISSUE:

Expanding Eligibility for Vulnerable Adults

III BACKGROUND:

Community Living BC (CLBC) delivers services and supports to adults with developmental disabilities and their families. In the past an IQ below 70 determined eligibility for community living services for adults with developmental disabilities.

This eligibility criteria was challenged in court and a recent court decision ruled that this eligibility criteria was not sufficient for government to deny government services.

CLBC has identified a population of adults who have neither a developmental disability (IQ under 70) nor formal mental health diagnosis but who require ongoing support to live successfully in the community. This group includes individuals with Fetal Alcohol Syndrome Disorder (FASD), Autism Spectrum Disorder (ASD) and other forms of developmental delay resulting in an IQ between 71 and 80.

CLBC has submitted a proposal to provide services to this group that includes day programs, respite care, home support and life skills training.

IV DISCUSSION:

- The eligibility criterion for services to adults and children with disabilities has evolved over time. Government program responses have, to some extent, developed on a disability-specific basis.
- A number of gaps exist in serving the disabled community as a result and individuals with different types of disabilities may receive more or less services from government depending on their disability.
- Children with disabilities and an IQ above 70 and their families are eligible for a range of services through the Ministry of Children and Families, but these services end at age 19.
- The discontinuation of services for adults at 19 with an IQ over 70 has been heavily criticized by many individuals and advocacy groups for some time and has resulted in the court challenge.

- Residential services are provided to individuals who qualify for Community Living Services. They have not been provided to individuals in the 70 to 80 IQ ranges who may also be struggling with a disability, such as FASD.
- A significant burden is often placed on families struggling to support adults with disabilities without some form of support.
- This gap in government services may be a contributing factor to homelessness.

V WHAT WE ARE DOING:

- The recent Provincial Housing Strategy contained a number of initiatives that are aimed at assisting this population.
- These include:
 - Homeless Outreach Teams
 - New supported units through the Provincial Homeless Initiative
 - Giving priority access to subsidized housing to people with disabilities
 - Redeveloping housing to better meet the needs of people with disabilities.

VI CONCLUSION:

- The Housing Strategy identifies low income people who have special housing and support needs as in most acute need for housing. People with disabilities are often not well served in the private market because they need housing and support services.
- The support services suggested in the CLBC proposal will assist individuals with disabilities to live independently in private market housing and may reduce the demand for supported subsidized housing.
- Services of this type will also assist families to maintain a family member with a disability in the family home, again reducing the demand for supported subsidized housing.