

## Hirji, Keivan MNGD:EX

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**From:** Woolley, Paul GCPE:EX  
**Sent:** Monday, November 21, 2016 1:29 PM  
**To:** Diacu, Raz MNGD:EX  
**Cc:** Myers, Tobie A MNGD:EX; Hirji, Keivan MNGD:EX  
**Subject:** FW: Revised draft materials for tomorrow  
**Attachments:** NR\_BG\_Affordable Housing Projects Announcement\_Nov\_21\_2016\_DRAFT.docx; KM\_BCH\_Projects Not Approved for Funding\_Nov\_18\_2016\_DRAFT.docx; QA\_Affordable Housing Projects Announcement\_Nov\_21\_2016\_DRAFT.docx; EP\_Affordable Housing Projects Announcement.docx; KM\_HSG\_National Housing Strategy B.C. Submission\_November\_2016 ADM.docx

**Importance:** High

Updated materials for tomorrow.

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**From:** Harbord, Darren GCPE:EX  
**Sent:** Monday, November 21, 2016 1:18 PM  
**To:** Woolley, Paul GCPE:EX  
**Subject:** Revised draft materials for tomorrow  
**Importance:** High

Paul, please see the attached updated draft materials.

Added a line to the NR and KM to reflect expected job numbers (highlighted).

Additional project info (Port Edward, Port Simpson, Prince Rupert) has also been added so new totals are:

- \$516M
- 68 projects
- 2,897 units

Also added a new QA (highlighted) to answer why the first year of PIAH (\$355M) is now \$79M instead of \$50M (additional projects added are being funded by PIAH).

KM on National Housing Strategy included – results of public consultation will be released by the feds tomorrow morning at around 8 a.m. pacific time.

Thanks

**Darren Harbord**  
Government Communications and Public Engagement  
Ministry of Natural Gas Development and  
Responsible for Housing  
250 952-0152 / 250 882-8518 (cell)

**Event Proposal**  
**MINISTRY OF NATURAL GAS DEVELOPMENT**

**Event Title:** Announce funding approval for 68 new affordable rental housing projects  
**Representative (Min/MLA):** Premier Christy Clark and Minister Rich Coleman

<b>Date:</b> Nov. 22 <b>Time:</b> 10:00 a.m.	<b>Media Market:</b> Lower Mainland Major Media
<b>Location:</b> 9460 140th Street, Surrey	<b>English Media Spokesperson:</b> Premier and Minister Coleman <b>Multicultural Media Spokesperson:</b> Premier and Minister Coleman

#### THE EVENT

- The Province will announce funding approval for 68 housing projects (2,897 units) that will be funded from the \$500 million announced in September and from the first round of the \$355 million (\$50M) announced in February.
- This represents a provincial funding commitment of \$516 million.
- 14 additional projects totalling approximately 965 units will be announced later this fiscal year.
- Housing projects are located in the following 40 communities: 100 Mile House, Burnaby, Campbell River, Chilliwack, Clearwater, Colwood, Coquitlam, Courtney, Creston, Fort St. John, Kamloops, Kelowna, Keremeos, Kimberley, Langford, Langley, Madeira Park, Maple Ridge, Nakusp, Nanaimo, Nelson, North Vancouver, Okanagan Falls, Port Alberni, Port Moody, Prince George, Quadra Island, Quesnel, Richmond, Saanich, Slokan Valley, Smithers, Sooke, Surrey, Terrace, Victoria, Whistler, Penticton, Powell River and Vancouver.

#### GOVERNMENT OF BRITISH COLUMBIA FUNDING / PARTNER FUNDING (IF APPLICABLE):

- In September 2016, the Government of B.C. committed \$500 million to ensure more British Columbian families have access to affordable rental housing.
- In February 2016, the Government of B.C. committed \$355 million to create upwards of 2,000 new affordable housing units across British Columbia over five years.

#### WHO'S ORGANIZING?

- GCPE-NGD and BC Housing

#### VENUE DESCRIPTION

**The Centre for Child Development, 9460 140th Street, Surrey**

**Provincial Funding: \$4.7 million**

Successful Proponent: YWCA Metro Vancouver in partnership with The Centre for Child Development

Client Group: Low to moderate income single women with children with special needs.

- Proposed project to build a new 40-unit affordable housing development for single women with children with special needs. The Centre for Children Development is located on a 4.7 acre parcel. The new four-storey development will be located on the site and provide 36-40 units of affordable housing as well as retail and program space.



Left: The event may take place outdoors at the Centre for Child Development or indoors in a common space.



**PARTICIPANTS**

- Provincial representative – Premier Christy Clark and Minister Rich Coleman (Emcee)
- Society representative, Successful proponent

**TARGET AUDIENCE**

- Approximately 70 people are expected to attend this event.
- Audience will include provincial representatives, community and political representatives (Members of City Council), developers, BC Housing staff, other housing stakeholder.
- Local media

**VISUAL MESSAGE(S)****DESIRED PICTURE (STILL)**

- Provincial representative and other dignitaries participating in group photo.

**ACTUAL SPEAKING BACKDROP**

- Podium sign TBC.

**WRITTEN MESSAGE(S)****DESIRED SOUNDBITE / KEY NEWS RELEASE SOUNDBITE**

- "Our government's historical investments in affordable housing are ensuring British Columbians are first in line for affordable housing. We are taking immediate action to increase the rental supply for people in need in communities throughout B.C."

**KEY MESSAGES**

- We are taking meaningful steps to address housing affordability challenges in B.C.
- We have announced a total of \$855 million this year to ensure more British Columbians have access to affordable rental housing.
- So far, we have approved funding for close to 2,900 new units of affordable housing. That's in addition to the 2,100 units of rental housing currently under construction in B.C.
- We will continue to encourage all levels of government to support the Province's efforts and make sure we increase housing and rental supply to meet demand.
- Since 2001, the B.C. government has invested \$4.9 billion to provide affordable housing for low-income individuals, seniors and families.

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- \$516M
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Thanks

**Darren Harbord**  
Government Communications and Public Engagement  
Ministry of Natural Gas Development and  
Responsible for Housing  
250 952-0152 / 250 882-8518 (cell)

## **AFFORDABLE HOUSING PROJECTS** **ANNOUNCEMENT**

Topic: On Nov. 22, 2016, the Province will announce funding approval for 68 housing projects (2,897 units) that will be funded from the \$500 million announced in Sept. and from the first round of the \$355 million (\$79M) announced in Feb.

- We are taking meaningful steps to address housing affordability challenges in B.C.
- We have announced a total of \$855 million this year to ensure more British Columbians have access to affordable rental housing.
- B.C.'s strong economy means we can make these types of investments that are also expected to create nearly 9,500 jobs (person-years of employment).
- So far, we have approved funding for close to 2,900 new units of affordable housing. That's in addition to the 2,100 units of rental housing currently under construction in B.C.
- We will continue to encourage all levels of government to support the Province's efforts and make sure we increase housing and rental supply to meet demand.
- We will continue to be guided by 6 principles as we work to address housing affordability:
  - Ensuring the dream of home ownership remains within the reach of the middle class
  - Increasing housing supply

- Smart transit expansion
- Supporting first-time home buyers
- Ensuring consumer protection
- Increasing rental supply

### Key Housing Accomplishments:

- Since 2001, we have invested \$4.9 billion to provide affordable housing for low income individuals, seniors and families.
- More than 104,000 B.C. households benefit from a diverse range of provincial housing programs and services.
- Since 2001, we have completed close to 24,000 new units of affordable housing.
- We also provide financial assistance to more than 30,000 B.C. households to help make rent in the private market more affordable.

Nov 21, 2016

**Background:**

To date, the Province has announced project details for \$516 million of the \$580 million to build 68 projects totalling 2,897 units.

Funding will be provided from two provincial affordable housing programs announced this year:

**Investment in Housing Innovation (\$500 million):**

On Sept. 19, 2016, the B.C. government announced \$500 million to create approximately 2,900 new units of affordable rental housing: <https://news.gov.bc.ca/releases/2016PREM0109-001734>

A total of 53 projects (2,404 units) have been approved for funding representing a \$437 million investment.

**Provincial Investment In Affordable Housing Program (\$355 million):**

On Feb. 12, 2016, the Province announced \$355 million for construction and renovation of more than 2,000 units of affordable rental housing: <https://news.gov.bc.ca/releases/2016PREM0017-000200>

The funds will be distributed over a five year period.

A total of 15 projects (493 units) have been approved for funding representing a \$79 million investment.

In total, the B.C. government will invest approximately \$580 million this fiscal year. Details on projects that will be funded from the remaining \$66 million will be announced later this fiscal year.

**Q&A**  
**Ministry of Natural Gas Development and**  
**Responsible for Housing**  
**Affordable Housing Projects Announcement**  
**Nov. 22, 2016**

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**1. What are you announcing?**

We are taking meaningful steps to address housing affordability challenges in B.C.

We have announced a total of \$855 million this year to ensure more British Columbians have access to affordable rental housing.

- \$500M in Sept. to create 2,900 units
- \$355M in Feb. to create 2,000 units over 5 years (\$79M in 2016/17)

Today, we are announcing funding approval for 68 housing projects, totalling almost 2,900 new units of housing.

**2. Where is money coming from?**

The \$500 million is new money which is being funded from the Housing Priority Initiatives Special Account.

Of the \$500 million, \$300 million will be provided as capital grants into affordable rental housing across the province, and \$200 million will be used as a revolving fund from which interim construction financing for the total capital cost of the projects will be provided.

The \$355 million (\$79M this year) is coming from the Non-Profit Asset Transfer program initiated in 2014. The transfer of properties to non-profit societies was undertaken at the request of the societies, and is part of the B.C. government's commitment to strengthen the non-profit housing sector.

**3. Didn't the B.C. government already announce several of these projects?**

Yes, some projects have been announced locally. Today's announcement is to announce details for all of the projects throughout the province that have been approved for funding.

**4. I thought the Province was spending \$50 million during the first year of the Provincial Investment in Affordable Housing Program (PIHAH) – why is the investment \$79 million for this year?**

The annual allocation of funds as announced in February was based on a best estimate of what kind of project proposals BC Housing might receive.

Funding allocation each year will vary from original estimates based on which projects receive final approval and at what point (year) they proceed.

## **5. Who is this new housing for?**

The new rental housing will serve a wide variety of people in need, including:

- Individuals and families with low to moderate incomes
- Seniors
- Youth
- Women and children
- Aboriginal people
- Adults with developmental disabilities

## **6. How were the projects selected?**

Projects were selected based on readiness to proceed, viability of the project, demonstrated need and demand, and ability to provide affordable rental housing.

## **7. How did you select these projects so fast after you just announced the \$500M?**

We recognize that there is a need to act quickly on creating more affordable rental housing in B.C.

BC Housing considered proposals through a number of avenues, including:

- A proposal call to allocate the first round of funding from the \$355 million we announced last February; and
- Proposals submitted by local governments, non-profit societies and other potential partners.

As well, BC Housing had a number of projects that were in the predevelopment stage and that were deemed 'shovel ready' which have also been recipients of this funding.

## **8. When will the new housing be ready?**

Newly constructed rental housing will be completed over the next 24 – 36 months.

Properties we are acquiring from the private market or redeveloping will be ready as soon they can be made available for occupancy – this will depend on the condition of each building.

BC Housing will work with the successful proponents to fully develop the project plans and ensure the proper rezoning, funding and consultation is considered and confirmed before construction.

## **9. How will people apply for the new rental housing?**

Individuals will be able to apply via BC Housing and the non-profit societies, and will be assessed against eligibility requirements.



**10. How much will rent be?**

Rents will be set either at or below the Level one and two CMHC average rental rates which will vary from community to community.

**11. Who will operate these projects once they are completed?**

The projects will be operated by non-profit societies.

**12. Some projects involve renovations and redevelopment – so how many units are net-new units?**

The 68 projects we've announced (2,897 units) include approximately 2,600 net-new units.

Redevelopment is only considered when existing units have become completely obsolete and will soon no longer be viable or practical to maintain.

**13. Will there be any loss of existing units for the redevelopment projects?**

No – all existing units will be replaced.

**14. What will happen to tenants if they have to be relocated during redevelopments? And will they be able to return to the new housing?**

BC Housing will work with the housing operator and ensure tenants are provided with information regarding the redevelopment of their building and interim re-location.

All tenants will be re-housed and offered first right of refusal to return to the new housing.

**15. Do any of the projects include housing for students?**

Yes, the Vancouver Native Housing Society's project at 285 East 5th Avenue in Vancouver will include 12 units of student housing.

The project also includes 56 units for low-income individuals, families, elders and seniors.

This is a partnership with the Native Education College, who is donating the land and providing complimentary services.

BC Housing has also been in discussion with numerous post-secondary institutions to consider student housing options which we will be exploring in the coming months.

**16. Do any of the projects include youth transition housing?**

Yes, there are three projects that will serve youth transitioning out of care and youth that are at risk of homelessness – one project in Chilliwack (45603 Yale Road), one in Surrey (7561 140th Street) and one in Courtenay (810 Braidwood Road).

The Province is committing a total of \$21 million in capital funding toward these projects.

The projects will also include housing for low income individuals and families.

Details regarding the total number of youth housing units for these projects are still being finalized.

**17. Where can we find further details about the projects you're announcing today?**

Further details are available on BC Housing's website (link provided on news release).

Some project details are not currently available due to client privacy concerns and the fact that some negotiations are still underway.

**18. How will the Province work with municipalities to avoid delays in development approval processes?**

Local governments have a key role to play in supporting this initiative and BC Housing has built strong partnerships with local governments. We will be working closely to ensure that the projects will be delivered in a timely fashion.

**19. Will BC Housing provide ongoing operating costs to these projects?**

Operating and support subsidies from BC Housing will not be provided. The projects must be self-sufficient where tenant revenues and/or other revenue sources are sufficient to fully fund the project's operating costs.

Where projects involve supports or services to residents, additional funding from other programs and/or commitments from other funders will be necessary to ensure projects are viable.

**20. What happens if there is additional funding for the projects required beyond the Province's contribution?**

The remainder of the funding will be provided through financing, society equity, community contributions, and local government partnerships.

**21. Will you be announcing additional projects in the future?**

Our goal is to develop as many projects as possible in order to create more affordable housing for British Columbians who will benefit from these projects.

Details on projects that will be funded from the remaining \$66 million will be announced later this fiscal year.

Other projects will be announced in the future to allocate the balance of the \$355 million we announced last February.

Currently in B.C., there are 32 additional projects and approximately 2,100 units of affordable rental housing under construction.

Since 2001, we have completed close to 24,000 new units of affordable rental housing.

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## NEWS RELEASE

For Immediate Release  
[release number]  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and  
Responsible for Housing

### **Province announces project details for \$516 million in new affordable housing**

SURREY – British Columbian families in need of affordable rental housing will soon have access to close to 2,900 new units of housing thanks to the B.C. government's funding commitment of \$516 million toward the 68 projects announced today.

Projects will be funded from two affordable housing investments announced by the Province this year – the \$500 million announced in September and the first round of the \$355 million (\$50 million) announced in February.

These investments are estimated to produce nearly 9,500 jobs (person-years of employment).

"This is why we continue to work so hard to build Canada's leading economy," said Premier Christy Clark. "It gives us the ability to make significant investments, put British Columbians first, and take immediate action to increase the rental supply in communities throughout B.C."

DRAFT

The new housing projects will serve a wide range of needs including low- to moderate-income renters, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children.

The announcement was made at the one of the project sites in Surrey where a new, 40-unit affordable housing development will be built to provide housing for low-to moderate-income single women with children with special needs. The Province is providing \$4.7 million to fund the project, in partnership with YWCA Metro Vancouver.

"Recognizing the need for more affordable rental housing in the province, we have acted quickly, approving the development of these projects," said Rich Coleman, Minister of Natural Gas Development and Responsible for Housing. "We will continue to partner with all levels of government, non-profit housing providers and the private sector to make sure we increase housing and rental supply to meet demand." DRAFT

In September, the Province announced a \$500 million investment which is the largest single-year housing investment by any province in Canada. When added to February's five-year, \$355 million investment, the B.C. government has announced a total of \$855 million for affordable housing this year. Of this money, the Province will invest \$550 million this fiscal year to increase affordable rental supply.

Details for the remaining \$34 million housing projects will be announced later this fiscal year.

**Key Facts:**

- Since 2001, the Government of British Columbia has invested \$4.9 billion to provide affordable housing for low income individuals, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children.
- More than 104,000 B.C. households benefit from a diverse range of provincial housing programs and services.
- Since 2001, the Province has completed close to 24,000 new units of affordable housing.
- Financial assistance has also been provided to more than 30,000 B.C. households to ensure rent is more affordable.

**Learn More:**

To learn more about the Province's actions on housing affordability, visit:

<http://housingaffordability.gov.bc.ca/>

For information on housing affordability programs and services in B.C., visit:

<http://housingaffordability.gov.bc.ca/categories/housing-affordability-programs-and-services/>

**Media Contacts:**

Stephen Smart  
Press Secretary  
Office of the Premier  
778 389-6202

Lindsay Byers  
Ministry of Natural Gas Development and Responsible for Housing  
250 952-0617

Laura Mathews  
BC Housing  
604 454-5426

Backgrounders follow.

# BACKGROUND 1

For Immediate Release  
[release number]  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and  
Responsible for Housing

## **Community breakdown of projects approved for \$516 million**

### **Lower Mainland / Fraser Valley – 22 projects / 1,441 units**

- Burnaby – 3 projects / 202 units
- Richmond – 1 projects / 160 units
- Surrey – 5 projects / 326 units
- Vancouver – 10 projects / 611 units
- Whistler – 1 project / 27 units
- Chilliwack – 2 projects / 115 units

### **Vancouver Island / Gulf Islands – 18 projects / 774 units**

- Campbell River – 1 project / 21 units
- Colwood – 1 project / 104 units
- Courtenay – 2 projects / 38 units
- Langford – 1 project / 64 units
- Nanaimo – 4 projects / 153 units
- Port Alberni – 2 projects / 36 units
- Saanich – 3 projects / 140 units
- Sooke – 1 project / 40 units
- Victoria – 2 projects / 162 units
- Quadra Island – 1 project / 16 units

### **Coast – 8 projects / 172 units**

- Madeira Park – 1 project / 14 units
- Powell River – 1 project / 27 units
- Port Edward – 1 project / 8 units
- Port Simpson – 2 projects / 18 units
- Prince Rupert – 2 projects / 60 units
- Terrace – 1 project / 45 units

### **Thompson-Okanagan – 9 projects / 256 units**

- Clearwater – 1 project / 26 units
- Kelowna – 4 projects / 131 units
- Keremeos – 2 projects / 24 units
- Okanagan Falls – 1 project / 35 units

- Penticton – 1 project / 40 units

**Kootenay – 5 projects / 86 units**

- Creston – 1 project / 9 units
- Kimberley – 1 project / 8 units
- Nakusp – 1 project / 9 units
- Nelson – 1 project / 48 units
- Slocan Valley – 1 project / 12 units

**Cariboo – 2 projects / 68 units**

- Quesnel – 2 projects / 68 units

**North / Northeast – 2 projects / 31 units**

- Fort St. James – 1 project / 16 units
- Smithers – 1 project / 15 units

Details of additional projects totalling 69 units in Kamloops and Prince George will be announced within the next week.

**Total: 68 projects / 2,897 units**

For additional details of each project, please visit: [LINK](#)

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## BACKGROUND 2

For Immediate Release  
[release number]  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and  
Responsible for Housing

### **Funding breakdown for affordable housing projects**

Funding for the 68 projects will be provided from two provincial affordable housing programs announced this year.

#### **Investment in Housing Innovation (\$500 million):**

On Sept. 19, 2016, the B.C. government announced \$500 million to create approximately 2,900 units of affordable rental housing.

A total of 53 projects (2,404 units) have been approved for funding representing a \$437 million investment.

#### **Provincial Investment In Affordable Housing Program (\$355 million):**

On Feb. 12, 2016, the Province announced \$355 million for construction and renovation of more than 2,000 units of affordable rental housing. The funds will be distributed over a five year period.

A total of 15 projects (493 units) have been approved for funding representing a \$79 million investment.

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## **PROJECTS NOT APPROVED FOR FUNDING**

Topic: Following two affordable funding announcements by the Province and a call for proposals, 19 project proposals were turned down for funding by BC Housing. Unsuccessful proponents might go to the media.

- We have approved funding for 63 projects totalling over 2,800 units of affordable rental housing.
- Projects were selected based on readiness to proceed, viability of the project, demonstrated need and demand, and ability to provide affordable rental housing.
- Unsuccessful proponents have the option of meeting with BC Housing to review their proposal and answer any questions about the process.
- All potential proponents are encouraged to look for future funding calls from BC Housing.
- Details of individual project proposals and their evaluations are confidential for privacy reasons.

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Page 021 to/à Page 025

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DUPLICATE

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**To:** Mamone, Jennifer LASS:EX  
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**Q&A**  
**Ministry of Natural Gas Development and**  
**Responsible for Housing**  
**Affordable Housing Projects Announcement**  
**Nov. 22, 2016**

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**1. What are you announcing?**

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We have announced a total of \$855 million this year to ensure more British Columbians have access to affordable rental housing.

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- \$355M in Feb. to create 2,000 units over 5 years (\$79M in 2016/17)

Today, we are announcing funding approval for 68 housing projects, totalling almost 2,900 new units of housing.

**2. Where is money coming from?**

The \$500 million is new money which is being funded from the Housing Priority Initiatives Special Account.

Of the \$500 million, \$300 million will be provided as capital grants into affordable rental housing across the province, and \$200 million will be used as a revolving fund from which interim construction financing for the total capital cost of the projects will be provided.

The \$355 million (\$79M this year) is coming from the Non-Profit Asset Transfer program initiated in 2014. The transfer of properties to non-profit societies was undertaken at the request of the societies, and is part of the B.C. government's commitment to strengthen the non-profit housing sector.

**3. How were the job numbers calculated?**

The numbers were calculated using the calculator provided by BC Stats, which is the standard method used by the B.C. government.

The calculation is based on the 2011 BC Input-Output Model which uses specific ratios per \$million of construction output for direct, indirect and induced employment to calculate total employment in person-years.

The ratios are only applied to the value of new construction; land costs are excluded.

**4. Didn't the B.C. government already announce several of these projects?**

Yes, some projects have been announced locally. Today's announcement is to announce details for all of the projects throughout the province that have been approved for funding.

**5. I thought the Province was spending \$50 million during the first year of the Provincial Investment in Affordable Housing Program (PIHAH) – why is the investment \$79 million for this year?**

The annual allocation of funds as announced in February was based on a best estimate of what kind of project proposals BC Housing might receive.

Funding allocation each year will vary from original estimates based on which projects receive final approval and at what point (year) they proceed.

**6. Who is this new housing for?**

The new rental housing will serve a wide variety of people in need, including:

- Individuals and families with low to moderate incomes
- Seniors
- Youth
- Women and children
- Aboriginal people
- Adults with developmental disabilities

**7. How were the projects selected?**

Projects were selected based on readiness to proceed, viability of the project, demonstrated need and demand, and ability to provide affordable rental housing.

**8. How did you select these projects so fast after you just announced the \$500M?**

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- A proposal call to allocate the first round of funding from the \$355 million we announced last February; and
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BC Housing has also been in discussion with numerous post-secondary institutions to consider student housing options which we will be exploring in the coming months.

**17. Do any of the projects include youth transition housing?**

Yes, there are three projects that will serve youth transitioning out of care and youth that are at risk of homelessness – one project in Chilliwack (45603 Yale Road), one in Surrey (7561 140th Street) and one in Courtenay (810 Braidwood Road).

The Province is committing a total of \$21 million in capital funding toward these projects.

The projects will also include housing for low income individuals and families.

Details regarding the total number of youth housing units for these projects are still being finalized.

**18. Where can we find further details about the projects you're announcing today?**

Further details are available on BC Housing's website (link provided on news release).

Some project details are not currently available due to client privacy concerns and the fact that some negotiations are still underway.

**19. How will the Province work with municipalities to avoid delays in development approval processes?**

Local governments have a key role to play in supporting this initiative and BC Housing has built strong partnerships with local governments. We will be working closely to ensure that the projects will be delivered in a timely fashion.

**20. Will BC Housing provide ongoing operating costs to these projects?**

Operating and support subsidies from BC Housing will not be provided. The projects must be self-sufficient where tenant revenues and/or other revenue sources are sufficient to fully fund the project's operating costs.

Where projects involve supports or services to residents, additional funding from other programs and/or commitments from other funders will be necessary to ensure projects are viable.

**21. What happens if there is additional funding for the projects required beyond the Province's contribution?**

The remainder of the funding will be provided through financing, society equity, community contributions, and local government partnerships.

**22. Will you be announcing additional projects in the future?**

Our goal is to develop as many projects as possible in order to create more affordable housing for British Columbians who will benefit from these projects.

Details on projects that will be funded from the remaining \$66 million will be announced later this fiscal year.

Other projects will be announced in the future to allocate the balance of the \$355 million we announced last February.

Currently in B.C., there are 32 additional projects and approximately 2,100 units of affordable rental housing under construction.

Since 2001, we have completed close to 24,000 new units of affordable rental housing.

**Hirji, Keivan MNGD:EX**

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**From:** Hirji, Keivan MNGD:EX  
**Sent:** Friday, November 18, 2016 3:33 PM  
**To:** Zylmans, Will PREM:EX  
**Subject:** As requested.  
**Attachments:** NR\_BG\_Affordable Housing Projects Announcement\_Nov\_17\_2016\_DRAFT.docx; ATT00001.htm; KM\_Affordable Housing Projects Announcement\_Nov\_17\_2016\_DRAFT.docx; ATT00002.htm; QA\_Affordable Housing Projects Announcement\_Nov\_17\_2016\_DRAFT.docx; ATT00003.htm; EP\_Affordable Housing Projects Announcement.docx; ATT00004.htm

As requested

K

**Keivan Hirji**

Executive Assistant to the  
Honourable Rich Coleman  
Minister of Natural Gas Development,  
Minister Responsible for Housing &  
Deputy Premier

250-387-8456

Sent from my iPhone

---

## NEWS RELEASE

For Immediate Release  
[release number]  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and  
Responsible for Housing

### **Province announces project details for \$483 million in new affordable housing**

SURREY – British Columbian families in need of affordable rental housing will soon have access to more than 2,800 new units of housing thanks to the B.C. government's capital funding commitment of \$483.5 million toward the 63 projects announced today.

Projects will be funded from two affordable housing investments announced by the Province this year – the \$500 million announced in September and the first round of the \$355 million (\$50 million) announced in February.

"This is why we continue to work so hard to build Canada's leading economy," said Premier Christy Clark. "It gives us the ability to make significant investments, put British Columbians first, and take immediate action to increase the rental supply in communities throughout B.C." **DRAFT**

The new housing projects will serve a wide range of needs including low- to moderate-income renters, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children.

The announcement was made at the one of the project sites in Surrey where a new, 40-unit affordable housing development will be built to provide housing for low-to moderate-income single women with children with special needs. The Province is providing \$4.7 million to fund the project, in partnership with YWCA Metro Vancouver.

"Recognizing the need for more affordable rental housing in the province, we have acted quickly, approving the development of these projects," said Rich Coleman, Minister of Natural Gas Development and Responsible for Housing. "We will continue to partner with all levels of government, non-profit housing providers and the private sector to make sure we increase housing and rental supply to meet demand." **DRAFT**

The B.C. government's investment of \$500 million announced in September is the largest single-year housing investment by any province in Canada. Coupled with a five year, \$355 million investment announced in February, the Province has announced a total of \$855 million for affordable housing this year.

The Province will invest \$550 million this fiscal year to increase affordable rental supply. Details on projects that will be funded from the remaining \$66.5 million will be announced in the coming months.

### **Key Facts:**

- Since 2001, the Government of British Columbia has invested \$4.9 billion to provide affordable housing for low income individuals, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children.
- More than 104,000 B.C. households benefit from a diverse range of provincial housing programs and services.
- Since 2001, the Province has completed close to 24,000 new units of affordable housing.
- Financial assistance has also been provided to more than 30,000 B.C. households to ensure rent is more affordable.

#### **Learn More:**

To learn more about the Province's actions on housing affordability, visit:

<http://housingaffordability.gov.bc.ca/>

For information on housing affordability programs and services in B.C., visit:

<http://housingaffordability.gov.bc.ca/categories/housing-affordability-programs-and-services/>

#### **Media Contacts:**

Stephen Smart  
Press Secretary  
Office of the Premier  
778 389-6202

Lindsay Byers  
Ministry of Natural Gas Development and Responsible for Housing  
250 952-0617

Ally Skinner-Reynolds  
BC Housing  
604 456-8895

Backgrounders follow.

# BACKGROUND 1

For Immediate Release  
[release number]  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and  
Responsible for Housing

## **Community breakdown of projects approved for \$483 million**

### **Lower Mainland / Fraser Valley – 22 projects / 1,441 units**

- Burnaby – 3 projects / 202 units
- Richmond – 1 projects / 160 units
- Surrey – 5 projects / 326 units
- Vancouver – 10 projects / 611 units
- Whistler – 1 project / 27 units
- Chilliwack – 2 projects / 115 units

### **Vancouver Island / Gulf Islands – 18 projects / 774 units**

- Campbell River – 1 project / 21 units
- Colwood – 1 project / 104 units
- Courtenay – 2 projects / 38 units
- Langford – 1 project / 64 units
- Nanaimo – 4 projects / 153 units
- Port Alberni – 2 projects / 36 units
- Saanich – 3 projects / 140 units
- Sooke – 1 project / 40 units
- Victoria – 2 projects / 162 units
- Quadra Island – 1 project / 16 units

### **Coast – 3 projects / 86 units**

- Madeira Park – 1 project / 14 units
- Powell River – 1 project / 27 units
- Terrace – 1 project / 45 units

### **Thompson-Okanagan – 10 projects / 287 units**

- Clearwater – 1 project / 26 units
- Kamloops – 1 project / 31 units
- Kelowna – 4 projects / 131 units
- Keremeos – 2 projects / 24 units
- Okanagan Falls – 1 project / 35 units
- Penticton – 1 project / 40 units



**Kootenay – 5 projects / 86 units**

- Creston – 1 project / 9 units
- Kimberley – 1 project / 8 units
- Nakusp – 1 project / 9 units
- Nelson – 1 project / 48 units
- Slocan Valley – 1 project / 12 units

**Cariboo – 2 projects / 68 units**

- Quesnel – 2 projects / 68 units

**North / Northeast – 3 projects / 69 units**

- Fort St. James – 1 project / 16 units
- Prince George – 1 projects / 38 units
- Smithers – 1 project / 15 units

**Total: 63 projects / 2,811 units**

For additional details of each project, please visit: [LINK](#)

**Media Contacts:**

Stephen Smart  
Press Secretary  
Office of the Premier  
778 389-6202

Lindsay Byers  
Ministry of Natural Gas Development and Responsible for Housing  
250 952-0617

Ally Skinner-Reynolds  
BC Housing  
604 456-8895

# BACKGROUND 2

For Immediate Release  
[release number]  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and  
Responsible for Housing

## **Funding breakdown for affordable housing projects**

Funding for the 63 projects will be provided from two provincial affordable housing programs announced this year.

### **Investment in Housing Innovation (\$500 million):**

On Sept. 19, 2016, the B.C. government announced \$500 million to create approximately 2,900 units of affordable rental housing.

A total of 53 projects (2,404 units) have been approved for funding representing a \$437 million investment.

### **Provincial Investment In Affordable Housing Program (\$355 million):**

On Feb. 12, 2016, the Province announced \$355 million for construction and renovation of more than 2,000 units of affordable rental housing.

The funds will be distributed over a five year period:

- \$50 million in 2016-17
- \$50 million in 2017-18
- \$75 million in 2018-19
- \$90 million 2019-20
- \$90 million in 2020-21

A total of 10 projects (407 units) have been approved for funding representing a \$46.5 million investment.

## **AFFORDABLE HOUSING PROJECTS** **ANNOUNCEMENT**

Topic: On Nov. 22, 2016, the Province will announce funding approval for 63 housing projects that will be funded from the \$500 million announced in Sept. and from the first round of the \$355 million (\$50M) announced in Feb.

- We are taking meaningful steps to address housing affordability challenges in B.C.
- We have announced a total of \$855 million this year to ensure more British Columbians have access to affordable rental housing.
- So far, we have approved funding for more than 2,800 new units of affordable housing. That's in addition to the 2,100 units of rental housing currently under construction in B.C.
- We will continue to encourage all levels of government to support the Province's efforts and make sure we increase housing and rental supply to meet demand.
- We will continue to be guided by 6 principles as we work to address housing affordability:
  - Ensuring the dream of home ownership remains within the reach of the middle class
  - Increasing housing supply
  - Smart transit expansion
  - Supporting first-time home buyers
  - Ensuring consumer protection
  - Increasing rental supply

Key Housing Accomplishments:

- Since 2001, we have invested \$4.9 billion to provide affordable housing for low income individuals, seniors and families.
- More than 104,000 B.C. households benefit from a diverse range of provincial housing programs and services.
- Since 2001, we have completed close to 24,000 new units of affordable housing.
- We also provide financial assistance to more than 30,000 B.C. households to help make rent in the private market more affordable.

Nov 17, 2016

**Background:**

To date, the Province has announced project details for \$483.5 million of the \$550 million to build 63 projects totalling 2,811 units.

Funding will be provided from two provincial affordable housing programs announced this year:

**Investment in Housing Innovation (\$500 million):**

On Sept. 19, 2016, the B.C. government announced \$500 million to create approximately 2,900 new units of affordable rental housing: <https://news.gov.bc.ca/releases/2016PREM0109-001734>

A total of 53 projects (2,404 units) have been approved for funding representing a \$437 million investment.

**Provincial Investment In Affordable Housing Program (\$355 million):**

On Feb. 12, 2016, the Province announced \$355 million for construction and renovation of more than 2,000 units of affordable rental housing: <https://news.gov.bc.ca/releases/2016PREM0017-000200>

The funds will be distributed over a five year period:

- \$50 million in 2016-17
- \$50 million in 2017-18
- \$75 million in 2018-19
- \$90 million 2019-20
- \$90 million in 2020-21

A total of 10 projects (407 units) have been approved for funding representing a \$46.5 million investment.

In total, the B.C. government will invest \$550 million this fiscal year. Details on projects that will be funded from the remaining \$66.5 million will be announced later this fiscal year.

## Hirji, Keivan MNGD:EX

---

**From:** Woolley, Paul GCPE:EX  
**Sent:** Tuesday, November 22, 2016 10:20 AM  
**To:** Myers, Tobie A MNGD:EX; Hirji, Keivan MNGD:EX; Diacu, Raz MNGD:EX; Barnettson, Luella MNGD:EX  
**Subject:** FW: revised final copy - Province details half-a-billion dollars in affordable housing  
**Attachments:** 2016PREM0145-002468.pdf

With the requested change to job #s.

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

**From:** Boudreau, Marc GCPE:EX  
**Sent:** Tuesday, November 22, 2016 10:18 AM  
**To:** Harbord, Darren GCPE:EX; Woolley, Paul GCPE:EX; Kay, Maclean PREM:EX; Merrifield, Katy PREM:EX; Dolan, Chelsea PREM:EX; Smart, Stephen PREM:EX  
**Cc:** Stagg, Linda R GCPE:EX; Carruthers, Dana GCPE:EX; Chant, Jon GCPE:EX; Kerr, Grant GCPE:EX  
**Subject:** FW: revised final copy - Province details half-a-billion dollars in affordable housing

Hello,

Please find the revised final copy attached for approval.

Thanks!  
Marc  
778 677-4864

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

**From:** Boudreau, Marc GCPE:EX [mailto:Marc.Boudreau@gov.bc.ca]  
**Sent:** Tuesday, November 22, 2016 10:17 AM  
**To:** Boudreau, Marc GCPE:EX  
**Subject:** Province details half-a-billion dollars in affordable housing

Please refer to the files attached to this email. The following is the summary of the News Release

Permalink: <https://news.gov.bc.ca/12927>

News ID: NEWS-12927  
NR Number: 2016PREM0145-002468  
NR Type: News Release  
State: Planned  
Planned Release Date: November 22, 2016 at 10:30 am Lead Organization: Office of the Premier  
Headline: Province details half-a-billion dollars in affordable housing

This email was auto-generated.

For Immediate Release  
2016PREM0145-002468  
Nov. 22, 2016

NEWS RELEASE

Province details half-a-billion dollars in affordable housing

SURREY - B.C.'s strong economy means British Columbian families in need of affordable rental housing will soon have access to close to 2,900 new units of housing, thanks to the B.C. government's funding commitment of \$516 million toward the 68 projects announced today.

These investments are estimated to produce 5,500 jobs.

"This is why we continue to work so hard to build Canada's leading economy," said Premier Christy Clark. "It gives us the ability to make significant investments, put British Columbians first, and take immediate action to increase the rental supply in communities throughout B.C."

The new housing projects will serve a wide range of needs including low- to moderate-income renters, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children.

The announcement was made at one of the project sites in Surrey where a new, 40-unit affordable housing development will be built to provide housing for low-to moderate-income single women with children with special needs. The Province is providing \$4.7 million to fund the project, in partnership with YWCA Metro Vancouver.

"Recognizing the need for more affordable rental housing in the province, we have acted quickly, approving the development of these projects," said Rich Coleman, Minister of Natural Gas Development and Responsible for Housing. "We will continue to partner with all levels of government, non-profit housing providers and the private sector to make sure we increase housing and rental supply to meet demand."

In September, the Province announced a \$500 million investment which is the largest single-year housing investment by any province in Canada. When added to February's five-year, \$355 million investment, the B.C. government has announced a total of \$855 million for affordable housing this year.

Details for the remaining housing projects will be announced later this fiscal year.

For further information and a funding breakdown see backgrounders.

Quick Facts:

- \* Since 2001, the Government of British Columbia has invested \$4.9 billion to provide affordable housing for low income individuals, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children.
- \* More than 104,000 B.C. households benefit from a diverse range of provincial housing programs and services.
- \* Since 2001, the Province has completed close to 24,000 new units of affordable housing.
- \* Financial assistance has also been provided to more than 30,000 B.C. households to ensure rent is more affordable.

Learn More:

To learn more about the Province's actions on housing affordability, visit: <http://housingaffordability.gov.bc.ca/>

For information on housing affordability programs and services in B.C., visit:  
<http://housingaffordability.gov.bc.ca/categories/housing-affordability-programs-and-services/>

Two backgrounders follow.

Media Contacts:

Stephen Smart  
Press Secretary  
Office of the Premier  
778 389-6202

Lindsay Byers  
Ministry of Natural Gas Development and Responsible for Housing  
250 952-0617 Laura Mathews  
BC Housing  
604 454-5426

BACKGROUNDER 1

Community breakdown of projects approved for \$516 million

Lower Mainland / Fraser Valley - 22 projects / 1,441 units

- \* Burnaby - 3 projects / 202 units
- \* Chilliwack - 2 projects / 115 units
- \* Richmond - 1 projects / 160 units
- \* Surrey - 5 projects / 326 units
- \* Vancouver - 10 projects / 611 units
- \* Whistler - 1 project / 27 units

Vancouver Island / Gulf Islands - 18 projects / 774 units

- \* Campbell River - 1 project / 21 units
- \* Colwood - 1 project / 104 units
- \* Courtenay - 2 projects / 38 units
- \* Langford - 1 project / 64 units
- \* Nanaimo - 4 projects / 153 units
- \* Port Alberni - 2 projects / 36 units
- \* Saanich - 3 projects / 140 units
- \* Sooke - 1 project / 40 units



\* Victoria - 2 projects / 162 units

\* Quadra Island - 1 project / 16 units

Coast - 8 projects / 172 units

\* Madeira Park - 1 project / 14 units

\* Powell River - 1 project / 27 units

\* Port Edward - 1 project / 8 units

\* Port Simpson - 2 projects / 18 units

\* Prince Rupert - 2 projects / 60 units

\* Terrace - 1 project / 45 units

Thompson-Okanagan - 9 projects / 256 units

\* Clearwater - 1 project / 26 units

\* Kelowna - 4 projects / 131 units

\* Keremeos - 2 projects / 24 units

\* Okanagan Falls - 1 project / 35 units

\* Penticton - 1 project / 40 units

Kootenay - 5 projects / 86 units

\* Creston - 1 project / 9 units

\* Kimberley - 1 project / 8 units

\* Nakusp - 1 project / 9 units

\* Nelson - 1 project / 48 units

\* Slocan Valley - 1 project / 12 units

Cariboo - 2 projects / 68 units

\* Quesnel - 2 projects / 68 units

North / Northeast - 2 projects / 31 units

\* Fort St. James - 1 project / 16 units

\* Smithers - 1 project / 15 units

Details of additional projects totalling 69 units in Kamloops and Prince George will be announced within the next week.

Total: 68 projects / 2,897 units

For additional details of each project, please visit:

[http://www.bchousing.org/Media/NR/2016/11/21/12228\\_1611211114-875](http://www.bchousing.org/Media/NR/2016/11/21/12228_1611211114-875)

Media Contacts:

Stephen Smart  
Press Secretary  
Office of the Premier  
778 389-6202

Lindsay Byers  
Ministry of Natural Gas Development and Responsible for Housing  
250 952-0617 Laura Mathews  
BC Housing  
604 454-5426

#### BACKGROUNDER 2

Funding breakdown for affordable housing projects

Funding for the 68 projects will be provided from two provincial affordable housing programs announced this year.

Investment in Housing Innovation (\$500 million):

On Sept. 19, 2016, the B.C. government announced \$500 million to create approximately 2,900 units of affordable rental housing.

A total of 53 projects (2,404 units) have been approved for funding representing a \$437 million investment.

Provincial Investment In Affordable Housing Program (\$355 million):

On Feb. 12, 2016, the Province announced \$355 million for construction and renovation of more than 2,000 units of affordable rental housing. The funds will be distributed over a five year period.

A total of 15 projects (493 units) have been approved for funding representing a \$79 million investment.

Media Contacts:

Stephen Smart  
Press Secretary  
Office of the Premier  
778 389-6202

Lindsay Byers  
Ministry of Natural Gas Development and Responsible for Housing  
250 952-0617 Laura Mathews  
BC Housing  
604 454-5426



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## NEWS RELEASE

For Immediate Release  
2016PREM0145-002468  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and Responsible for  
Housing

### **Province details half-a-billion dollars in affordable housing**

SURREY – B.C.'s strong economy means British Columbian families in need of affordable rental housing will soon have access to close to 2,900 new units of housing, thanks to the B.C. government's funding commitment of \$516 million toward the 68 projects announced today.

These investments are estimated to produce 5,500 jobs.

"This is why we continue to work so hard to build Canada's leading economy," said Premier Christy Clark. "It gives us the ability to make significant investments, put British Columbians first, and take immediate action to increase the rental supply in communities throughout B.C."

The new housing projects will serve a wide range of needs including low- to moderate-income renters, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children.

The announcement was made at one of the project sites in Surrey where a new, 40-unit affordable housing development will be built to provide housing for low-to moderate-income single women with children with special needs. The Province is providing \$4.7 million to fund the project, in partnership with YWCA Metro Vancouver.

"Recognizing the need for more affordable rental housing in the province, we have acted quickly, approving the development of these projects," said Rich Coleman, Minister of Natural Gas Development and Responsible for Housing. "We will continue to partner with all levels of government, non-profit housing providers and the private sector to make sure we increase housing and rental supply to meet demand."

In September, the Province announced a \$500 million investment which is the largest single-year housing investment by any province in Canada. When added to February's five-year, \$355 million investment, the B.C. government has announced a total of \$855 million for affordable housing this year.

Details for the remaining housing projects will be announced later this fiscal year.

For further information and a funding breakdown see backgrounders.

#### **Quick Facts:**

- Since 2001, the Government of British Columbia has invested \$4.9 billion to provide affordable housing for low income individuals, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children.
- More than 104,000 B.C. households benefit from a diverse range of provincial housing

programs and services.

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Two backgrounders follow.

**Media Contacts:**

Stephen Smart  
Press Secretary  
Office of the Premier  
778 389-6202

Lindsay Byers  
Ministry of Natural Gas Development and  
Responsible for Housing  
250 952-0617

Laura Mathews  
BC Housing  
604 454-5426

---

Connect with the Province of B.C. at: [www.gov.bc.ca/connect](http://www.gov.bc.ca/connect)

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## BACKGROUND 1

For Immediate Release  
2016PREM0145-002468  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and Responsible for  
Housing

### **Community breakdown of projects approved for \$516 million**

#### **Lower Mainland / Fraser Valley – 22 projects / 1,441 units**

- Burnaby – 3 projects / 202 units
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- Keremeos – 2 projects / 24 units
- Okanagan Falls – 1 project / 35 units
- Penticton – 1 project / 40 units

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- Quesnel – 2 projects / 68 units

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- Smithers – 1 project / 15 units

Details of additional projects totalling 69 units in Kamloops and Prince George will be announced within the next week.

**Total: 68 projects / 2,897 units**

For additional details of each project, please visit:

[http://www.bchousing.org/Media/NR/2016/11/21/12228\\_1611211114-875](http://www.bchousing.org/Media/NR/2016/11/21/12228_1611211114-875)

**Media Contacts:**

Stephen Smart  
Press Secretary  
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778 389-6202

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Ministry of Natural Gas Development and  
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250 952-0617

Laura Mathews  
BC Housing  
604 454-5426

---

Connect with the Province of B.C. at: [www.gov.bc.ca/connect](http://www.gov.bc.ca/connect)

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## BACKGROUNDER 2

For Immediate Release  
2016PREM0145-002468  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and Responsible for  
Housing

### **Funding breakdown for affordable housing projects**

Funding for the 68 projects will be provided from two provincial affordable housing programs announced this year.

#### **Investment in Housing Innovation (\$500 million):**

On Sept. 19, 2016, the B.C. government announced \$500 million to create approximately 2,900 units of affordable rental housing.

A total of 53 projects (2,404 units) have been approved for funding representing a \$437 million investment.

#### **Provincial Investment In Affordable Housing Program (\$355 million):**

On Feb. 12, 2016, the Province announced \$355 million for construction and renovation of more than 2,000 units of affordable rental housing. The funds will be distributed over a five year period.

A total of 15 projects (493 units) have been approved for funding representing a \$79 million investment.

#### **Media Contacts:**

Stephen Smart  
Press Secretary  
Office of the Premier  
778 389-6202

Lindsay Byers  
Ministry of Natural Gas Development and  
Responsible for Housing  
250 952-0617

Laura Mathews  
BC Housing  
604 454-5426

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Connect with the Province of B.C. at: [www.gov.bc.ca/connect](http://www.gov.bc.ca/connect)



Page 052 to/à Page 057

Withheld pursuant to/removed as

DUPLICATE

## Hirji, Keivan MNGD:EX

---

**From:** Byers, Lindsay GCPE:EX  
**Sent:** Tuesday, November 22, 2016 10:09 AM  
**To:** Myers, Tobie A MNGD:EX; Hirji, Keivan MNGD:EX; Diacu, Raz MNGD:EX  
**Cc:** Woolley, Paul GCPE:EX; Ash, Christine GCPE:EX; Harbord, Darren GCPE:EX; Fraser, John Paul GCPE:EX; Wolford, Jessica GCPE:EX; Gordon, Matt GCPE:EX  
**Subject:** Media Request: Interview: CBC Radio

Is Minister available?

**Reporter** Jake Costello, Reporter  
CBC Early Edition  
604-662-6146  
[jake.costello@cbc.ca](mailto:jake.costello@cbc.ca)

**Deadline** ASAP

**Request** Reporter is requesting an interview with Minister Coleman today, by phone, for B.C. Almanac. The focus will be on today's housing announcement.

**Hirji, Keivan MNGD:EX**

---

**From:** Woolley, Paul GCPE:EX  
**Sent:** Tuesday, November 22, 2016 9:20 AM  
**To:** Myers, Tobie A MNGD:EX; Diacu, Raz MNGD:EX  
**Cc:** Hirji, Keivan MNGD:EX; Barnettson, Luella MNGD:EX  
**Subject:** Rob Shaw request

Rob Shaw would like a word with the Minister after this morning's announcement. Would he be able to call Rob's office line at 250-953-5932.

## Hirji, Keivan MNGD:EX

---

**From:** Woolley, Paul GCPE:EX  
**Sent:** Monday, November 21, 2016 6:04 PM  
**To:** Myers, Tobie A MNGD:EX; Diacu, Raz MNGD:EX; Hirji, Keivan MNGD:EX; Barnetson, Luella MNGD:EX  
**Subject:** inals for tomorrow  
**Attachments:** 2016PREM0145-002468.pdf; KM\_Affordable Housing Projects Announcement\_Nov\_21\_2016.docx; QA\_Affordable Housing Projects Announcement\_Nov\_21\_2016.docx; Itinerary - Housing.docx; SN\_RColeman\_Affordable Housing Projects Announcement\_Nov\_21\_2016.docx; KM\_HSG\_National Housing Strategy B.C. Submission\_November\_2016 ADM.docx

**Importance:** High

E

Sent from my BlackBerry 10 smartphone on the TELUS network.

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**From:** Harbord, Darren GCPE:EX <[Darren.Harbord@gov.bc.ca](mailto:Darren.Harbord@gov.bc.ca)>  
**Sent:** Monday, November 21, 2016 6:02 PM  
**To:** Woolley, Paul GCPE:EX  
**Cc:** Ash, Christine GCPE:EX; Byers, Lindsay GCPE:EX  
**Subject:** Finals for tomorrow

Paul, please see attached finals for tomorrow's housing announcement.

**Darren Harbord**  
Government Communications and Public Engagement  
Ministry of Natural Gas Development and  
Responsible for Housing  
250 952-0152 / 250 882-8518 (cell)

Page 061 to/à Page 068

Withheld pursuant to/removed as

DUPLICATE

## Hirji, Keivan MNGD:EX

---

**From:** Woolley, Paul GCPE:EX  
**Sent:** Monday, November 21, 2016 6:01 PM  
**To:** Diacu, Raz MNGD:EX  
**Cc:** Myers, Tobie A MNGD:EX; Hirji, Keivan MNGD:EX  
**Subject:** Fw: final copy - Province details half-a-billion dollars in affordable housing  
**Attachments:** 2016PREM0145-002468.pdf

Final attached. Will recirculate a package in a bit.

Sent from my BlackBerry 10 smartphone on the TELUS network.

Original Message

**From:** Boudreau, Marc GCPE:EX <Marc.Boudreau@gov.bc.ca>  
**Sent:** Monday, November 21, 2016 5:59 PM  
**To:** Harbord, Darren GCPE:EX; Woolley, Paul GCPE:EX; Merrifield, Katy PREM:EX; Kay, Maclean PREM:EX; Smart, Stephen PREM:EX; Dolan, Chelsea PREM:EX  
**Cc:** Stagg, Linda R GCPE:EX; Carruthers, Dana GCPE:EX; Chant, Jon GCPE:EX; Kerr, Grant GCPE:EX  
**Subject:** FW: final copy - Province details half-a-billion dollars in affordable housing

Hello,

Please find the final copy of your news release attached.

We'll queue this to go "as it happens", provincewide including all ethnic media.

Have a great evening!  
marc

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

**From:** Boudreau, Marc GCPE:EX [mailto:Marc.Boudreau@gov.bc.ca]  
**Sent:** Monday, November 21, 2016 5:58 PM  
**To:** Boudreau, Marc GCPE:EX  
**Subject:** Province details half-a-billion dollars in affordable housing

Please refer to the files attached to this email. The following is the summary of the News Release

Permalink: <https://news.gov.bc.ca/12927>

News ID: NEWS-12927  
NR Number: 2016PREM0145-002468  
NR Type: News Release  
State: Planned  
Planned Release Date: November 22, 2016 at 10:30 am Lead Organization: Office of the Premier  
Headline: Province details half-a-billion dollars in affordable housing

This email was auto-generated.

For Immediate Release

Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and Responsible for Housing

NEWS RELEASE

Province details half-a-billion dollars in affordable housing

SURREY - B.C.'s strong economy means British Columbian families in need of affordable rental housing will soon have access to close to 2,900 new units of housing thanks to the B.C. government's funding commitment of \$516 million toward the 68 projects announced today.

These investments are estimated to produce nearly 9,500 jobs (person-years of employment).

"This is why we continue to work so hard to build Canada's leading economy," said Premier Christy Clark. "It gives us the ability to make significant investments, put British Columbians first, and take immediate action to increase the rental supply in communities throughout B.C."

The new housing projects will serve a wide range of needs including low- to moderate-income renters, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children.

The announcement was made at one of the project sites in Surrey where a new, 40-unit affordable housing development will be built to provide housing for low-to moderate-income single women with children with special needs. The Province is providing \$4.7 million to fund the project, in partnership with YWCA Metro Vancouver.

"Recognizing the need for more affordable rental housing in the province, we have acted quickly, approving the development of these projects," said Rich Coleman, Minister of Natural Gas Development and Responsible for Housing. "We will continue to partner with all levels of government, non-profit housing providers and the private sector to make sure we increase housing and rental supply to meet demand."

In September, the Province announced a \$500 million investment which is the largest single-year housing investment by any province in Canada. When added to February's five-year, \$355 million investment, the B.C. government has announced a total of \$855 million for affordable housing this year.

Details for the remaining housing projects will be announced later this fiscal year.

For further information and a funding breakdown see backgrounders.

Quick Facts:

- \* Since 2001, the Government of British Columbia has invested \$4.9 billion to provide affordable housing for low income individuals, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children.
- \* More than 104,000 B.C. households benefit from a diverse range of provincial housing programs and services.
- \* Since 2001, the Province has completed close to 24,000 new units of affordable housing.
- \* Financial assistance has also been provided to more than 30,000 B.C. households to ensure rent is more affordable.

Learn More:

To learn more about the Province's actions on housing affordability, visit: <http://housingaffordability.gov.bc.ca/>

For information on housing affordability programs and services in B.C., visit:  
<http://housingaffordability.gov.bc.ca/categories/housing-affordability-programs-and-services/>

Two backgrounders follow.

**Media Contacts:**

Stephen Smart  
Press Secretary  
Office of the Premier  
778 389-6202

Lindsay Byers  
Ministry of Natural Gas Development and Responsible for Housing  
250 952-0617  
Laura Mathews  
BC Housing  
604 454-5426

**BACKGROUNDER 1**

Community breakdown of projects approved for \$516 million

Lower Mainland / Fraser Valley - 22 projects / 1,441 units

- \* Burnaby - 3 projects / 202 units
- \* Chilliwack - 2 projects / 115 units
- \* Richmond - 1 projects / 160 units
- \* Surrey - 5 projects / 326 units
- \* Vancouver - 10 projects / 611 units
- \* Whistler - 1 project / 27 units

Vancouver Island / Gulf Islands - 18 projects / 774 units

- \* Campbell River - 1 project / 21 units
- \* Colwood - 1 project / 104 units
- \* Courtenay - 2 projects / 38 units
- \* Langford - 1 project / 64 units
- \* Nanaimo - 4 projects / 153 units
- \* Port Alberni - 2 projects / 36 units
- \* Saanich - 3 projects / 140 units



- \* Sooke - 1 project / 40 units
- \* Victoria - 2 projects / 162 units
- \* Quadra Island - 1 project / 16 units
- Coast - 8 projects / 172 units
- \* Madeira Park - 1 project / 14 units
- \* Powell River - 1 project / 27 units
- \* Port Edward - 1 project / 8 units
- \* Port Simpson - 2 projects / 18 units
- \* Prince Rupert - 2 projects / 60 units
- \* Terrace - 1 project / 45 units
- Thompson-Okanagan - 9 projects / 256 units
- \* Clearwater - 1 project / 26 units
- \* Kelowna - 4 projects / 131 units
- \* Keremeos - 2 projects / 24 units
- \* Okanagan Falls - 1 project / 35 units
- \* Penticton - 1 project / 40 units
- Kootenay - 5 projects / 86 units
- \* Creston - 1 project / 9 units
- \* Kimberley - 1 project / 8 units
- \* Nakusp - 1 project / 9 units
- \* Nelson - 1 project / 48 units
- \* Slocan Valley - 1 project / 12 units
- Cariboo - 2 projects / 68 units
- \* Quesnel - 2 projects / 68 units
- North / Northeast - 2 projects / 31 units
- \* Fort St. James - 1 project / 16 units

\* Smithers - 1 project / 15 units

Details of additional projects totalling 69 units in Kamloops and Prince George will be announced within the next week.

Total: 68 projects / 2,897 units

For additional details of each project, please visit:

[http://www.bchousing.org/Media/NR/2016/11/21/12228\\_1611211114-875](http://www.bchousing.org/Media/NR/2016/11/21/12228_1611211114-875)

Media Contacts:

Stephen Smart  
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Office of the Premier  
778 389-6202

Lindsay Byers  
Ministry of Natural Gas Development and Responsible for Housing  
250 952-0617 Laura Mathews  
BC Housing  
604 454-5426

#### BACKGROUNDER 2

Funding breakdown for affordable housing projects

Funding for the 68 projects will be provided from two provincial affordable housing programs announced this year.

Investment in Housing Innovation (\$500 million):

On Sept. 19, 2016, the B.C. government announced \$500 million to create approximately 2,900 units of affordable rental housing.

A total of 53 projects (2,404 units) have been approved for funding representing a \$437 million investment.

Provincial Investment In Affordable Housing Program (\$355 million):

On Feb. 12, 2016, the Province announced \$355 million for construction and renovation of more than 2,000 units of affordable rental housing. The funds will be distributed over a five year period.

A total of 15 projects (493 units) have been approved for funding representing a \$79 million investment.

Media Contacts:

Stephen Smart  
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778 389-6202

Lindsay Byers  
Ministry of Natural Gas Development and Responsible for Housing  
250 952-0617 Laura Mathews

BC Housing  
604 454-5426

Connect with the Province of B.C. at: [www.gov.bc.ca/connect](http://www.gov.bc.ca/connect)

Page 075 to/à Page 079

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## NEWS RELEASE

For Immediate Release  
[release number]  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and  
Responsible for Housing

### **Province announces details of a half-billion-dollars in affordable housing**

SURREY – B.C.'s strong economy means British Columbian families in need of affordable rental housing will soon have access to close to 2,900 new units of housing thanks to the B.C. government's funding commitment of \$516 million toward the 68 projects announced today.

These investments are estimated to produce nearly 9,500 jobs (person-years of employment).

"This is why we continue to work so hard to build Canada's leading economy," said Premier Christy Clark. "It gives us the ability to make significant investments, put British Columbians first, and take immediate action to increase the rental supply in communities throughout B.C."

The new housing projects will serve a wide range of needs including low- to moderate-income renters, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children.

The announcement was made at one of the project sites in Surrey where a new, 40-unit affordable housing development will be built to provide housing for low-to moderate-income single women with children with special needs. The Province is providing \$4.7 million to fund the project, in partnership with YWCA Metro Vancouver.

"Recognizing the need for more affordable rental housing in the province, we have acted quickly, approving the development of these projects," said Rich Coleman, Minister of Natural Gas Development and Responsible for Housing. "We will continue to partner with all levels of government, non-profit housing providers and the private sector to make sure we increase housing and rental supply to meet demand."

In September, the Province announced a \$500 million investment which is the largest single-year housing investment by any province in Canada. When added to February's five-year, \$355 million investment, the B.C. government has announced a total of \$855 million for affordable housing this year.

Details for the remaining housing projects will be announced later this fiscal year.

For further information and a funding breakdown see backgrounders.

**Key Facts:**

- Since 2001, the Government of British Columbia has invested \$4.9 billion to provide affordable housing for low income individuals, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children.
- More than 104,000 B.C. households benefit from a diverse range of provincial housing programs and services.
- Since 2001, the Province has completed close to 24,000 new units of affordable housing.
- Financial assistance has also been provided to more than 30,000 B.C. households to ensure rent is more affordable.

**Learn More:**

To learn more about the Province's actions on housing affordability, visit:

<http://housingaffordability.gov.bc.ca/>

For information on housing affordability programs and services in B.C., visit:

<http://housingaffordability.gov.bc.ca/categories/housing-affordability-programs-and-services/>

**Media Contacts:**

Stephen Smart  
Press Secretary  
Office of the Premier  
778 389-6202

Lindsay Byers  
Ministry of Natural Gas Development and Responsible for Housing  
250 952-0617

Laura Mathews  
BC Housing  
604 454-5426

Backgrounders follow.

Page 082 to/à Page 084

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## **Hirji, Keivan MNGD:EX**

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**From:** Diacu, Raz MNGD:EX  
**Sent:** Monday, November 21, 2016 5:32 PM  
**To:** Hirji, Keivan MNGD:EX  
**Cc:** Myers, Tobie A MNGD:EX  
**Subject:** Final NR  
**Attachments:** clean.docx

Here is the final version of the news release for tomorrow



## Hirji, Keivan MNGD:EX

---

**From:** Diacu, Raz MNGD:EX  
**Sent:** Monday, November 21, 2016 3:53 PM  
**To:** Hirji, Keivan MNGD:EX  
**Cc:** Myers, Tobie A MNGD:EX  
**Subject:** FW: updated draft materials for tomorrow  
**Attachments:** NR\_BG\_Affordable Housing Projects Announcement\_Nov\_21\_2016\_DRAFT.docx;  
KM\_Affordable Housing Projects Announcement\_Nov\_21\_2016\_DRAFT.docx;  
QA\_Affordable Housing Projects Announcement\_Nov\_21\_2016\_DRAFT.docx;  
SN\_RColeman\_\_Affordable Housing Projects Announcement\_Nov\_21\_2016.docx;  
KM\_HSG\_National Housing Strategy B.C. Submission\_November\_2016 ADM.docx;  
EP\_Affordable Housing Projects Announcement.docx

**Importance:** High

Hi Keivan,

Updated materials for tomorrow – give it half an hour or so before printing, in case any further updates are needed. I'll keep you posted.

Page 087 to/à Page 094

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Page 095 to/à Page 099

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## Myers, Tobie A MNGD:EX

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**From:** Diacu, Raz MNGD:EX  
**Sent:** Friday, November 18, 2016 12:58 PM  
**To:** Coleman, Rich MEM:EX  
**Cc:** Myers, Tobie A MNGD:EX; Hirji, Keivan MNGD:EX  
**Subject:** Draft materials for Tuesday  
**Attachments:** NR\_BG\_Affordable Housing Projects Announcement\_Nov\_17\_2016\_DRAFT.docx;  
KM\_Affordable Housing Projects Announcement\_Nov\_17\_2016\_DRAFT.docx;  
QA\_Affordable Housing Projects Announcement\_Nov\_17\_2016\_DRAFT.docx;  
EP\_Affordable Housing Projects Announcement.docx

Hi Minister,

I've attached the latest draft materials for the housing announcement on Tuesday, and will also put them on your iPad under "Housing Announcement." The speaking notes are still to come.

Here is the quote for your approval for the news release:

"Recognizing the need for more affordable rental housing in the province, we have acted quickly, approving the development of these projects," said Rich Coleman, Minister of Natural Gas Development and Responsible for Housing. "We will continue to partner with all levels of government, non-profit housing providers and the private sector to make sure we increase housing and rental supply to meet demand."

Thanks,  
Raz

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## NEWS RELEASE

For Immediate Release  
[release number]  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and  
Responsible for Housing

### **Province announces project details for \$483 million in new affordable housing**

SURREY – British Columbian families in need of affordable rental housing will soon have access to more than 2,800 new units of housing thanks to the B.C. government's capital funding commitment of \$483.5 million toward the 63 projects announced today.

Projects will be funded from two affordable housing investments announced by the Province this year – the \$500 million announced in September and the first round of the \$355 million (\$50 million) announced in February.

"This is why we continue to work so hard to build Canada's leading economy," said Premier Christy Clark. "It gives us the ability to make significant investments, put British Columbians first, and take immediate action to increase the rental supply in communities throughout B.C." **DRAFT**

The new housing projects will serve a wide range of needs including low- to moderate-income renters, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children.

The announcement was made at the one of the project sites in Surrey where a new, 40-unit affordable housing development will be built to provide housing for low-to moderate-income single women with children with special needs. The Province is providing \$4.7 million to fund the project, in partnership with YWCA Metro Vancouver.

"Recognizing the need for more affordable rental housing in the province, we have acted quickly, approving the development of these projects," said Rich Coleman, Minister of Natural Gas Development and Responsible for Housing. "We will continue to partner with all levels of government, non-profit housing providers and the private sector to make sure we increase housing and rental supply to meet demand." **DRAFT**

The B.C. government's investment of \$500 million announced in September is the largest single-year housing investment by any province in Canada. Coupled with a five year, \$355 million investment announced in February, the Province has announced a total of \$855 million for affordable housing this year.

The Province will invest \$550 million this fiscal year to increase affordable rental supply. Details on projects that will be funded from the remaining \$66.5 million will be announced in the coming months.

#### **Key Facts:**

- Since 2001, the Government of British Columbia has invested \$4.9 billion to provide affordable housing for low income individuals, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children.
- More than 104,000 B.C. households benefit from a diverse range of provincial housing programs and services.
- Since 2001, the Province has completed close to 24,000 new units of affordable housing.
- Financial assistance has also been provided to more than 30,000 B.C. households to ensure rent is more affordable.

**Learn More:**

To learn more about the Province's actions on housing affordability, visit:

<http://housingaffordability.gov.bc.ca/>

For information on housing affordability programs and services in B.C., visit:

<http://housingaffordability.gov.bc.ca/categories/housing-affordability-programs-and-services/>

**Media Contacts:**

Stephen Smart  
Press Secretary  
Office of the Premier  
778 389-6202

Lindsay Byers  
Ministry of Natural Gas Development and Responsible for Housing  
250 952-0617

Ally Skinner-Reynolds  
BC Housing  
604 456-8895

Backgrounders follow.

# BACKGROUNDER 1

For Immediate Release  
[release number]  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and  
Responsible for Housing

## **Community breakdown of projects approved for \$483 million**

### **Lower Mainland / Fraser Valley – 22 projects / 1,441 units**

- Burnaby – 3 projects / 202 units
- Richmond – 1 projects / 160 units
- Surrey – 5 projects / 326 units
- Vancouver – 10 projects / 611 units
- Whistler – 1 project / 27 units
- Chilliwack – 2 projects / 115 units

### **Vancouver Island / Gulf Islands – 18 projects / 774 units**

- Campbell River – 1 project / 21 units
- Colwood – 1 project / 104 units
- Courtenay – 2 projects / 38 units
- Langford – 1 project / 64 units
- Nanaimo – 4 projects / 153 units
- Port Alberni – 2 projects / 36 units
- Saanich – 3 projects / 140 units
- Sooke – 1 project / 40 units
- Victoria – 2 projects / 162 units
- Quadra Island – 1 project / 16 units

### **Coast – 3 projects / 86 units**

- Madeira Park – 1 project / 14 units
- Powell River – 1 project / 27 units
- Terrace – 1 project / 45 units

### **Thompson-Okanagan – 10 projects / 287 units**

- Clearwater – 1 project / 26 units
- Kamloops – 1 project / 31 units
- Kelowna – 4 projects / 131 units
- Keremeos – 2 projects / 24 units
- Okanagan Falls – 1 project / 35 units
- Penticton – 1 project / 40 units

**Kootenay – 5 projects / 86 units**

- Creston – 1 project / 9 units
- Kimberley – 1 project / 8 units
- Nakusp – 1 project / 9 units
- Nelson – 1 project / 48 units
- Slocan Valley – 1 project / 12 units

**Cariboo – 2 projects / 68 units**

- Quesnel – 2 projects / 68 units

**North / Northeast – 3 projects / 69 units**

- Fort St. James – 1 project / 16 units
- Prince George – 1 projects / 38 units
- Smithers – 1 project / 15 units

**Total: 63 projects / 2,811 units**

For additional details of each project, please visit: [LINK](#)

**Media Contacts:**

Stephen Smart  
Press Secretary  
Office of the Premier  
778 389-6202

Lindsay Byers  
Ministry of Natural Gas Development and Responsible for Housing  
250 952-0617

Ally Skinner-Reynolds  
BC Housing  
604 456-8895



# BACKGROUND 2

For Immediate Release  
[release number]  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and  
Responsible for Housing

## **Funding breakdown for affordable housing projects**

Funding for the 63 projects will be provided from two provincial affordable housing programs announced this year.

### **Investment in Housing Innovation (\$500 million):**

On Sept. 19, 2016, the B.C. government announced \$500 million to create approximately 2,900 units of affordable rental housing.

A total of 53 projects (2,404 units) have been approved for funding representing a \$437 million investment.

### **Provincial Investment In Affordable Housing Program (\$355 million):**

On Feb. 12, 2016, the Province announced \$355 million for construction and renovation of more than 2,000 units of affordable rental housing.

The funds will be distributed over a five year period:

- \$50 million in 2016-17
- \$50 million in 2017-18
- \$75 million in 2018-19
- \$90 million 2019-20
- \$90 million in 2020-21

A total of 10 projects (407 units) have been approved for funding representing a \$46.5 million investment.

## **AFFORDABLE HOUSING PROJECTS** **ANNOUNCEMENT**

Topic: On Nov. 22, 2016, the Province will announce funding approval for 63 housing projects that will be funded from the \$500 million announced in Sept. and from the first round of the \$355 million (\$50M) announced in Feb.

- We are taking meaningful steps to address housing affordability challenges in B.C.
- We have announced a total of \$855 million this year to ensure more British Columbians have access to affordable rental housing.
- So far, we have approved funding for more than 2,800 new units of affordable housing. That's in addition to the 2,100 units of rental housing currently under construction in B.C.
- We will continue to encourage all levels of government to support the Province's efforts and make sure we increase housing and rental supply to meet demand.
- We will continue to be guided by 6 principles as we work to address housing affordability:
  - Ensuring the dream of home ownership remains within the reach of the middle class
  - Increasing housing supply
  - Smart transit expansion
  - Supporting first-time home buyers
  - Ensuring consumer protection
  - Increasing rental supply

Key Housing Accomplishments:

- Since 2001, we have invested \$4.9 billion to provide affordable housing for low income individuals, seniors and families.
- More than 104,000 B.C. households benefit from a diverse range of provincial housing programs and services.
- Since 2001, we have completed close to 24,000 new units of affordable housing.
- We also provide financial assistance to more than 30,000 B.C. households to help make rent in the private market more affordable.

Nov 17, 2016

**Background:**

To date, the Province has announced project details for \$483.5 million of the \$550 million to build 63 projects totalling 2,811 units.

Funding will be provided from two provincial affordable housing programs announced this year:

**Investment in Housing Innovation (\$500 million):**

On Sept. 19, 2016, the B.C. government announced \$500 million to create approximately 2,900 new units of affordable rental housing: <https://news.gov.bc.ca/releases/2016PREM0109-001734>

A total of 53 projects (2,404 units) have been approved for funding representing a \$437 million investment.

**Provincial Investment In Affordable Housing Program (\$355 million):**

On Feb. 12, 2016, the Province announced \$355 million for construction and renovation of more than 2,000 units of affordable rental housing: <https://news.gov.bc.ca/releases/2016PREM0017-000200>

The funds will be distributed over a five year period:

- \$50 million in 2016-17
- \$50 million in 2017-18
- \$75 million in 2018-19
- \$90 million 2019-20
- \$90 million in 2020-21

A total of 10 projects (407 units) have been approved for funding representing a \$46.5 million investment.

In total, the B.C. government will invest \$550 million this fiscal year. Details on projects that will be funded from the remaining \$66.5 million will be announced later this fiscal year.

**Q&A**  
**Ministry of Natural Gas Development and**  
**Responsible for Housing**  
**Affordable Housing Projects Announcement**  
**Nov. 22, 2016**

---

**1. What are you announcing?**

We have announced a total of \$855 million this year to ensure more British Columbians have access to affordable rental housing.

- \$500M in Sept. to create 2,900 units
- \$355M in Feb. to create 2,000 units over 5 years (\$50M in 2016/17)

Today, we are announcing funding approval for 63 housing projects, totalling more than 2,800 new units of housing.

The Province is investing capital funding of \$483.5 million.

**2. Where is money coming from?**

The \$500 million is new money which is being funded from the Housing Priority Initiatives Special Account.

The \$355 million (\$50M this year) is coming from the Non-Profit Asset Transfer program initiated in 2014. The transfer of properties to non-profit societies was undertaken at the request of the societies, and is part of the B.C. government's commitment to strengthen the non-profit housing sector.

**3. Didn't the B.C. government already announce several of these projects?**

Yes, some projects have been announced locally. Today's announcement is to announce details for all of the projects throughout the province that have been approved for funding.

**4. Who is this new housing for?**

The new rental housing will serve a wide variety of people in need, including:

- Individuals and families with low to moderate incomes
- Seniors
- Youth
- Women and children
- Aboriginal people
- Adults with developmental disabilities

**5. How were the projects selected?**

Projects were selected based on readiness to proceed, viability of the project, demonstrated need and demand, and ability to provide affordable rental housing.

**6. How did you select these projects so fast after you just announced the \$500M?**

We recognize that there is a need to act quickly on creating more affordable rental housing in B.C.

BC Housing considered proposals through a number of avenues, including:

- A proposal call to allocate the first round of funding from the \$355 million we announced last February; and
- Proposals submitted by local governments, non-profit societies and other potential partners.

As well, BC Housing had a number of projects that were in the predevelopment stage and that were deemed 'shovel ready' which have also been recipients of this funding.

**7. When will the new housing be ready?**

Newly constructed rental housing will be completed over the next 24 – 36 months.

Properties we are acquiring from the private market or redeveloping will be ready as soon they can be made available for occupancy – this will depend on the condition of each building.

BC Housing will work with the successful proponents to fully develop the project plans and ensure the proper rezoning, funding and consultation is considered and confirmed before construction.

**8. How will people apply for the new rental housing?**

Individuals will be able to apply via BC Housing and the non-profit societies, and will be assessed against eligibility requirements.

**9. How much will rent be?**

Rents will be set either at or below the Level one and two CMHC average rental rates which will vary from community to community.

**10. Who will operate these projects once they are completed?**

The projects will be operated by non-profit societies.

**11. Some projects involve renovations and redevelopment – so how many units are net-new units?**

The 55 projects we've announced (2,811 units) include close to 2,500 net-new units.

Redevelopment is only considered when existing units have become completely obsolete and will soon no longer be viable or practical to maintain.

**12. Will there be any loss of existing units for the redevelopment projects?**

No – all existing units will be replaced.

**13. What will happen to tenants if they have to be relocated during redevelopments? And will they be able to return to the new housing?**

BC Housing will work with the housing operator and ensure tenants are provided with information regarding the redevelopment of their building and interim re-location.

All tenants will be re-housed and offered first right of refusal to return to the new housing.

**14. Do any of the projects include housing for students?**

Yes, the Vancouver Native Housing Society's project at 285 East 5th Avenue in Vancouver will provide 68 units of student housing.

This is a partnership with the Native Education College, who is donating the land and providing complimentary services.

BC Housing has also been in discussion with numerous post-secondary institutions to consider student housing options which we will be exploring in the coming months.

**15. Do any of the projects include youth transition housing?**

Yes, there are three projects that will serve youth transitioning out of care and youth that are at risk of homelessness – one project in Chilliwack (45603 Yale Road), one in Surrey (7561 140th Street) and one in Courtenay (810 Braidwood Road).

The Province is committing a total of \$21 million in capital funding toward these projects.

The projects will also include housing for low income individuals and families.

Details regarding the total number of youth housing units for these projects are still being finalized.

**16. Where can we find further details about the projects you're announcing today?**

Further details are available on BC Housing's website (link provided on news release).

Some project details are not currently available due to client privacy concerns and the fact that some negotiations are still underway.

**17. How will the Province work with municipalities to avoid delays in development approval processes?**

Local governments have a key role to play in supporting this initiative and BC Housing has built strong partnerships with local governments. We will be working closely to ensure that the projects will be delivered in a timely fashion.

**18. Will BC Housing provide ongoing operating costs to these projects?**

Operating and support subsidies from BC Housing will not be provided. The projects must be self-sufficient where tenant revenues and/or other revenue sources are sufficient to fully fund the project's operating costs.

Where projects involve supports or services to residents, additional funding from other programs and/or commitments from other funders will be necessary to ensure projects are viable.

**19. What happens if there is additional funding for the projects required beyond the Province's contribution?**

The remainder of the funding will be provided through financing, society equity, community contributions, and local government partnerships.

**20. Will you be announcing additional projects in the future?**

Our goal is to develop as many projects as possible in order to create more affordable housing for British Columbians who will benefit from these projects.

Details on projects that will be funded from the remaining \$66.5 million will be announced later this fiscal year.

Other projects will be announced in the future to allocate the balance of the \$355 million we announced last February (\$305M over 4 years).

Currently in B.C., there are 32 projects and approximately 2,100 units of affordable rental housing under construction.

Since 2001, we have completed close to 24,000 new units of affordable rental housing.



## Myers, Tobie A MNGD:EX

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**From:** Woolley, Paul GCPE:EX  
**Sent:** Monday, November 21, 2016 1:29 PM  
**To:** Diacu, Raz MNGD:EX  
**Cc:** Myers, Tobie A MNGD:EX; Hirji, Keivan MNGD:EX  
**Subject:** FW: Revised draft materials for tomorrow  
**Attachments:** NR\_BG\_Affordable Housing Projects Announcement\_Nov\_21\_2016\_DRAFT.docx; KM\_BCH\_Projects Not Approved for Funding\_Nov\_18\_2016\_DRAFT.docx; QA\_Affordable Housing Projects Announcement\_Nov\_21\_2016\_DRAFT.docx; EP\_Affordable Housing Projects Announcement.docx; KM\_HSG\_National Housing Strategy B.C. Submission\_November\_2016 ADM.docx

**Importance:** High

Updated materials for tomorrow.

---

**From:** Harbord, Darren GCPE:EX  
**Sent:** Monday, November 21, 2016 1:18 PM  
**To:** Woolley, Paul GCPE:EX  
**Subject:** Revised draft materials for tomorrow  
**Importance:** High

Paul, please see the attached updated draft materials.

Added a line to the NR and KM to reflect expected job numbers (highlighted).

Additional project info (Port Edward, Port Simpson, Prince Rupert) has also been added so new totals are:

- \$516M
- 68 projects
- 2,897 units

Also added a new QA (highlighted) to answer why the first year of PIAH (\$355M) is now \$79M instead of \$50M (additional projects added are being funded by PIAH).

KM on National Housing Strategy included – results of public consultation will be released by the feds tomorrow morning at around 8 a.m. pacific time.

Thanks

**Darren Harbord**  
Government Communications and Public Engagement  
Ministry of Natural Gas Development and  
Responsible for Housing  
250 952-0152 / 250 882-8518 (cell)

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## NEWS RELEASE

For Immediate Release  
[release number]  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and  
Responsible for Housing

### **Province announces project details for \$516 million in new affordable housing**

SURREY – British Columbian families in need of affordable rental housing will soon have access to close to 2,900 new units of housing thanks to the B.C. government's funding commitment of \$516 million toward the 68 projects announced today.

Projects will be funded from two affordable housing investments announced by the Province this year – the \$500 million announced in September and the first round of the \$355 million (\$50 million) announced in February.

These investments are estimated to produce nearly 9,500 jobs (person-years of employment).

"This is why we continue to work so hard to build Canada's leading economy," said Premier Christy Clark. "It gives us the ability to make significant investments, put British Columbians first, and take immediate action to increase the rental supply in communities throughout B.C."

DRAFT

The new housing projects will serve a wide range of needs including low- to moderate-income renters, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children.

The announcement was made at the one of the project sites in Surrey where a new, 40-unit affordable housing development will be built to provide housing for low-to moderate-income single women with children with special needs. The Province is providing \$4.7 million to fund the project, in partnership with YWCA Metro Vancouver.

"Recognizing the need for more affordable rental housing in the province, we have acted quickly, approving the development of these projects," said Rich Coleman, Minister of Natural Gas Development and Responsible for Housing. "We will continue to partner with all levels of government, non-profit housing providers and the private sector to make sure we increase housing and rental supply to meet demand." DRAFT

In September, the Province announced a \$500 million investment which is the largest single-year housing investment by any province in Canada. When added to February's five-year, \$355 million investment, the B.C. government has announced a total of \$855 million for affordable housing this year. Of this money, the Province will invest \$550 million this fiscal year to increase affordable rental supply.

Details for the remaining \$34 million housing projects will be announced later this fiscal year.

**Key Facts:**

- Since 2001, the Government of British Columbia has invested \$4.9 billion to provide affordable housing for low income individuals, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children.
- More than 104,000 B.C. households benefit from a diverse range of provincial housing programs and services.
- Since 2001, the Province has completed close to 24,000 new units of affordable housing.
- Financial assistance has also been provided to more than 30,000 B.C. households to ensure rent is more affordable.

**Learn More:**

To learn more about the Province's actions on housing affordability, visit:

<http://housingaffordability.gov.bc.ca/>

For information on housing affordability programs and services in B.C., visit:

<http://housingaffordability.gov.bc.ca/categories/housing-affordability-programs-and-services/>

**Media Contacts:**

Stephen Smart  
Press Secretary  
Office of the Premier  
778 389-6202

Lindsay Byers  
Ministry of Natural Gas Development and Responsible for Housing  
250 952-0617

Laura Mathews  
BC Housing  
604 454-5426

Backgrounders follow.

# BACKGROUND 1

For Immediate Release

[release number]

Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and  
Responsible for Housing

## **Community breakdown of projects approved for \$516 million**

### **Lower Mainland / Fraser Valley – 22 projects / 1,441 units**

- Burnaby – 3 projects / 202 units
- Richmond – 1 projects / 160 units
- Surrey – 5 projects / 326 units
- Vancouver – 10 projects / 611 units
- Whistler – 1 project / 27 units
- Chilliwack – 2 projects / 115 units

### **Vancouver Island / Gulf Islands – 18 projects / 774 units**

- Campbell River – 1 project / 21 units
- Colwood – 1 project / 104 units
- Courtenay – 2 projects / 38 units
- Langford – 1 project / 64 units
- Nanaimo – 4 projects / 153 units
- Port Alberni – 2 projects / 36 units
- Saanich – 3 projects / 140 units
- Sooke – 1 project / 40 units
- Victoria – 2 projects / 162 units
- Quadra Island – 1 project / 16 units

### **Coast – 8 projects / 172 units**

- Madeira Park – 1 project / 14 units
- Powell River – 1 project / 27 units
- Port Edward – 1 project / 8 units
- Port Simpson – 2 projects / 18 units
- Prince Rupert – 2 projects / 60 units
- Terrace – 1 project / 45 units

### **Thompson-Okanagan – 9 projects / 256 units**

- Clearwater – 1 project / 26 units
- Kelowna – 4 projects / 131 units
- Keremeos – 2 projects / 24 units
- Okanagan Falls – 1 project / 35 units

- Penticton – 1 project / 40 units

**Kootenay – 5 projects / 86 units**

- Creston – 1 project / 9 units
- Kimberley – 1 project / 8 units
- Nakusp – 1 project / 9 units
- Nelson – 1 project / 48 units
- Slocan Valley – 1 project / 12 units

**Cariboo – 2 projects / 68 units**

- Quesnel – 2 projects / 68 units

**North / Northeast – 2 projects / 31 units**

- Fort St. James – 1 project / 16 units
- Smithers – 1 project / 15 units

Details of additional projects totalling 69 units in Kamloops and Prince George will be announced within the next week.

**Total: 68 projects / 2,897 units**

For additional details of each project, please visit: [LINK](#)

**Media Contacts:**

Stephen Smart  
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Office of the Premier  
778 389-6202

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Laura Mathews  
BC Housing  
604 454-5426

## BACKGROUND 2

For Immediate Release  
[release number]  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and  
Responsible for Housing

### **Funding breakdown for affordable housing projects**

Funding for the 68 projects will be provided from two provincial affordable housing programs announced this year.

#### **Investment in Housing Innovation (\$500 million):**

On Sept. 19, 2016, the B.C. government announced \$500 million to create approximately 2,900 units of affordable rental housing.

A total of 53 projects (2,404 units) have been approved for funding representing a \$437 million investment.

#### **Provincial Investment In Affordable Housing Program (\$355 million):**

On Feb. 12, 2016, the Province announced \$355 million for construction and renovation of more than 2,000 units of affordable rental housing. The funds will be distributed over a five year period.

A total of 15 projects (493 units) have been approved for funding representing a \$79 million investment.

#### **Media Contacts:**

Stephen Smart  
Press Secretary  
Office of the Premier  
778 389-6202

Lindsay Byers  
Ministry of Natural Gas Development and Responsible for Housing  
250 952-0617

Laura Mathews  
BC Housing  
604 454-5426

## **PROJECTS NOT APPROVED FOR FUNDING**

Topic: Following two affordable funding announcements by the Province and a call for proposals, 19 project proposals were turned down for funding by BC Housing. Unsuccessful proponents might go to the media.

- We have approved funding for 63 projects totalling over 2,800 units of affordable rental housing.
- Projects were selected based on readiness to proceed, viability of the project, demonstrated need and demand, and ability to provide affordable rental housing.
- Unsuccessful proponents have the option of meeting with BC Housing to review their proposal and answer any questions about the process.
- All potential proponents are encouraged to look for future funding calls from BC Housing.
- Details of individual project proposals and their evaluations are confidential for privacy reasons.

Page 120 to/à Page 121

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s.21



**Q&A**  
**Ministry of Natural Gas Development and**  
**Responsible for Housing**  
**Affordable Housing Projects Announcement**  
**Nov. 22, 2016**

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**1. What are you announcing?**

We are taking meaningful steps to address housing affordability challenges in B.C.

We have announced a total of \$855 million this year to ensure more British Columbians have access to affordable rental housing.

- \$500M in Sept. to create 2,900 units
- \$355M in Feb. to create 2,000 units over 5 years (\$50M in 2016/17)

Today, we are announcing funding approval for 68 housing projects, totalling almost 2,900 new units of housing.

**2. Where is money coming from?**

The \$500 million is new money which is being funded from the Housing Priority Initiatives Special Account.

Of the \$500 million, \$300 million will be provided as capital grants into affordable rental housing across the province, and \$200 million will be used as a revolving fund from which interim construction financing for the total capital cost of the projects will be provided.

The \$355 million (\$50M this year) is coming from the Non-Profit Asset Transfer program initiated in 2014. The transfer of properties to non-profit societies was undertaken at the request of the societies, and is part of the B.C. government's commitment to strengthen the non-profit housing sector.

**3. Didn't the B.C. government already announce several of these projects?**

Yes, some projects have been announced locally. Today's announcement is to announce details for all of the projects throughout the province that have been approved for funding.

**4. I thought the Province was spending \$50 million during the first year of the Provincial Investment in Affordable Housing Program (PIHAH) – why is the investment \$79 million for this year?**

The annual allocation of funds as announced in February was based on a best estimate of what kind of project proposals BC Housing might receive.

Funding allocation each year will vary from original estimates based on which projects receive final approval and at what point (year) they proceed.

## **5. Who is this new housing for?**

The new rental housing will serve a wide variety of people in need, including:

- Individuals and families with low to moderate incomes
- Seniors
- Youth
- Women and children
- Aboriginal people
- Adults with developmental disabilities

## **6. How were the projects selected?**

Projects were selected based on readiness to proceed, viability of the project, demonstrated need and demand, and ability to provide affordable rental housing.

## **7. How did you select these projects so fast after you just announced the \$500M?**

We recognize that there is a need to act quickly on creating more affordable rental housing in B.C.

BC Housing considered proposals through a number of avenues, including:

- A proposal call to allocate the first round of funding from the \$355 million we announced last February; and
- Proposals submitted by local governments, non-profit societies and other potential partners.

As well, BC Housing had a number of projects that were in the predevelopment stage and that were deemed 'shovel ready' which have also been recipients of this funding.

## **8. When will the new housing be ready?**

Newly constructed rental housing will be completed over the next 24 – 36 months.

Properties we are acquiring from the private market or redeveloping will be ready as soon they can be made available for occupancy – this will depend on the condition of each building.

BC Housing will work with the successful proponents to fully develop the project plans and ensure the proper rezoning, funding and consultation is considered and confirmed before construction.

## **9. How will people apply for the new rental housing?**

Individuals will be able to apply via BC Housing and the non-profit societies, and will be assessed against eligibility requirements.

**10. How much will rent be?**

Rents will be set either at or below the Level one and two CMHC average rental rates which will vary from community to community.

**11. Who will operate these projects once they are completed?**

The projects will be operated by non-profit societies.

**12. Some projects involve renovations and redevelopment – so how many units are net-new units?**

The 68 projects we've announced (2,897 units) include approximately 2,600 net-new units.

Redevelopment is only considered when existing units have become completely obsolete and will soon no longer be viable or practical to maintain.

**13. Will there be any loss of existing units for the redevelopment projects?**

No – all existing units will be replaced.

**14. What will happen to tenants if they have to be relocated during redevelopments? And will they be able to return to the new housing?**

BC Housing will work with the housing operator and ensure tenants are provided with information regarding the redevelopment of their building and interim re-location.

All tenants will be re-housed and offered first right of refusal to return to the new housing.

**15. Do any of the projects include housing for students?**

Yes, the Vancouver Native Housing Society's project at 285 East 5th Avenue in Vancouver will provide 68 units of student housing.

This is a partnership with the Native Education College, who is donating the land and providing complimentary services.

BC Housing has also been in discussion with numerous post-secondary institutions to consider student housing options which we will be exploring in the coming months.

**16. Do any of the projects include youth transition housing?**

Yes, there are three projects that will serve youth transitioning out of care and youth that are at risk of homelessness – one project in Chilliwack (45603 Yale Road), one in Surrey (7561 140th Street) and one in Courtenay (810 Braidwood Road).

The Province is committing a total of \$21 million in capital funding toward these projects.

The projects will also include housing for low income individuals and families.

Details regarding the total number of youth housing units for these projects are still being finalized.

**17. Where can we find further details about the projects you're announcing today?**

Further details are available on BC Housing's website (link provided on news release).

Some project details are not currently available due to client privacy concerns and the fact that some negotiations are still underway.

**18. How will the Province work with municipalities to avoid delays in development approval processes?**

Local governments have a key role to play in supporting this initiative and BC Housing has built strong partnerships with local governments. We will be working closely to ensure that the projects will be delivered in a timely fashion.

**19. Will BC Housing provide ongoing operating costs to these projects?**

Operating and support subsidies from BC Housing will not be provided. The projects must be self-sufficient where tenant revenues and/or other revenue sources are sufficient to fully fund the project's operating costs.

Where projects involve supports or services to residents, additional funding from other programs and/or commitments from other funders will be necessary to ensure projects are viable.

**20. What happens if there is additional funding for the projects required beyond the Province's contribution?**

The remainder of the funding will be provided through financing, society equity, community contributions, and local government partnerships.

**21. Will you be announcing additional projects in the future?**

Our goal is to develop as many projects as possible in order to create more affordable housing for British Columbians who will benefit from these projects.

Details on projects that will be funded from the remaining \$34 million will be announced later this fiscal year.

Other projects will be announced in the future to allocate the balance of the \$355 million we announced last February.

Currently in B.C., there are 32 additional projects and approximately 2,100 units of affordable rental housing under construction.

Since 2001, we have completed close to 24,000 new units of affordable rental housing.

## Myers, Tobie A MNGD:EX

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**From:** Woolley, Paul GCPE:EX  
**Sent:** Friday, November 18, 2016 8:36 AM  
**To:** Myers, Tobie A MNGD:EX; Diacu, Raz MNGD:EX  
**Cc:** Hirji, Keivan MNGD:EX  
**Subject:** FW: Draft materials for Tuesday  
**Attachments:** NR\_BG\_Affordable Housing Projects Announcement\_Nov\_17\_2016\_DRAFT.docx;  
KM\_Affordable Housing Projects Announcement\_Nov\_17\_2016\_DRAFT.docx;  
QA\_Affordable Housing Projects Announcement\_Nov\_17\_2016\_DRAFT.docx;  
EP\_Affordable Housing Projects Announcement.docx

Fyi – Update attached.

---

**From:** Harbord, Darren GCPE:EX  
**Sent:** Friday, November 18, 2016 8:35 AM  
**To:** Woolley, Paul GCPE:EX  
**Cc:** Ash, Christine GCPE:EX  
**Subject:** Draft materials for Tuesday

Paul, HQ had some feedback – latest draft materials attached.

**Darren Harbord**  
Government Communications and Public Engagement  
Ministry of Natural Gas Development and  
Responsible for Housing  
250 952-0152 / 250 882-8518 (cell)

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## NEWS RELEASE

For Immediate Release  
[release number]  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and  
Responsible for Housing

### **Province announces project details for \$483 million in new affordable housing**

SURREY – British Columbian families in need of affordable rental housing will soon have access to more than 2,800 new units of housing thanks to the B.C. government's capital funding commitment of \$483.5 million toward the 63 projects announced today.

Projects will be funded from two affordable housing investments announced by the Province this year – the \$500 million announced in September and the first round of the \$355 million (\$50 million) announced in February.

"This is why we continue to work so hard to build Canada's leading economy," said Premier Christy Clark. "It gives us the ability to make significant investments, put British Columbians first, and take immediate action to increase the rental supply in communities throughout B.C." **DRAFT**

The new housing projects will serve a wide range of needs including low- to moderate-income renters, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children.

The announcement was made at the one of the project sites in Surrey where a new, 40-unit affordable housing development will be built to provide housing for low-to moderate-income single women with children with special needs. The Province is providing \$4.7 million to fund the project, in partnership with YWCA Metro Vancouver.

"Recognizing the need for more affordable rental housing in the province, we have acted quickly, approving the development of these projects," said Rich Coleman, Minister of Natural Gas Development and Responsible for Housing. "We will continue to partner with all levels of government, non-profit housing providers and the private sector to make sure we increase housing and rental supply to meet demand." **DRAFT**

The B.C. government's investment of \$500 million announced in September is the largest single-year housing investment by any province in Canada. Coupled with a five year, \$355 million investment announced in February, the Province has announced a total of \$855 million for affordable housing this year.

The Province will invest \$550 million this fiscal year to increase affordable rental supply. Details on projects that will be funded from the remaining \$66.5 million will be announced in the coming months.

#### **Key Facts:**

- Since 2001, the Government of British Columbia has invested \$4.9 billion to provide affordable housing for low income individuals, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children.
- More than 104,000 B.C. households benefit from a diverse range of provincial housing programs and services.
- Since 2001, the Province has completed close to 24,000 new units of affordable housing.
- Financial assistance has also been provided to more than 30,000 B.C. households to ensure rent is more affordable.

#### **Learn More:**

To learn more about the Province's actions on housing affordability, visit:

<http://housingaffordability.gov.bc.ca/>

For information on housing affordability programs and services in B.C., visit:

<http://housingaffordability.gov.bc.ca/categories/housing-affordability-programs-and-services/>

#### **Media Contacts:**

Stephen Smart  
Press Secretary  
Office of the Premier  
778 389-6202

Lindsay Byers  
Ministry of Natural Gas Development and Responsible for Housing  
250 952-0617

Ally Skinner-Reynolds  
BC Housing  
604 456-8895

Backgrounders follow.



# BACKGROUND 1

For Immediate Release  
[release number]  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and  
Responsible for Housing

## **Community breakdown of projects approved for \$483 million**

### **Lower Mainland / Fraser Valley – 22 projects / 1,441 units**

- Burnaby – 3 projects / 202 units
- Richmond – 1 projects / 160 units
- Surrey – 5 projects / 326 units
- Vancouver – 10 projects / 611 units
- Whistler – 1 project / 27 units
- Chilliwack – 2 projects / 115 units

### **Vancouver Island / Gulf Islands – 18 projects / 774 units**

- Campbell River – 1 project / 21 units
- Colwood – 1 project / 104 units
- Courtenay – 2 projects / 38 units
- Langford – 1 project / 64 units
- Nanaimo – 4 projects / 153 units
- Port Alberni – 2 projects / 36 units
- Saanich – 3 projects / 140 units
- Sooke – 1 project / 40 units
- Victoria – 2 projects / 162 units
- Quadra Island – 1 project / 16 units

### **Coast – 3 projects / 86 units**

- Madeira Park – 1 project / 14 units
- Powell River – 1 project / 27 units
- Terrace – 1 project / 45 units

### **Thompson-Okanagan – 10 projects / 287 units**

- Clearwater – 1 project / 26 units
- Kamloops – 1 project / 31 units
- Kelowna – 4 projects / 131 units
- Keremeos – 2 projects / 24 units
- Okanagan Falls – 1 project / 35 units
- Penticton – 1 project / 40 units

**Kootenay – 5 projects / 86 units**

- Creston – 1 project / 9 units
- Kimberley – 1 project / 8 units
- Nakusp – 1 project / 9 units
- Nelson – 1 project / 48 units
- Slocan Valley – 1 project / 12 units

**Cariboo – 2 projects / 68 units**

- Quesnel – 2 projects / 68 units

**North / Northeast – 3 projects / 69 units**

- Fort St. James – 1 project / 16 units
- Prince George – 1 projects / 38 units
- Smithers – 1 project / 15 units

**Total: 63 projects / 2,811 units**

For additional details of each project, please visit: [LINK](#)

**Media Contacts:**

Stephen Smart  
Press Secretary  
Office of the Premier  
778 389-6202

Lindsay Byers  
Ministry of Natural Gas Development and Responsible for Housing  
250 952-0617

Ally Skinner-Reynolds  
BC Housing  
604 456-8895

# BACKGROUND 2

For Immediate Release  
[release number]  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and  
Responsible for Housing

## **Funding breakdown for affordable housing projects**

Funding for the 63 projects will be provided from two provincial affordable housing programs announced this year.

### **Investment in Housing Innovation (\$500 million):**

On Sept. 19, 2016, the B.C. government announced \$500 million to create approximately 2,900 units of affordable rental housing.

A total of 53 projects (2,404 units) have been approved for funding representing a \$437 million investment.

### **Provincial Investment In Affordable Housing Program (\$355 million):**

On Feb. 12, 2016, the Province announced \$355 million for construction and renovation of more than 2,000 units of affordable rental housing.

The funds will be distributed over a five year period:

- \$50 million in 2016-17
- \$50 million in 2017-18
- \$75 million in 2018-19
- \$90 million 2019-20
- \$90 million in 2020-21

A total of 10 projects (407 units) have been approved for funding representing a \$46.5 million investment.

## **AFFORDABLE HOUSING PROJECTS** **ANNOUNCEMENT**

Topic: On Nov. 22, 2016, the Province will announce funding approval for 63 housing projects that will be funded from the \$500 million announced in Sept. and from the first round of the \$355 million (\$50M) announced in Feb.

- We are taking meaningful steps to address housing affordability challenges in B.C.
- We have announced a total of \$855 million this year to ensure more British Columbians have access to affordable rental housing.
- So far, we have approved funding for more than 2,800 new units of affordable housing. That's in addition to the 2,100 units of rental housing currently under construction in B.C.
- We will continue to encourage all levels of government to support the Province's efforts and make sure we increase housing and rental supply to meet demand.
- We will continue to be guided by 6 principles as we work to address housing affordability:
  - Ensuring the dream of home ownership remains within the reach of the middle class
  - Increasing housing supply
  - Smart transit expansion
  - Supporting first-time home buyers
  - Ensuring consumer protection
  - Increasing rental supply

### Key Housing Accomplishments:

- Since 2001, we have invested \$4.9 billion to provide affordable housing for low income individuals, seniors and families.
- More than 104,000 B.C. households benefit from a diverse range of provincial housing programs and services.
- Since 2001, we have completed close to 24,000 new units of affordable housing.
- We also provide financial assistance to more than 30,000 B.C. households to help make rent in the private market more affordable.

Nov 17, 2016

**Background:**

To date, the Province has announced project details for \$483.5 million of the \$550 million to build 63 projects totalling 2,811 units.

Funding will be provided from two provincial affordable housing programs announced this year:

**Investment in Housing Innovation (\$500 million):**

On Sept. 19, 2016, the B.C. government announced \$500 million to create approximately 2,900 new units of affordable rental housing: <https://news.gov.bc.ca/releases/2016PREM0109-001734>

A total of 53 projects (2,404 units) have been approved for funding representing a \$437 million investment.

**Provincial Investment In Affordable Housing Program (\$355 million):**

On Feb. 12, 2016, the Province announced \$355 million for construction and renovation of more than 2,000 units of affordable rental housing: <https://news.gov.bc.ca/releases/2016PREM0017-000200>

The funds will be distributed over a five year period:

- \$50 million in 2016-17
- \$50 million in 2017-18
- \$75 million in 2018-19
- \$90 million 2019-20
- \$90 million in 2020-21

A total of 10 projects (407 units) have been approved for funding representing a \$46.5 million investment.

In total, the B.C. government will invest \$550 million this fiscal year. Details on projects that will be funded from the remaining \$66.5 million will be announced later this fiscal year.

**Q&A**  
**Ministry of Natural Gas Development and**  
**Responsible for Housing**  
**Affordable Housing Projects Announcement**  
**Nov. 22, 2016**

---

**1. What are you announcing?**

We have announced a total of \$855 million this year to ensure more British Columbians have access to affordable rental housing.

- \$500M in Sept. to create 2,900 units
- \$355M in Feb. to create 2,000 units over 5 years (\$50M in 2016/17)

Today, we are announcing funding approval for 63 housing projects, totalling more than 2,800 new units of housing.

The Province is investing capital funding of \$483.5 million.

**2. Where is money coming from?**

The \$500 million is new money which is being funded from the Housing Priority Initiatives Special Account.

The \$355 million (\$50M this year) is coming from the Non-Profit Asset Transfer program initiated in 2014. The transfer of properties to non-profit societies was undertaken at the request of the societies, and is part of the B.C. government's commitment to strengthen the non-profit housing sector.

**3. Didn't the B.C. government already announce several of these projects?**

Yes, some projects have been announced locally. Today's announcement is to announce details for all of the projects throughout the province that have been approved for funding.

**4. Who is this new housing for?**

The new rental housing will serve a wide variety of people in need, including:

- Individuals and families with low to moderate incomes
- Seniors
- Youth
- Women and children
- Aboriginal people
- Adults with developmental disabilities

**5. How were the projects selected?**

Projects were selected based on readiness to proceed, viability of the project, demonstrated need and demand, and ability to provide affordable rental housing.

**6. How did you select these projects so fast after you just announced the \$500M?**

We recognize that there is a need to act quickly on creating more affordable rental housing in B.C.

BC Housing considered proposals through a number of avenues, including:

- A proposal call to allocate the first round of funding from the \$355 million we announced last February; and
- Proposals submitted by local governments, non-profit societies and other potential partners.

As well, BC Housing had a number of projects that were in the predevelopment stage and that were deemed 'shovel ready' which have also been recipients of this funding.

**7. When will the new housing be ready?**

Newly constructed rental housing will be completed over the next 24 – 36 months.

Properties we are acquiring from the private market or redeveloping will be ready as soon they can be made available for occupancy – this will depend on the condition of each building.

BC Housing will work with the successful proponents to fully develop the project plans and ensure the proper rezoning, funding and consultation is considered and confirmed before construction.

**8. How will people apply for the new rental housing?**

Individuals will be able to apply via BC Housing and the non-profit societies, and will be assessed against eligibility requirements.

**9. How much will rent be?**

Rents will be set either at or below the Level one and two CMHC average rental rates which will vary from community to community.

**10. Who will operate these projects once they are completed?**

The projects will be operated by non-profit societies.



**11. Some projects involve renovations and redevelopment – so how many units are net-new units?**

The 55 projects we've announced (2,811 units) include close to 2,500 net-new units.

Redevelopment is only considered when existing units have become completely obsolete and will soon no longer be viable or practical to maintain.

**12. Will there be any loss of existing units for the redevelopment projects?**

No – all existing units will be replaced.

**13. What will happen to tenants if they have to be relocated during redevelopments? And will they be able to return to the new housing?**

BC Housing will work with the housing operator and ensure tenants are provided with information regarding the redevelopment of their building and interim re-location.

All tenants will be re-housed and offered first right of refusal to return to the new housing.

**14. Do any of the projects include housing for students?**

Yes, the Vancouver Native Housing Society's project at 285 East 5th Avenue in Vancouver will provide 68 units of student housing.

This is a partnership with the Native Education College, who is donating the land and providing complimentary services.

BC Housing has also been in discussion with numerous post-secondary institutions to consider student housing options which we will be exploring in the coming months.

**15. Do any of the projects include youth transition housing?**

Yes, there are three projects that will serve youth transitioning out of care and youth that are at risk of homelessness – one project in Chilliwack (45603 Yale Road), one in Surrey (7561 140th Street) and one in Courtenay (810 Braidwood Road).

The Province is committing a total of \$21 million in capital funding toward these projects.

The projects will also include housing for low income individuals and families.

Details regarding the total number of youth housing units for these projects are still being finalized.

**16. Where can we find further details about the projects you're announcing today?**

Further details are available on BC Housing's website (link provided on news release).

Some project details are not currently available due to client privacy concerns and the fact that some negotiations are still underway.

**17. How will the Province work with municipalities to avoid delays in development approval processes?**

Local governments have a key role to play in supporting this initiative and BC Housing has built strong partnerships with local governments. We will be working closely to ensure that the projects will be delivered in a timely fashion.

**18. Will BC Housing provide ongoing operating costs to these projects?**

Operating and support subsidies from BC Housing will not be provided. The projects must be self-sufficient where tenant revenues and/or other revenue sources are sufficient to fully fund the project's operating costs.

Where projects involve supports or services to residents, additional funding from other programs and/or commitments from other funders will be necessary to ensure projects are viable.

**19. What happens if there is additional funding for the projects required beyond the Province's contribution?**

The remainder of the funding will be provided through financing, society equity, community contributions, and local government partnerships.

**20. Will you be announcing additional projects in the future?**

Our goal is to develop as many projects as possible in order to create more affordable housing for British Columbians who will benefit from these projects.

Details on projects that will be funded from the remaining \$66.5 million will be announced later this fiscal year.

Other projects will be announced in the future to allocate the balance of the \$355 million we announced last February (\$305M over 4 years).

Currently in B.C., there are 32 projects and approximately 2,100 units of affordable rental housing under construction.

Since 2001, we have completed close to 24,000 new units of affordable rental housing.

## Myers, Tobie A MNGD:EX

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**From:** Myers, Tobie A MNGD:EX  
**Sent:** Tuesday, November 22, 2016 5:12 PM  
**To:** s.15  
**Subject:** CKNW: Eby/Roy - affordable housing ■

CKNW (Vancouver)

22-Nov-2016 16:30

Copyright

Page 141 to/à Page 151

Withheld pursuant to/removed as

DUPLICATE

**Event Proposal**  
**MINISTRY OF NATURAL GAS DEVELOPMENT**

**Event Title:** Announce funding approval for 63 new affordable rental housing projects  
**Representative (Min/MLA):** Premier Christy Clark and Minister Rich Coleman

<b>Date:</b> Nov. 22 (TBC) <b>Time:</b> 10:00 a.m (TBC)	<b>Media Market:</b> Lower Mainland Major Media
<b>Location:</b> 9460 140th Street, Surrey	<b>English Media Spokesperson:</b> Premier and Minister Coleman <b>Multicultural Media Spokesperson:</b> Premier and Minister Coleman

#### THE EVENT

- The Province will announce funding approval for 63 housing projects (2,811 units) that will be funded from the \$500 million announced in September and from the first round of the \$355 million (\$50M) announced in February.
- 14 additional projects totalling 965 units will be announced later this fiscal year.
- In total, the Province will be funding 77 new affordable housing projects, totalling close to 3,800 units.
- Housing projects are located in the following 40 communities: 100 Mile House, Burnaby, Campbell River, Chilliwack, Clearwater, Colwood, Coquitlam, Courtney, Creston, Fort St. John, Kamloops, Kelowna, Keremeos, Kimberley, Langford, Langley, Madeira Park, Maple Ridge, Nakusp, Nanaimo, Nelson, North Vancouver, Okanagan Falls, Port Alberni, Port Moody, Prince George, Quadra Island, Quesnel, Richmond, Saanich, Slokan Valley, Smithers, Sooke, Surrey, Terrace, Victoria, Whistler, Penticton, Powell River and Vancouver.

#### GOVERNMENT OF BRITISH COLUMBIA FUNDING / PARTNER FUNDING (IF APPLICABLE):

- In September 2016, the Government of B.C. committed \$500 million to ensure more British Columbian families have access to affordable rental housing. **A total of 65 projects (3,214 units) were selected for this commitment.**
- In February 2016, the Government of B.C. committed \$355 million to create upwards of 2,000 new affordable housing units across British Columbia over five years. **In 2016/17, \$50 million will be allocated to 12 projects (562 units) throughout the province.**

#### WHO'S ORGANIZING?

- GCPE-NGD and BC Housing

#### VENUE DESCRIPTION

**The Centre for Child Development, 9460 140th Street, Surrey**  
**Provincial Funding: \$4.7 million**

Successful Proponent: YWCA Metro Vancouver in partnership with The Centre for Child Development  
Client Group: Low to moderate income single women with children with special needs.

- Proposed project to build a new 40-unit affordable housing development for single women with children with special needs. The Centre for Children Development is located on a 4.7 acre parcel. The new four-storey development will be located on the site and provide 36-40 units of affordable housing as well as retail and program space.



Left: The event may take place outdoors at the Centre for Child Development or indoors in a common space.

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**TARGET AUDIENCE**

- Approximately 70 people are expected to attend this event.
- Audience will include provincial representatives, community and political representatives (Members of City Council), developers, BC Housing staff, other housing stakeholder.
- Local media

**VISUAL MESSAGE(S)****DESIRED PICTURE (STILL)**

- Provincial representative and other dignitaries participating in group photo.

**ACTUAL SPEAKING BACKDROP**

- Podium sign TBC.

**WRITTEN MESSAGE(S)****DESIRED SOUNDBITE / KEY NEWS RELEASE SOUNDBITE**

- "Our government's historical investments in affordable housing are ensuring British Columbians are first in line for affordable housing. We are taking immediate action to increase the rental supply for people in need in communities throughout B.C."

**KEY MESSAGES**

- We are taking meaningful steps to address housing affordability challenges in B.C.
- We have announced a total of \$855 million this year to ensure more British Columbians have access to affordable rental housing.
- So far, we have approved funding for more than 2,800 new units of affordable housing. That's in addition to the 2,100 units of rental housing currently under construction in B.C.
- We will continue to encourage all levels of government to support the Province's efforts and make sure we increase housing and rental supply to meet demand.
- Since 2001, the B.C. government has invested \$4.9 billion to provide affordable housing for low-income individuals, seniors and families.

## Diacu, Raz MNGD:EX

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**From:** Diacu, Raz MNGD:EX  
**Sent:** Wednesday, November 16, 2016 11:38 AM  
**To:** Dolan, Chelsea PREM:EX  
**Subject:** materials  
**Attachments:** NR\_BG\_Affordable Housing Projects Announcement\_Nov\_15\_2016\_DRAFT.docx;  
KM\_Affordable Housing Projects Announcement\_Nov\_15\_2016\_DRAFT.docx;  
QA\_Affordable Housing Projects Announcement\_Nov\_15\_2016\_DRAFT.docx;  
EP\_Affordable Housing Projects Announcement.docx

Latest drafts

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## NEWS RELEASE

For Immediate Release  
[release number]  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and  
Responsible for Housing

### **Province announces details for \$438 million in new affordable housing**

SURREY – British Columbians in need of affordable rental housing will soon have access to 2,300 new units of housing thanks to the B.C. government's capital funding commitment of \$438 toward the 55 projects announced today.

"Our government's historical investments in affordable housing are ensuring British Columbians are first in line for affordable housing," said Premier Christy Clark. "We are taking immediate action to increase the rental supply for people in need in communities throughout B.C." DRAFT

The new housing projects will serve a wide range of needs including low- to moderate-income renters, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children.

The announcement was made at the one of the project sites in Surrey – a 40-unit affordable housing development for low-to moderate-income single women with children with special needs. The Province is providing \$4.7 million to fund the project, in partnership with YWCA Metro Vancouver.

"Recognizing the need for more affordable rental housing in the province, we have acted quickly, approving the development of these projects," said Rich Coleman, Minister of Natural Gas Development and Responsible for Housing. "We will continue to partner with all levels of government, non-profit housing providers and the private sector to make sure we increase housing and rental supply to meet demand." DRAFT

The B.C. government's existing commitment of \$500 million announced in September is the largest single-year housing investment by any province in Canada. Coupled with the five year, \$355 million investment announced in February, the Province has committed \$855 million for affordable housing solutions.

To date, the Province has announced details for \$483 million to build 2,811 housing units, including eight affordable housing projects announced by the Premier for the Greater Victoria region on Oct. 27, 2016. The B.C. government will announce further details as the remaining project details are finalized (see backgrounder 2 below).

#### **Learn More:**

To learn more about the Province's actions on housing affordability, visit:  
<http://housingaffordability.gov.bc.ca/>



For information on housing affordability programs and services in B.C., visit:  
<http://housingaffordability.gov.bc.ca/categories/housing-affordability-programs-and-services/>

**Media Contacts:**

Stephen Smart  
Press Secretary  
Office of the Premier  
778 389-6202

Lindsay Byers  
Ministry of Natural Gas Development and Responsible for Housing  
250 952-0617

Ally Skinner-Reynolds  
BC Housing  
604 456-8895

Backgrounders follow.

# BACKGROUND 1

For Immediate Release  
[release number]  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and  
Responsible for Housing

## **Community breakdown of projects approved for provincial funding**

### **Lower Mainland / Fraser Valley – 22 projects / 1,441 units**

- Burnaby – 3 projects / 202 units
- Richmond – 1 projects / 160 units
- Surrey – 5 projects / 326 units
- Vancouver – 10 projects / 611 units
- Whistler – 1 project / 27 units
- Chilliwack – 2 projects / 115 units

### **Vancouver Island / Gulf Islands – 18 projects / 774 units**

- Campbell River – 1 project / 21 units
- Colwood – 1 project / 104 units
- Courtenay – 2 projects / 38 units
- Langford – 1 project / 64 units
- Nanaimo – 4 projects / 153 units
- Port Alberni – 2 projects / 36 units
- Saanich – 3 projects / 140 units
- Sooke – 1 project / 40 units
- Victoria – 2 projects / 162 units
- Quadra Island – 1 project / 16 units

### **Coast – 3 projects / 86 units**

- Madeira Park – 1 project / 14 units
- Powell River – 1 project / 27 units
- Terrace – 1 project / 45 units

### **Thompson-Okanagan – 10 projects / 287 units**

- Clearwater – 1 project / 26 units
- Kamloops – 1 project / 31 units
- Kelowna – 4 projects / 131 units
- Keremeos – 2 projects / 24 units
- Okanagan Falls – 1 project / 35 units
- Penticton – 1 project / 40 units

**Kootenay – 5 projects / 86 units**

- Creston – 1 project / 9 units
- Kimberley – 1 project / 8 units
- Nakusp – 1 project / 9 units
- Nelson – 1 project / 48 units
- Slocan Valley – 1 project / 12 units

**Cariboo – 2 projects / 68 units**

- Quesnel – 2 projects / 68 units

**North / Northeast – 3 projects / 69 units**

- Fort St. James – 1 project / 16 units
- Prince George – 1 projects / 38 units
- Smithers – 1 project / 15 units

**Total: 63 projects / 2,811 units**

For additional details of each project, please visit: [LINK](#)

**Media Contacts:**

Stephen Smart  
Press Secretary  
Office of the Premier  
778 389-6202

Lindsay Byers  
Ministry of Natural Gas Development and Responsible for Housing  
250 952-0617

Ally Skinner-Reynolds  
BC Housing  
604 456-8895

## BACKGROUNDER 2

For Immediate Release  
[release number]  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and  
Responsible for Housing

### **Funding breakdown for affordable housing projects**

Funding for the 63 projects will be provided from two provincial affordable housing programs announced this year.

#### **Investment in Housing Innovation (\$500 million):**

On Sept. 19, 2016, the B.C. government announced a commitment of \$500 million to create approximately 2,900 new units of affordable rental housing.

A total of 53 projects (2,404 units) have been approved for funding representing a \$437 million investment.

#### **Provincial Investment In Affordable Housing Program (\$355 million):**

On Feb. 12, 2016, the Province announced a commitment of \$355 million for construction and renovation of more than 2,000 units of affordable rental housing.

The funds will be distributed over a five year period:

- \$50 million in 2016-17
- \$50 million in 2017-18
- \$75 million in 2018-19
- \$90 million 2019-20
- \$90 million in 2020-21

A total of 10 projects (407 units) have been approved for funding representing a \$46.5 million investment.

In total, the B.C. government will invest \$550 million this fiscal year. Details on projects that will be funded from the remaining \$66.5 million will be announced in the coming months.

**Q&A**  
**Ministry of Natural Gas Development and**  
**Responsible for Housing**  
**Affordable Housing Projects Announcement**  
**Nov. XX, 2016**

---

**1. What are you announcing?**

This year, we announced an investment of \$855 million to create close to 5,000 units of affordable rental housing.

- \$500M in Sept. to create 2,900 units
- \$355M in Feb. to create 2,000 units over 5 years (\$50M in 2016/17)

Today, we are announcing funding approval for 54 housing projects, totalling close to 2,300 new units of housing.

That brings the total number of housing units announced by the Province so far to 2,800, representing a provincial funding commitment of \$482 million (includes 8 projects, 510 units announced for the Greater Victoria region on Oct. 27).

**2. Where is money coming from?**

The \$500 million is new money which is being funded from the Housing Priority Initiatives Special Account.

Of the \$500 million, \$300 million will be provided as capital grants into affordable rental housing across the province, and \$200 million will be used as a revolving fund from which interim construction financing for the total capital cost of the projects will be provided.

The \$355 million (\$50M this year) is coming from the Non-Profit Asset Transfer program initiated in 2014. The transfer of properties to non-profit societies was undertaken at the request of the societies, and is part of the B.C. government's commitment to strengthen the non-profit housing sector.

**3. Who is this new housing for?**

The new rental housing will serve a wide variety of people in need, including:

- Individuals and families with low to moderate incomes
- Seniors
- Youth
- Women and children
- Aboriginal people
- Adults with developmental disabilities

**4. How were the projects selected?**

Projects were selected based on readiness to proceed, viability of the project, demonstrated need and demand, and ability to provide affordable rental housing.

**5. How did you select these projects so fast after you just announced the \$500M?**

We recognize that there is a need to act quickly on creating more affordable rental housing in B.C.

BC Housing considered proposals through a number of avenues, including:

- A proposal call to allocate the first round of funding from the \$355 million we announced last February; and
- Proposals submitted by local governments, non-profit societies and other potential partners.

As well, BC Housing had a number of projects that were in the predevelopment stage and that were deemed 'shovel ready' which have also been recipients of this funding.

**6. When will the new housing be ready?**

Newly constructed rental housing will be completed over the next 24 – 36 months.

Properties we are acquiring from the private market or redeveloping will be ready as soon they can be made available for occupancy – this will depend on the condition of each building.

BC Housing will work with the successful proponents to fully develop the project plans and ensure the proper rezoning, funding and consultation is considered and confirmed before construction.

**7. How will people apply for the new rental housing?**

Individuals will be able to apply via BC Housing and the non-profit societies, and will be assessed against eligibility requirements.

**8. How much will rent be?**

Rents will be set either at or below the Level one and two CMHC average rental rates which will vary from community to community.

**9. Who will operate these projects once they are completed?**

The projects will be operated by non-profit societies.

**10. Will there be any loss of existing units for the redevelopment projects?**

No – all existing units will be replaced.

**11. What will happen to tenants if they have to be relocated during redevelopments? And will they be able to return to the new housing?**

BC Housing will work with the housing operator and ensure tenants are provided with information regarding the redevelopment of their building and interim re-location.

All tenants will be re-housed and offered first right of refusal to return to the new housing.

**12. Do any of the projects approved include housing for students?**

The Vancouver Native Housing Society's project at 285 East 5th Avenue in Vancouver will provide 68 units of student housing.

This is a partnership with the Native Education College, who is donating the land and providing complimentary services.

BC Housing has also been in discussion with numerous post-secondary institutions to consider student housing options which we will be exploring in the coming months.

**13. How will the Province work with municipalities to avoid delays in development approval processes?**

Local governments have a key role to play in supporting this initiative and BC Housing has built strong partnerships with local governments. We will be working closely to ensure that the projects will be delivered in a timely fashion.

**14. Will BC Housing provide ongoing operating costs to these projects?**

Operating and support subsidies from BC Housing will not be provided. The projects must be self-sufficient where tenant revenues and/or other revenue sources are sufficient to fully fund the project's operating costs.

Where projects involve supports or services to residents, additional funding from other programs and/or commitments from other funders will be necessary to ensure projects are viable.

**15. What happens if there is additional funding for the projects required beyond the Province's contribution?**

The remainder of the funding will be provided through financing, society equity, community contributions, and local government partnerships.

**16. Where can we find further project details?**

Further details are available on BC Housing's website (link provided on news release).

Some project details are not currently available due to client privacy concerns and the fact that some negotiations are still underway.

**17. Will you be announcing additional projects in the future?**

Our goal is to develop as many projects as possible in order to create more affordable housing for British Columbians who will benefit from these projects.

Detail on the remaining 970 units of housing will be announced in the coming months.

Other projects will be announced in the future to allocate the balance of the \$355 million we announced last February (\$305M over 4 years).

Currently in B.C., there are 32 projects and approximately 2,100 units of affordable rental housing under construction.

Since 2001, we have completed close to 24,000 new units of affordable rental housing.



## **AFFORDABLE HOUSING PROJECTS** **ANNOUNCEMENT**

Topic: On Nov. XX, 2016, the Province will announce funding approval for 54 housing projects that will be funded from the \$500 million announced in Sept. and from the first round of the \$355 million (\$50M) announced in Feb. This will bring the total announced so far to 62 projects and 2,803 units. 15 additional projects totalling 973 units will be announced in the coming months.

- We are taking meaningful steps to address housing affordability challenges in B.C.
- In less than a year, we have committed a total of \$855 million to ensure more British Columbia families have access to affordable rental housing.
- So far, we have approved funding for more than 2,800 new units of affordable housing. In total, close to 3,800 units of new housing will be created in 40 B.C. communities.
- That's in addition to the 2,100 units of affordable rental housing currently under construction in B.C.
- We will continue to encourage all levels of government to support the Province's efforts and make sure we increase housing and rental supply to meet demand.
- We will continue to work on additional measures in the coming months to address housing affordability and supply challenges. This will include a determined action on our six principles of housing affordability:

- Ensuring the dream of home ownership remains within the reach of the middle class
- Increasing housing supply
- Smart transit expansion
- Supporting first-time home buyers
- Ensuring consumer protection
- Increasing rental supply

Key Housing Accomplishments:

- Since 2001, we have invested \$4.9 billion to provide affordable housing for low income individuals, seniors and families.
- More than 104,000 B.C. households benefit from a diverse range of provincial housing programs and services.
- Since 2001, we have completed close to 24,000 new units of affordable housing.
- We also provide financial assistance to more than 30,000 B.C. households to help make rent in the private market more affordable.

Nov 3, 2016

**Background:**

In total, the B.C. government is funding 77 new affordable rental housing projects (3,776 new units) in 40 communities throughout the province.

This follows two affordable housing investments announced by the Province earlier this year.

**Investment in Housing Innovation (\$500 million):**

In September 2016, the Province announced a commitment \$500 million to create approximately 2,900 new units of affordable rental housing:

<https://news.gov.bc.ca/releases/2016PREM0109-001734>

**A total of 65 projects (3,214 units) were selected for this commitment.**

Funding for these projects will be provided from the government's newly-created Housing Priority Initiatives Special Account, and projects will include a combination of acquisition of existing units from the private market as well as new construction.

**Provincial Investment In Affordable Housing Program (\$355 million):**

In February 2016, the Province announced a commitment of \$355 million over the next five years for construction and renovation of more than 2,000 units of affordable rental housing:

<https://news.gov.bc.ca/releases/2016PREM0017-000200>

**In 2016/17, \$50 million will be allocated to 12 projects (562 units) across the province.**

The funding will be generated from the Non-Profit Asset Transfer program initiated in 2014. The transfer of properties to non-profit societies was undertaken at the request of the societies, and is part of the B.C. government's commitment to strengthen the non-profit housing sector. Through the program, government is providing subsidies to non-profit housing societies to allow them to buy the land they currently lease from the province.

**Event Proposal**  
**MINISTRY OF NATURAL GAS DEVELOPMENT**  
2016-11-03

**Event Title:** Announce funding approval for 54 new affordable rental housing projects  
**Representative (Min/MLA):** Premier Christy Clark and Minister Rich Coleman

<b>Date:</b> Nov. XX <b>Time:</b> TBD.	<b>Media Market:</b> Lower Mainland Major Media
<b>Location:</b> 9460 140th Street, Surrey	<b>English Media Spokesperson:</b> Premier and Minister Coleman <b>Multicultural Media Spokesperson:</b> Premier and Minister Coleman

#### THE EVENT

- The Province will announce funding approval for 54 housing projects that will be funded from the \$500 million announced in September and from the first round of the \$355 million (\$50M) announced in February.
- This will bring the total announced so far to 62 projects and 2,803 units (includes 8 projects, 510 units announced for the Greater Victoria region by the Premier). 15 additional projects totalling 973 units will be announced in the coming months.
- In total, the Province will be funding 77 new affordable housing projects, totalling close to 3,800 units.
- Housing projects are located in the following 40 communities: 100 Mile House, Burnaby, Campbell River, Chilliwack, Clearwater, Colwood, Coquitlam, Courtney, Creston, Fort St. John, Kamloops, Kelowna, Keremeos, Kimberley, Langford, Langley, Madeira Park, Maple Ridge, Nakusp, Nanaimo, Nelson, North Vancouver, Okanagan Falls, Port Alberni, Port Moody, Prince George, Quadra Island, Quesnel, Richmond, Saanich, Slokan Valley, Smithers, Sooke, Surrey, Terrace, Victoria, Whistler, Penticton, Powell River and Vancouver.

#### GOVERNMENT OF BRITISH COLUMBIA FUNDING / PARTNER FUNDING (IF APPLICABLE):

- In September 2016, the Government of B.C. committed \$500 million to ensure more British Columbian families have access to affordable rental housing. **A total of 65 projects (3,214 units) were selected for this commitment.**
- In February 2016, the Government of B.C. committed \$355 million to create upwards of 2,000 new affordable housing units across British Columbia over five years. **In 2016/17, \$50 million will be allocated to 12 projects (562 units) throughout the province.**

#### WHO'S ORGANIZING?

- GCPE-NGD and BC Housing

#### VENUE DESCRIPTION

**The Centre for Child Development, 9460 140th Street, Surrey**

**Provincial Funding: \$4.7 million**

Successful Proponent: YWCA Metro Vancouver in partnership with The Centre for Child Development

Client Group: Low to moderate income single women with children with special needs.

- Proposed project to build a new 40-unit affordable housing development for single women with children with special needs. The Centre for Children Development is located on a 4.7 acre parcel. The new four-storey development will be located on the site and provide 36-40 units of affordable housing as well as retail and program space.



Left: The event may take place outdoors at the Centre for Child Development or indoors in a common space.

## **PARTICIPANTS**

- Provincial representative – Premier Christy Clark and Minister Rich Coleman (Emcee)
- Society representative, Successful proponent

## **TARGET AUDIENCE**

- Approximately 70 people are expected to attend this event.
- Audience will include provincial representatives, community and political representatives (Members of City Council), developers, BC Housing staff, other housing stakeholder.
- Local media

## **VISUAL MESSAGE(S)**

### **DESIRED PICTURE (STILL)**

- Provincial representative and other dignitaries participating in group photo.

### **ACTUAL SPEAKING BACKDROP**

- Podium sign TBC.

## **WRITTEN MESSAGE(S)**

### **DESIRED SOUNDBITE / KEY NEWS RELEASE SOUNDBITE**

- TBC

### **KEY MESSAGES**

- We are taking meaningful steps to address housing affordability challenges in B.C.
- Our recent announcement of a \$500 million investment is the largest housing investment in a single year by any province in Canada. It brings our total investment in affordable housing announced this year to \$855 million.
- We will continue to work on additional measures in the coming months to address housing affordability and supply challenges. This will include a determined action on our six principles of housing affordability:
  - Ensuring the dream of home ownership remains within the reach of the middle class
  - Increasing housing supply
  - Smart transit expansion
  - Supporting first-time home buyers
  - Ensuring consumer protection
  - Increasing rental supply
- Since 2001, the B.C. government has invested \$4.9 billion to provide affordable housing for low-income individuals, seniors and families.
- This year, more than 104,000 B.C. households will benefit from provincial social housing programs and services.
- Our success has come through a sound housing strategy and strong partnerships with local governments and community organizations.

## **Diacu, Raz MNGD:EX**

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**From:** Diacu, Raz MNGD:EX  
**Sent:** Friday, November 18, 2016 12:58 PM  
**To:** s.15  
**Cc:** Myers, Tobie A MNGD:EX; Hirji, Keivan MNGD:EX  
**Subject:** Draft materials for Tuesday  
**Attachments:** NR\_BG\_Affordable Housing Projects Announcement\_Nov\_17\_2016\_DRAFT.docx;  
KM\_Affordable Housing Projects Announcement\_Nov\_17\_2016\_DRAFT.docx;  
QA\_Affordable Housing Projects Announcement\_Nov\_17\_2016\_DRAFT.docx;  
EP\_Affordable Housing Projects Announcement.docx

Hi Minister,

I've attached the latest draft materials for the housing announcement on Tuesday, and will also put them on your iPad under "Housing Announcement." The speaking notes are still to come.

Here is the quote for your approval for the news release:

"Recognizing the need for more affordable rental housing in the province, we have acted quickly, approving the development of these projects," said Rich Coleman, Minister of Natural Gas Development and Responsible for Housing. "We will continue to partner with all levels of government, non-profit housing providers and the private sector to make sure we increase housing and rental supply to meet demand."

Thanks,  
Raz

Page 170 to/à Page 174

Withheld pursuant to/removed as

DUPLICATE

## **AFFORDABLE HOUSING PROJECTS** **ANNOUNCEMENT**

Topic: On Nov. 22, 2016, the Province will announce funding approval for 55 housing projects that will be funded from the \$500 million announced in Sept. and from the first round of the \$355 million (\$50M) announced in Feb.

- We are taking meaningful steps to address housing affordability challenges in B.C.
- We have committed a total of \$855 million this year to ensure more British Columbians have access to affordable rental housing.
- So far, we have approved funding for more than 2,800 new units of affordable housing. That's in addition to the 2,100 units of rental housing currently under construction in B.C.
- We will continue to encourage all levels of government to support the Province's efforts and make sure we increase housing and rental supply to meet demand.
- We will continue to be guided by 6 principles as we work to address housing affordability:
  - Ensuring the dream of home ownership remains within the reach of the middle class
  - Increasing housing supply
  - Smart transit expansion
  - Supporting first-time home buyers
  - Ensuring consumer protection
  - Increasing rental supply



Key Housing Accomplishments:

- Since 2001, we have invested \$4.9 billion to provide affordable housing for low income individuals, seniors and families.
- More than 104,000 B.C. households benefit from a diverse range of provincial housing programs and services.
- Since 2001, we have completed close to 24,000 new units of affordable housing.
- We also provide financial assistance to more than 30,000 B.C. households to help make rent in the private market more affordable.

Nov 15, 2016

**Background:**

Funding for the 62 projects will be provided from two provincial affordable housing programs announced this year.

**Investment in Housing Innovation (\$500 million):**

On Sept. 19, 2016, the B.C. government announced a commitment of \$500 million to create approximately 2,900 new units of affordable rental housing:

<https://news.gov.bc.ca/releases/2016PREM0109-001734>

A total of 53 projects (2,404 units) have been approved for funding representing a \$437 million investment.

**Provincial Investment In Affordable Housing Program (\$355 million):**

On Feb. 12, 2016, the Province announced a commitment of \$355 million for construction and renovation of more than 2,000 units of affordable rental housing:

<https://news.gov.bc.ca/releases/2016PREM0017-000200>

The funds will be distributed over a five year period:

- \$50 million in 2016-17
- \$50 million in 2017-18
- \$75 million in 2018-19
- \$90 million 2019-20
- \$90 million in 2020-21

A total of 10 projects (407 units) have been approved for funding representing a \$46.5 million investment.

In total, the B.C. government will invest \$550 million this fiscal year. Details on projects that will be funded from the remaining \$66.5 million will be announced in the coming months.

**Q&A**  
**Ministry of Natural Gas Development and**  
**Responsible for Housing**  
**Affordable Housing Projects Announcement**  
**Nov. 22, 2016**

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**1. What are you announcing?**

We have committed a total of \$855 million this year to ensure more British Columbians have access to affordable rental housing.

- \$500M in Sept. to create 2,900 units
- \$355M in Feb. to create 2,000 units over 5 years (\$50M in 2016/17)

Today, we are announcing funding approval for 55 housing projects, totalling 2,300 new units of housing.

That brings the total number of housing units announced by the Province so far to more than 2,800, representing a provincial funding commitment of \$483 million (includes 8 projects, 510 units announced for the Greater Victoria region on Oct. 27).

**2. Where is money coming from?**

The \$500 million is new money which is being funded from the Housing Priority Initiatives Special Account.

The \$355 million (\$50M this year) is coming from the Non-Profit Asset Transfer program initiated in 2014. The transfer of properties to non-profit societies was undertaken at the request of the societies, and is part of the B.C. government's commitment to strengthen the non-profit housing sector.

**3. Who is this new housing for?**

The new rental housing will serve a wide variety of people in need, including:

- Individuals and families with low to moderate incomes
- Seniors
- Youth
- Women and children
- Aboriginal people
- Adults with developmental disabilities

**4. How were the projects selected?**

Projects were selected based on readiness to proceed, viability of the project, demonstrated need and demand, and ability to provide affordable rental housing.

**5. How did you select these projects so fast after you just announced the \$500M?**

We recognize that there is a need to act quickly on creating more affordable rental housing in B.C.

BC Housing considered proposals through a number of avenues, including:

- A proposal call to allocate the first round of funding from the \$355 million we announced last February; and
- Proposals submitted by local governments, non-profit societies and other potential partners.

As well, BC Housing had a number of projects that were in the predevelopment stage and that were deemed 'shovel ready' which have also been recipients of this funding.

**6. When will the new housing be ready?**

Newly constructed rental housing will be completed over the next 24 – 36 months.

Properties we are acquiring from the private market or redeveloping will be ready as soon they can be made available for occupancy – this will depend on the condition of each building.

BC Housing will work with the successful proponents to fully develop the project plans and ensure the proper rezoning, funding and consultation is considered and confirmed before construction.

**7. How will people apply for the new rental housing?**

Individuals will be able to apply via BC Housing and the non-profit societies, and will be assessed against eligibility requirements.

**8. How much will rent be?**

Rents will be set either at or below the Level one and two CMHC average rental rates which will vary from community to community.

**9. Who will operate these projects once they are completed?**

The projects will be operated by non-profit societies.

**10. Will there be any loss of existing units for the redevelopment projects?**

No – all existing units will be replaced.

**11. What will happen to tenants if they have to be relocated during redevelopments? And will they be able to return to the new housing?**

BC Housing will work with the housing operator and ensure tenants are provided with information regarding the redevelopment of their building and interim re-location.

All tenants will be re-housed and offered first right of refusal to return to the new housing.

**12. Do any of the projects include housing for students?**

Yes, the Vancouver Native Housing Society's project at 285 East 5th Avenue in Vancouver will provide 68 units of student housing.

This is a partnership with the Native Education College, who is donating the land and providing complimentary services.

BC Housing has also been in discussion with numerous post-secondary institutions to consider student housing options which we will be exploring in the coming months.

**13. Do any of the projects include youth transition housing?**

Yes, there are two projects that include youth transition housing – one in Chilliwack (45603 Yale Road) and one in Surrey (7561 140th Street).

These projects will also include housing for low income individuals and families.

Details regarding the total number of youth housing units for these projects are still being finalized.

**14. Where can we find further details about the projects you're announcing today?**

Further details are available on BC Housing's website ([link provided on news release](#)).

Some project details are not currently available due to client privacy concerns and the fact that some negotiations are still underway.

**15. How will the Province work with municipalities to avoid delays in development approval processes?**

Local governments have a key role to play in supporting this initiative and BC Housing has built strong partnerships with local governments. We will be working closely to ensure that the projects will be delivered in a timely fashion.

**16. Will BC Housing provide ongoing operating costs to these projects?**

Operating and support subsidies from BC Housing will not be provided. The projects must be self-sufficient where tenant revenues and/or other revenue sources are sufficient to fully fund the project's operating costs.

Where projects involve supports or services to residents, additional funding from other programs and/or commitments from other funders will be necessary to ensure projects are viable.

**17. What happens if there is additional funding for the projects required beyond the Province's contribution?**

The remainder of the funding will be provided through financing, society equity, community contributions, and local government partnerships.

**18. Will you be announcing additional projects in the future?**

Our goal is to develop as many projects as possible in order to create more affordable housing for British Columbians who will benefit from these projects.

Detail on the remaining 965 units of housing will be announced in the coming months.

Other projects will be announced in the future to allocate the balance of the \$355 million we announced last February (\$305M over 4 years).

Currently in B.C., there are 32 projects and approximately 2,100 units of affordable rental housing under construction.

Since 2001, we have completed close to 24,000 new units of affordable rental housing.

**Event Proposal**  
**MINISTRY OF NATURAL GAS DEVELOPMENT**

**Event Title:** Announce funding approval for 54 new affordable rental housing projects  
**Representative (Min/MLA):** Premier Christy Clark and Minister Rich Coleman

<b>Date:</b> Nov. 22 (TBC) <b>Time:</b> 10:00 a.m (TBC)	<b>Media Market:</b> Lower Mainland Major Media
<b>Location:</b> 9460 140th Street, Surrey	<b>English Media Spokesperson:</b> Premier and Minister Coleman <b>Multicultural Media Spokesperson:</b> Premier and Minister Coleman

#### THE EVENT

- The Province will announce funding approval for 54 housing projects that will be funded from the \$500 million announced in September and from the first round of the \$355 million (\$50M) announced in February.
- This will bring the total announced so far to 62 projects and 2,803 units (includes 8 projects, 510 units announced for the Greater Victoria region by the Premier). 15 additional projects totalling approx. 970 units will be announced in the coming months.
- In total, the Province will be funding 77 new affordable housing projects, totalling close to 3,800 units.
- Housing projects are located in the following 40 communities: 100 Mile House, Burnaby, Campbell River, Chilliwack, Clearwater, Colwood, Coquitlam, Courtney, Creston, Fort St. John, Kamloops, Kelowna, Keremeos, Kimberley, Langford, Langley, Madeira Park, Maple Ridge, Nakusp, Nanaimo, Nelson, North Vancouver, Okanagan Falls, Port Alberni, Port Moody, Prince George, Quadra Island, Quesnel, Richmond, Saanich, Slokan Valley, Smithers, Sooke, Surrey, Terrace, Victoria, Whistler, Penticton, Powell River and Vancouver.

#### GOVERNMENT OF BRITISH COLUMBIA FUNDING / PARTNER FUNDING (IF APPLICABLE):

- In September 2016, the Government of B.C. committed \$500 million to ensure more British Columbian families have access to affordable rental housing. **A total of 65 projects (3,214 units) were selected for this commitment.**
- In February 2016, the Government of B.C. committed \$355 million to create upwards of 2,000 new affordable housing units across British Columbia over five years. **In 2016/17, \$50 million will be allocated to 12 projects (562 units) throughout the province.**

#### WHO'S ORGANIZING?

- GCPE-NGD and BC Housing

#### VENUE DESCRIPTION

**The Centre for Child Development, 9460 140th Street, Surrey**

**Provincial Funding: \$4.7 million**

Successful Proponent: YWCA Metro Vancouver in partnership with The Centre for Child Development

Client Group: Low to moderate income single women with children with special needs.

- Proposed project to build a new 40-unit affordable housing development for single women with children with special needs. The Centre for Children Development is located on a 4.7 acre parcel. The new four-storey development will be located on the site and provide 36-40 units of affordable housing as well as retail and program space.



Left: The event may take place outdoors at the Centre for Child Development or indoors in a common space.

- Provincial representative – Premier Christy Clark and Minister Rich Coleman (Emcee)
- Society representative, Successful proponent

#### **TARGET AUDIENCE**

- Approximately 70 people are expected to attend this event.
- Audience will include provincial representatives, community and political representatives (Members of City Council), developers, BC Housing staff, other housing stakeholder.
- Local media

#### **VISUAL MESSAGE(S)**

##### **DESIRED PICTURE (STILL)**

- Provincial representative and other dignitaries participating in group photo.

##### **ACTUAL SPEAKING BACKDROP**

- Podium sign TBC.

#### **WRITTEN MESSAGE(S)**

##### **DESIRED SOUNDBITE / KEY NEWS RELEASE SOUNDBITE**

- "Our government's historical investments in affordable housing are ensuring British Columbians are first in line for affordable housing. We are taking immediate action to increase the rental supply for people in need in communities throughout B.C."

##### **KEY MESSAGES**

- We are taking meaningful steps to address housing affordability challenges in B.C.
- We are taking meaningful steps to address housing affordability challenges in B.C.
- We have committed a total of \$855 million this year to ensure more British Columbians have access to affordable rental housing.
- So far, we have approved funding for more than 2,800 new units of affordable housing. That's in addition to the 2,100 units of rental housing currently under construction in B.C.
- We will continue to encourage all levels of government to support the Province's efforts and make sure we increase housing and rental supply to meet demand.
- Since 2001, the B.C. government has invested \$4.9 billion to provide affordable housing for low-income individuals, seniors and families.



## **Diacu, Raz MNGD:EX**

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**From:** Diacu, Raz MNGD:EX  
**Sent:** Friday, November 18, 2016 2:56 PM  
**To:** Merrifield, Katy PREM:EX  
**Subject:** FW: Draft materials for Tuesday  
**Attachments:** NR\_BG\_Affordable Housing Projects Announcement\_Nov\_17\_2016\_DRAFT.docx;  
KM\_Affordable Housing Projects Announcement\_Nov\_17\_2016\_DRAFT.docx;  
QA\_Affordable Housing Projects Announcement\_Nov\_17\_2016\_DRAFT.docx;  
EP\_Affordable Housing Projects Announcement.docx

Page 185 to/à Page 198

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## **Diacu, Raz MNGD:EX**

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**From:** Diacu, Raz MNGD:EX  
**Sent:** Friday, November 18, 2016 3:38 PM  
**To:** Dolan, Chelsea PREM:EX  
**Subject:** Fwd: Draft materials for Tuesday  
**Attachments:** NR\_BG\_Affordable Housing Projects Announcement\_Nov\_17\_2016\_DRAFT.docx; ATT00001.htm; KM\_Affordable Housing Projects Announcement\_Nov\_17\_2016\_DRAFT.docx; ATT00002.htm; QA\_Affordable Housing Projects Announcement\_Nov\_17\_2016\_DRAFT.docx; ATT00003.htm; EP\_Affordable Housing Projects Announcement.docx; ATT00004.htm

Page 200 to/à Page 213

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## **Diacu, Raz MNGD:EX**

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**From:** Diacu, Raz MNGD:EX  
**Sent:** Friday, November 18, 2016 3:38 PM  
**To:** Wizinsky, Jennifer LASS:EX  
**Subject:** Fwd: Draft materials for Tuesday  
**Attachments:** NR\_BG\_Affordable Housing Projects Announcement\_Nov\_17\_2016\_DRAFT.docx; ATT00001.htm; KM\_Affordable Housing Projects Announcement\_Nov\_17\_2016\_DRAFT.docx; ATT00002.htm; QA\_Affordable Housing Projects Announcement\_Nov\_17\_2016\_DRAFT.docx; ATT00003.htm; EP\_Affordable Housing Projects Announcement.docx; ATT00004.htm

Page 215 to/à Page 228

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## **Diacu, Raz MNGD:EX**

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**From:** Diacu, Raz MNGD:EX  
**Sent:** Monday, November 21, 2016 10:54 AM  
**To:** Barnettson, Luella MNGD:EX; Sures, Lauren MNGD:EX  
**Subject:** event plan  
**Attachments:** EP\_Affordable Housing Projects Announcement.docx

Page 230 to/à Page 231

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## **Diacu, Raz MNGD:EX**

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**From:** Diacu, Raz MNGD:EX  
**Sent:** Monday, November 21, 2016 3:47 PM  
**To:** Merrifield, Katy PREM:EX  
**Subject:** FW: updated draft materials for tomorrow  
**Attachments:** NR\_BG\_Affordable Housing Projects Announcement\_Nov\_21\_2016\_DRAFT.docx;  
KM\_Affordable Housing Projects Announcement\_Nov\_21\_2016\_DRAFT.docx;  
QA\_Affordable Housing Projects Announcement\_Nov\_21\_2016\_DRAFT.docx;  
SN\_RColeman\_\_Affordable Housing Projects Announcement\_Nov\_21\_2016.docx;  
KM\_HSG\_National Housing Strategy B.C. Submission\_November\_2016 ADM.docx;  
EP\_Affordable Housing Projects Announcement.docx

**Importance:** High

Updated materials attached - let me know asap if you have any thoughts. We'll try to get this to the editors by 4:15

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## **Speaking Notes for**

**Honourable Rich Coleman**

**Minister of Natural Gas Development,**

**Minister Responsible for Housing and Deputy Premier**

### **Affordable Housing Projects Announcement**

**Tuesday, November 22, 2016**

**The Centre for Child Development**

**9460 – 140th Street, Surrey, B.C.**

**Minister Coleman arrives: 10 a.m.**

**Announcement: 10:50 a.m.**

CHECK AGAINST DELIVERY

**EVENT:**

- British Columbia families in need of affordable rental housing will soon have access to nearly 2,900 new units of housing thanks to the B.C. government's capital funding commitment of \$516 million toward the 68 projects announced today.
- Projects will be funded from two affordable housing investments announced by the Province this year – the \$500 million announced in September and the first round of the \$355 million (\$79 million) announced in February.
- These investments are estimated to produce nearly 9,500 jobs (person-years of employment).

**AUDIENCE:**

- The announcement will include representatives from the housing sector, including non-profit societies, and media.

**SPEAKERS:**

- Premier Christy Clark
- Rich Coleman, Minister of Natural Gas Development and Minister Responsible for Housing (Emcee)
- Gerard Bremault, CEO, Centre for Child Development
- Jennifer Buckingham, client speaker

**ON SITE CONTACT:**

- BC Housing Communications: Susan Hancock 604-218-0747 (cell) and Rhonda Morris, 604.817.6504 (cell)

**AGENDA:**

Time	Details
10:00 a.m.	Media and guests begin to arrive. Invitation list and check-in at reception.
10:10 a.m.	Pre-brief roundtable for PCC in board room upstairs in Sophie's Place. (TBC)
10:15 a.m.	PCC roundtable with four single mothers + children. Mothers will be brought into board room upstairs in Sophie's Place where the PCC will be waiting. <i>YWCA to provide names/ release forms prior to the event.</i>
10:35 a.m.	Pre-brief for main announcement with PCC and all speakers will be held in the board room upstairs in Sophie's Place. All speakers in attendance. (TBC)
10: 40 a.m.	PCC visits 3-5 yrs-old daycare. Six children will be in the day care. Media will attend. Signed release forms needed from YWCA prior to event.
10:46 a.m.	PCC exits day care to outdoor space to event area in gym.
<b>10:50 a.m.</b>	<b>Minister Rich Coleman shares opening remarks and introduces PPC</b>
10:52 a.m.	PCC to speak at podium
10:57 a.m.	Centre for Child Development, Gerard Bremault, CEO
11:01 a.m.	Client Speaker, Jennifer Buckingham
11:10 a.m.	PCC available for questions from media at podium
11:20 a.m.	PCC departure

**Parking:** Parking is available at the facility for guests. Parking has been reserved for Minister Coleman on the north side of the building. A parking stall usually reserved for RCMP will be held for the Minister.

**10:50 a.m. Minister Rich Coleman**

**Introduction:**

- Honoured to have the Premier join us today for an important announcement on affordable housing for all British Columbians
- B.C. Government made a commitment to increase supply of affordable housing
- As a result, two affordable housing investments

- \$500 million announced in September and the \$355 million announced in February = \$855M
  
- Serve a wide range of housing needs, including
  - low-to moderate-income renters
  - seniors
  - youth
  - adults with developmental disabilities
  - Aboriginal people
  - women and children
  
- I'd now like to welcome Premier Clark to the podium to make an important announcement

## **Speakers:**

**10:52 a.m. Premier Christy Clark**

**10:57 a.m. Gerard Bremault, CEO, Centre for Child Development**

**11:01 a.m. Jennifer Buckingham, client speaker**

## **Close:**

**11:03 a.m. Minister Rich Coleman**

- Jennifer, we thank you for sharing your personal story with us today



- Your story represents many of the single mothers and their families who will be housed through the affordable housing development at this site...
- And other projects across the province
- Thank you

**– END –**

## **NATIONAL HOUSING STRATEGY**

Topic: In October 2016, the Province made its submission to the federal government, outlining B.C.'s priorities for the forthcoming National Housing Strategy. On Nov. 21, the federal government is releasing a report summarizing feedback from the consultation associated with the report. The strategy will be finalized in 2017.

- We're working collaboratively with our federal, provincial and territorial counterparts to develop a national housing strategy that will ensure Canadians continue to have access to safe, affordable and appropriate housing.
- As part of this work, the federal government will release a report summarizing what they heard from consultation on a National Housing Strategy. The strategy itself will be finalized sometime next year.
- British Columbia has been a leader in the provision of safe, affordable and appropriate housing for many years.
- Since 2001, we have invested \$4.9 billion to provide affordable housing for low-income individuals, seniors and families.
- We are building on our leadership position today in announcing further details about our \$500-million investment to create 2,900 units of affordable rental housing.
- This builds on our investment of \$355 million to create 2,000 new rental units, announced in February.

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## **Diacu, Raz MNGD:EX**

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**From:** Diacu, Raz MNGD:EX  
**Sent:** Monday, November 21, 2016 3:53 PM  
**To:** Hirji, Keivan MNGD:EX  
**Cc:** Myers, Tobie A MNGD:EX  
**Subject:** FW: updated draft materials for tomorrow  
**Attachments:** NR\_BG\_Affordable Housing Projects Announcement\_Nov\_21\_2016\_DRAFT.docx;  
KM\_Affordable Housing Projects Announcement\_Nov\_21\_2016\_DRAFT.docx;  
QA\_Affordable Housing Projects Announcement\_Nov\_21\_2016\_DRAFT.docx;  
SN\_RColeman\_\_Affordable Housing Projects Announcement\_Nov\_21\_2016.docx;  
KM\_HSG\_National Housing Strategy B.C. Submission\_November\_2016 ADM.docx;  
EP\_Affordable Housing Projects Announcement.docx

**Importance:** High

Hi Keivan,

Updated materials for tomorrow – give it half an hour or so before printing, in case any further updates are needed. I'll keep you posted.

Page 258 to/à Page 281

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## **Diacu, Raz MNGD:EX**

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**From:** Diacu, Raz MNGD:EX  
**Sent:** Monday, November 21, 2016 3:55 PM  
**To:** Dolan, Chelsea PREM:EX  
**Subject:** FW: updated draft materials for tomorrow  
**Attachments:** NR\_BG\_Affordable Housing Projects Announcement\_Nov\_21\_2016\_DRAFT.docx;  
KM\_Affordable Housing Projects Announcement\_Nov\_21\_2016\_DRAFT.docx;  
QA\_Affordable Housing Projects Announcement\_Nov\_21\_2016\_DRAFT.docx;  
KM\_HSG\_National Housing Strategy B.C. Submission\_November\_2016 ADM.docx;  
EP\_Affordable Housing Projects Announcement.docx

**Importance:** High

Updated materials attached. Don't expect any further changes but will keep you posted if there are any

Page 283 to/à Page 299

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## **Diacu, Raz MNGD:EX**

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**From:** Diacu, Raz MNGD:EX  
**Sent:** Monday, November 21, 2016 3:56 PM  
**To:** Wizinsky, Jennifer LASS:EX; Ellithorpe, Rosa LASS:EX  
**Subject:** FW: updated draft materials for tomorrow  
**Attachments:** NR\_BG\_Affordable Housing Projects Announcement\_Nov\_21\_2016\_DRAFT.docx;  
KM\_Affordable Housing Projects Announcement\_Nov\_21\_2016\_DRAFT.docx;  
QA\_Affordable Housing Projects Announcement\_Nov\_21\_2016\_DRAFT.docx;  
KM\_HSG\_National Housing Strategy B.C. Submission\_November\_2016 ADM.docx;  
EP\_Affordable Housing Projects Announcement.docx

**Importance:** High

Updated materials attached. Don't expect any further changes but will keep you posted if there are any

Page 301 to/à Page 317

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**Diacu, Raz MNGD:EX**

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**From:** Diacu, Raz MNGD:EX  
**Sent:** Monday, November 21, 2016 4:04 PM  
**To:** Merrifield, Katy PREM:EX  
**Subject:** FW: NR\_BG\_Affordable Housing Projects Announcement\_Nov\_21\_2016\_DRAFT  
**Attachments:** NR\_BG\_Affordable Housing Projects Announcement\_Nov\_21\_2016\_DRAFT.docx

Changes highlighted

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## NEWS RELEASE

For Immediate Release  
[release number]  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and  
Responsible for Housing

### **Province announces project details for \$516 million in new affordable housing**

SURREY – British Columbian families in need of affordable rental housing will soon have access to close to 2,900 new units of housing thanks to the B.C. government's funding commitment of \$516 million toward the 68 projects announced today.

Projects will be funded from two affordable housing investments announced by the Province this year – the \$500 million announced in September and the first round of the \$355 million (\$79 million) announced in February.

These investments are estimated to produce nearly 9,500 jobs (person-years of employment).

"This is why we continue to work so hard to build Canada's leading economy," said Premier Christy Clark. "It gives us the ability to make significant investments, put British Columbians first, and take immediate action to increase the rental supply in communities throughout B.C." DRAFT

The new housing projects will serve a wide range of needs including low- to moderate-income renters, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children.

The announcement was made at one of the project sites in Surrey where a new, 40-unit affordable housing development will be built to provide housing for low-to moderate-income single women with children with special needs. The Province is providing \$4.7 million to fund the project, in partnership with YWCA Metro Vancouver.

"Recognizing the need for more affordable rental housing in the province, we have acted quickly, approving the development of these projects," said Rich Coleman, Minister of Natural Gas Development and Responsible for Housing. "We will continue to partner with all levels of government, non-profit housing providers and the private sector to make sure we increase housing and rental supply to meet demand." DRAFT

In September, the Province announced a \$500 million investment which is the largest single-year housing investment by any province in Canada. When added to February's five-year, \$355 million investment, the B.C. government has announced a total of \$855 million for affordable housing this year. ~~Of this money, the Province will invest approximately \$580 million this fiscal year to increase affordable rental supply.~~

Details for the remaining ~~\$66 million in~~ housing projects will be announced later this fiscal year.

**Key Facts:**

- Since 2001, the Government of British Columbia has invested \$4.9 billion to provide affordable housing for low income individuals, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children.
- More than 104,000 B.C. households benefit from a diverse range of provincial housing programs and services.
- Since 2001, the Province has completed close to 24,000 new units of affordable housing.
- Financial assistance has also been provided to more than 30,000 B.C. households to ensure rent is more affordable.

**Learn More:**

To learn more about the Province's actions on housing affordability, visit:

<http://housingaffordability.gov.bc.ca/>

For information on housing affordability programs and services in B.C., visit:

<http://housingaffordability.gov.bc.ca/categories/housing-affordability-programs-and-services/>

**Media Contacts:**

Stephen Smart  
Press Secretary  
Office of the Premier  
778 389-6202

Lindsay Byers  
Ministry of Natural Gas Development and Responsible for Housing  
250 952-0617

Laura Mathews  
BC Housing  
604 454-5426

Backgrounders follow.

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## **Diacu, Raz MNGD:EX**

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**From:** Diacu, Raz MNGD:EX  
**Sent:** Monday, November 21, 2016 5:32 PM  
**To:** Hirji, Keivan MNGD:EX  
**Cc:** Myers, Tobie A MNGD:EX  
**Subject:** Final NR  
**Attachments:** clean.docx

Here is the final version of the news release for tomorrow

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## NEWS RELEASE

For Immediate Release  
[release number]  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and  
Responsible for Housing

### **Province announces details of a half-billion-dollars in affordable housing**

SURREY – B.C.'s strong economy means British Columbian families in need of affordable rental housing will soon have access to close to 2,900 new units of housing thanks to the B.C. government's funding commitment of \$516 million toward the 68 projects announced today.

These investments are estimated to produce nearly 9,500 jobs (person-years of employment).

"This is why we continue to work so hard to build Canada's leading economy," said Premier Christy Clark. "It gives us the ability to make significant investments, put British Columbians first, and take immediate action to increase the rental supply in communities throughout B.C."

The new housing projects will serve a wide range of needs including low- to moderate-income renters, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children.

The announcement was made at one of the project sites in Surrey where a new, 40-unit affordable housing development will be built to provide housing for low-to moderate-income single women with children with special needs. The Province is providing \$4.7 million to fund the project, in partnership with YWCA Metro Vancouver.

"Recognizing the need for more affordable rental housing in the province, we have acted quickly, approving the development of these projects," said Rich Coleman, Minister of Natural Gas Development and Responsible for Housing. "We will continue to partner with all levels of government, non-profit housing providers and the private sector to make sure we increase housing and rental supply to meet demand."

In September, the Province announced a \$500 million investment which is the largest single-year housing investment by any province in Canada. When added to February's five-year, \$355 million investment, the B.C. government has announced a total of \$855 million for affordable housing this year.

Details for the remaining housing projects will be announced later this fiscal year.

For further information and a funding breakdown see backgrounders.



**Key Facts:**

- Since 2001, the Government of British Columbia has invested \$4.9 billion to provide affordable housing for low income individuals, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children.
- More than 104,000 B.C. households benefit from a diverse range of provincial housing programs and services.
- Since 2001, the Province has completed close to 24,000 new units of affordable housing.
- Financial assistance has also been provided to more than 30,000 B.C. households to ensure rent is more affordable.

**Learn More:**

To learn more about the Province's actions on housing affordability, visit:

<http://housingaffordability.gov.bc.ca/>

For information on housing affordability programs and services in B.C., visit:

<http://housingaffordability.gov.bc.ca/categories/housing-affordability-programs-and-services/>

**Media Contacts:**

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778 389-6202

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Backgrounders follow.

# BACKGROUND 1

For Immediate Release  
[release number]  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and  
Responsible for Housing

## **Community breakdown of projects approved for \$516 million**

### **Lower Mainland / Fraser Valley – 22 projects / 1,441 units**

- Burnaby – 3 projects / 202 units
- Chilliwack – 2 projects / 115 units
- Richmond – 1 projects / 160 units
- Surrey – 5 projects / 326 units
- Vancouver – 10 projects / 611 units
- Whistler – 1 project / 27 units

### **Vancouver Island / Gulf Islands – 18 projects / 774 units**

- Campbell River – 1 project / 21 units
- Colwood – 1 project / 104 units
- Courtenay – 2 projects / 38 units
- Langford – 1 project / 64 units
- Nanaimo – 4 projects / 153 units
- Port Alberni – 2 projects / 36 units
- Saanich – 3 projects / 140 units
- Sooke – 1 project / 40 units
- Victoria – 2 projects / 162 units
- Quadra Island – 1 project / 16 units

### **Coast – 8 projects / 172 units**

- Madeira Park – 1 project / 14 units
- Powell River – 1 project / 27 units
- Port Edward – 1 project / 8 units
- Port Simpson – 2 projects / 18 units
- Prince Rupert – 2 projects / 60 units
- Terrace – 1 project / 45 units

### **Thompson-Okanagan – 9 projects / 256 units**

- Clearwater – 1 project / 26 units
- Kelowna – 4 projects / 131 units
- Keremeos – 2 projects / 24 units
- Okanagan Falls – 1 project / 35 units

- Penticton – 1 project / 40 units

**Kootenay – 5 projects / 86 units**

- Creston – 1 project / 9 units
- Kimberley – 1 project / 8 units
- Nakusp – 1 project / 9 units
- Nelson – 1 project / 48 units
- Slocan Valley – 1 project / 12 units

**Cariboo – 2 projects / 68 units**

- Quesnel – 2 projects / 68 units

**North / Northeast – 2 projects / 31 units**

- Fort St. James – 1 project / 16 units
- Smithers – 1 project / 15 units

Details of additional projects totalling 69 units in Kamloops and Prince George will be announced within the next week.

**Total: 68 projects / 2,897 units**

For additional details of each project, please visit:

[http://www.bchousing.org/Media/NR/2016/11/21/12228\\_1611211114-875](http://www.bchousing.org/Media/NR/2016/11/21/12228_1611211114-875)

**Media Contacts:**

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## BACKGROUND 2

For Immediate Release  
[release number]  
Nov. 22, 2016

Office of the Premier  
Ministry of Natural Gas Development and  
Responsible for Housing

### **Funding breakdown for affordable housing projects**

Funding for the 68 projects will be provided from two provincial affordable housing programs announced this year.

#### **Investment in Housing Innovation (\$500 million):**

On Sept. 19, 2016, the B.C. government announced \$500 million to create approximately 2,900 units of affordable rental housing.

A total of 53 projects (2,404 units) have been approved for funding representing a \$437 million investment.

#### **Provincial Investment In Affordable Housing Program (\$355 million):**

On Feb. 12, 2016, the Province announced \$355 million for construction and renovation of more than 2,000 units of affordable rental housing. The funds will be distributed over a five year period.

A total of 15 projects (493 units) have been approved for funding representing a \$79 million investment.

#### **Media Contacts:**

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Withheld pursuant to/removed as

DUPLICATE

## Diacu, Raz MNGD:EX

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**From:** Diacu, Raz MNGD:EX  
**Sent:** Tuesday, November 22, 2016 4:34 PM  
**To:** Mills, Shane PREM:EX  
**Cc:** Myers, Tobie A MNGD:EX; Hirji, Keivan MNGD:EX  
**Subject:** Media requests

Hi Shane,

Heads up on these media requests today:

**Reporter:** Farrah Merali, CBC News Vancouver

**Request:** Reporter indicated Rob Shaw shared some of the details related to the housing projects being announced this morning. She is asking for the same information that was provided to Rob. OK to forward.

**Response:** Province announcing details of 68 affordable housing projects throughout B.C. totalling 2,897 units - represents a provincial funding commitment of \$516 million. Projects will be funded from two affordable housing investments announced by the Province this year – the \$500 million announced in September and the first round of the \$355 million (\$50 million) announced in February. These investments are estimated to produce nearly 9,500 jobs (person-years of employment). New housing projects will serve a wide range of needs including low- to moderate-income renters, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children. Announcement will be made at the one of the project sites in Surrey where a new, 40-unit affordable housing development will be built to provide housing for low-to moderate-income single women with children with special needs. The Province is providing \$4.7 million to fund the project, in partnership with YWCA Metro Vancouver. Details for the remaining \$34 million in housing projects will be announced later this fiscal year.

**Reporter:** Matt Robinson, Vancouver Sun (\*same response to Kelowna Now and Abbotsford News)

**Request:** Reporter would like details for each of the 10 Vancouver projects incl. street address and # units? Also, how many of the projects, province-wide, have already been announced?

**Response:** The following projects have been announced locally: Oct. 27 - \$45 million for 510 units in Greater Victoria: <https://news.gov.bc.ca/releases/2016PREM0127-002139> Nov. 8 – \$2 million for 27 units in Whistler: <https://news.gov.bc.ca/releases/2016MNGD0068-002307> Nov. 14 - \$11 million for 80 units in Chilliwack: <https://news.gov.bc.ca/releases/2016MNGD0070-002340> Nov. 14 - \$6 million for 35 units in Chilliwack: <https://news.gov.bc.ca/releases/2016MNGD0071-002341> Nov. 16 - \$4.7 million for 35 units in Okanagan Falls: <https://news.gov.bc.ca/releases/2016MNGD0073-002368> Nov. 16 - \$3.1 million for 24 units in Keremeos: <https://news.gov.bc.ca/releases/2016MNGD0074-002369> Nov. 16 - \$18.4 million for 131 units in Kelowna: <https://news.gov.bc.ca/releases/2016MNGD0072-002367> Nov. 21 - \$3.6 million for 26 units in Clearwater: <https://news.gov.bc.ca/releases/2016MNGD0086-002429> . The following map also provides more details on each project: [http://www.bchousing.org/Media/NR/2016/11/21/12228\\_1611211114-875](http://www.bchousing.org/Media/NR/2016/11/21/12228_1611211114-875)

**Reporter:** Matt Robinson, Vancouver Sun

**Request:** Reporter is following up on original request, looking for a count of how many of the 2,900 units will be brand new (i.e. never existed before in any form, public or private)? Please also specifically break down how many of Vancouver's 611 units will be brand new (i.e. never existed before in any form, public or private)?

**GCPE Response:** The projects announced today (2,897 units) include 2,634 net-new units. The remaining 263 units are being redeveloped which will result in 641 units of new housing. Redevelopment is a viable option when existing units have become obsolete. Yes, this is a new development. Construction is expected to begin in

fall 2017. Of the 10 projects in Vancouver, one project involves a redevelopment where 156 units will be replaced with 223 units of new housing. The other nine projects are all brand new. **\*table sent to reporter\***

**Reporter:** Liza Yuzda, CKNW Radio

**Request:** Reporter would like a breakdown of projects by client type. The reporter has also asked if these projects announced today are all new projects?

**BC Housing Response:** The projects announced today (2,897 units) include 2,634 net-new units. The remaining 263 units are being redeveloped which will result in 641 units of new housing. Redevelopment is a viable option when existing units have become obsolete. The new housing projects will serve a wide range of needs including low- to moderate-income renters, seniors, youth, adults with developmental disabilities, Aboriginal people and women and children. You can find a breakdown of client groups by project here: [http://www.bchousing.org/Media/NR/2016/11/21/12228\\_1611211114-875](http://www.bchousing.org/Media/NR/2016/11/21/12228_1611211114-875). Of the 10 projects in Vancouver, one project involves a redevelopment where 156 units will be replaced with 223 units of new housing. The other nine projects are all brand new.