

Coleman, Rich MEM:EX

From: Coleman, Rich MEM:EX
Sent: Tuesday, September 13, 2016 4:02 PM
To: Nikolejsin, Dave MNGD:EX
Subject: Re: Cost implications of raising DAP \$96K income limit

Thanks. Can you find out about a tariff imposed on dry wall by the feds on drywall?

Sent from my BlackBerry 10 smartphone on the TELUS network.

From: Nikolejsin, Dave MNGD:EX
Sent: Tuesday, September 13, 2016 3:31 PM
To: Coleman, Rich MEM:EX
Cc: Myers, Tobie A MNGD:EX
Subject: Fwd: Cost implications of raising DAP \$96K income limit

Fyi

Dave Nikolejsin
Deputy Minister
Natural Gas Development

Begin forwarded message:

From: "Steves, Gregory OHCS:EX" <Gregory.Steves@gov.bc.ca>
Date: September 13, 2016 at 3:01:38 PM PDT
To: "Nikolejsin, Dave MNGD:EX" <Dave.Nikolejsin@gov.bc.ca>
Subject: Cost implications of raising DAP \$96K income limit

Dave,

s.13

Please let me know if you'd like further clarification on this.

Respectfully,

Greg Steves

ADM

Myers, Tobie A MNGD:EX

From: Myers, Tobie A MNGD:EX
Sent: Tuesday, July 19, 2016 9:32 AM
To: s.17
Subject: Materials
Attachments: Provincial Housing Affordability Summary (final).docx

Following up on this one that we sent over to PVO last week - did you have any concerns? We are expecting to see a draft TB sub based on this doc in fairly short order.

Thx

Summary of Provincial Housing Affordability Proposals

Housing Affordability Proposal	Fiscal Impacts	Benefit/Outcomes	Next Steps	Stakeholder Considerations	Timing	Lead
Overall Coordination	17 initiatives have been identified, led by Finance, CSCD and OHCS (responsible for the 6 below). s.13 OHCS has arranged weekly calls with ADMs and staff.		s.12 Consultation on program implementation. Consolidation communications strategy.	Overall communications strategy needed.	s.13	Greg S. Doug F. Tara F.

1. s.12,s.13

Summary of Provincial Housing Affordability Proposals

Housing Affordability Proposal	Fiscal Impacts	Benefit/Outcomes	Next Steps	Stakeholder Considerations	Timing	Lead
2. s.12,s.13						

3. s.12,s.13

Summary of Provincial Housing Affordability Proposals

Housing Affordability Proposal	Fiscal Impacts	Benefit/Outcomes	Next Steps	Stakeholder Considerations	Timing	Lead
4.		s.12,s.13				
5.		s.12,s.13				
6. Enhanced Partnership with Federal Government	Opportunities to leverage federal funds and continue promoting rental taxation measures.	Possible provincial revenue implications of federal tax measures.	More rental supply and investment in existing rental stock. Renewed federal/provincial funding agreements for affordable rental housing	National Housing Strategy Consultations Sept 2016. FPT Ministers' November 2016.	LandlordBC, UDI, TRAC, Canadian Rental Housing Coalition	Fall 2016 Greg S. Roger L

\\Sfp.idir.bcgov\s126\S26005\X_HBPOLICY\7. HOUSING POLICY (12000-12999)\12000 HOUSING POLICY - GENERAL\04 Issue files\Market Housing Strategy\Provincial Housing Affordability Summary 2016-07-07.docx

\\Sfp.idir.bcgov\s126\S26005\X_HBPOLICY\7. HOUSING POLICY (12000-12999)\12000 HOUSING POLICY - GENERAL\04 Issue files\Market Housing Strategy\Provincial Housing Affordability Summary 2016-07-07.docx

Myers, Tobie A MNGD:EX

From: Myers, Tobie A MNGD:EX
Sent: Tuesday, September 6, 2016 9:26 AM
To: Diacu, Raz MNGD:EX; Hirji, Keivan MNGD:EX; Barnettson, Luella MNGD:EX
Subject: FW: FINAL
Attachments: TB Sub-Provincial Housing Affordability Initiatives (FINAL ADM APPROVED 516 PM SEPT 2).docx

Importance: High

From: Beltrano, Linda MNGD:EX
Sent: Monday, September 5, 2016 3:07 PM
To: Myers, Tobie A MNGD:EX
Cc: Wood, Nancy J MEM:EX; Cochrane, Marlene MEM:EX
Subject: FW: FINAL TB Sub - Provincial Housing Affordability Initiatives
Importance: High

Tobie

Please find enclosed the TB sub for Provincial Housing. My apologies for getting it to you so late. It came in late Friday and communication got crossed. This is the revised TB Sub as per the email from Kim.

Linda Beltrano

From: Tiffin, Kim OHCS:EX
Sent: Friday, September 2, 2016 5:28 PM
To: Nikolejsin, Dave MNGD:EX; Cochrane, Marlene MEM:EX; Wood, Nancy J MEM:EX; De Champlain, Rhonda MEM:EX
Cc: Beltrano, Linda MNGD:EX; Steves, Gregory OHCS:EX; Foster, Doug FIN:EX; XT:Iten, Jenn BCHM:IN; Holden, Virginia OHCS:EX; Papadopoulos, Nikki OHCS:EX; Winter, Sandra CSNR:EX; Parmar, Ranbir S CSNR:EX; Tran, Tu N FIN:EX
Subject: FINAL TB Sub - Provincial Housing Affordability Initiatives
Importance: High

Hello all,

Attached is the final TB Sub on Provincial Housing Affordability Initiatives. Targeting Sept 8 TB Date. This is approved by Greg Steves, ADM. It has been reviewed by Ranbir Parmar, CFO and Sandra Winter, A/CFO. I sent their comments in an earlier email. It has been reviewed by Tu Tran, Treasury Board Analyst. s.13
s.13

Feedback from Deputy Minister's Office has been incorporated into this version,
s.13

As agreed to, given our timelines, no DM transmittal memo was prepared. Speaking Notes and a Slide Deck are under development and will be submitted next week, likely Tuesday.

Thank you, please let me know if you need anything else.

Kim Tiffin

Manager, Executive Operations

Office of Housing and Construction Standards

Ministry of Natural Gas Development and Minister Responsible for Housing

2015
**TOP
WORK UNIT**
AWARD



Where ideas work

Page 09 to/à Page 64

Withheld pursuant to/removed as

s.12

Myers, Tobie A MNGD:EX

From: Shayne Ramsay <sramsay@bchousing.org>
Sent: Wednesday, November 23, 2016 8:26 AM
To: Coleman, Rich MEM:EX
Cc: Myers, Tobie A MNGD:EX; Hirji, Keivan MNGD:EX; Steves, Gregory OHCS:EX
Subject: Issues Note on Insured Mortgage Regulation Change
Attachments: MFIN-Briefing Note-Refinancing CMHC Insured Mortgages v3.docx

Further to our discussion yesterday, attached is a note outlining upcoming changes by CMHC and impact on down payment assistance program. Two options are described. This note has been developed with Doug Foster.

ISSUES NOTE
PREPARED FOR THE MINISTER OF FINANCE AND
MINISTER OF NATURAL GAS DEVELOPMENT AND
MINISTER RESPONSIBLE FOR HOUSING

SUBJECT: Impact of insured mortgage regulation changes on the Home Purchase Assistance Program (HPAP)

ISSUE:

Effective November 30, 2016, the federal government will be implementing changes that will prevent a homeowner from refinancing their insured first mortgage and increasing the outstanding balance of their loan amount. Normal mortgage renewals (where the value of the mortgage is unchanged) will still be permitted and usually occur every five years.

s.12,s.13

DISCUSSION:

s.12,s.13

- However, the CMHC advised BC Housing on November 21, 2016 that the federal government will be implementing a new regulation on November 30, 2016, which stops insured first mortgages from being refinanced at the end of the normal mortgage renewal term.

s.12,s.13

Page 67 to/à Page 68

Withheld pursuant to/removed as

s.12;s.13

Myers, Tobie A MNGD:EX

From: Myers, Tobie A MNGD:EX
Sent: Wednesday, November 23, 2016 12:15 PM
To: Woolley, Paul GCPE:EX
Subject: Note
Attachments: MFIN-Briefing Note-Refinancing CMHC Insured Mortgages v3.docx

ISSUES NOTE
PREPARED FOR THE MINISTER OF FINANCE AND
MINISTER OF NATURAL GAS DEVELOPMENT AND
MINISTER RESPONSIBLE FOR HOUSING

SUBJECT: Impact of insured mortgage regulation changes on the Home Purchase Assistance Program (HPAP)

ISSUE:

Effective November 30, 2016, the federal government will be implementing changes that will prevent a homeowner from refinancing their insured first mortgage and increasing the outstanding balance of their loan amount. Normal mortgage renewals (where the value of the mortgage is unchanged) will still be permitted and usually occur every five years.

s.12,s.13

DISCUSSION:

s.12,s.13

- However, the CMHC advised BC Housing on November 21, 2016 that the federal government will be implementing a new regulation on November 30, 2016, which stops insured first mortgages from being refinanced at the end of the normal mortgage renewal term.

s.12,s.13

Page 71 to/à Page 72

Withheld pursuant to/removed as

s.12;s.13

Myers, Tobie A MNGD:EX

From: Myers, Tobie A MNGD:EX
Sent: Wednesday, November 23, 2016 12:44 PM
To: Diacu, Raz MNGD:EX
Subject: Note
Attachments: MFIN-Briefing Note-Refinancing CMHC Insured Mortgages v3.docx

Notice you weren't copied on the original

From: Shayne Ramsay [<mailto:sramsay@bchousing.org>]
Sent: Wednesday, November 23, 2016 8:26 AM
To: Coleman, Rich MEM:EX
Cc: Myers, Tobie A MNGD:EX; Hirji, Keivan MNGD:EX; Steves, Gregory OHCS:EX
Subject: Issues Note on Insured Mortgage Regulation Change

Further to our discussion yesterday, attached is a note outlining upcoming changes by CMHC and impact on down payment assistance program. Two options are described. This note has been developed with Doug Foster.

ISSUES NOTE
PREPARED FOR THE MINISTER OF FINANCE AND
MINISTER OF NATURAL GAS DEVELOPMENT AND
MINISTER RESPONSIBLE FOR HOUSING

SUBJECT: Impact of insured mortgage regulation changes on the Home Purchase Assistance Program (HPAP)

ISSUE:

Effective November 30, 2016, the federal government will be implementing changes that will prevent a homeowner from refinancing their insured first mortgage and increasing the outstanding balance of their loan amount. Normal mortgage renewals (where the value of the mortgage is unchanged) will still be permitted and usually occur every five years.

s.12,s.13

DISCUSSION:

s.12,s.13

- However, the CMHC advised BC Housing on November 21, 2016 that the federal government will be implementing a new regulation on November 30, 2016, which stops insured first mortgages from being refinanced at the end of the normal mortgage renewal term.

s.12,s.13

Page 75 to/à Page 76

Withheld pursuant to/removed as

s.12;s.13

Myers, Tobie A MNGD:EX

From: Myers, Tobie A MNGD:EX
Sent: Thursday, November 24, 2016 2:14 PM
To: Carr, Steve PREM:EX
Subject: Issues Note
Attachments: MFIN-Briefing Note-Refinancing CMHC Insured Mortgages v3.docx

You may have seen/heard about this elsewhere but MRC asked me to ensure you have a copy. Let me know if you need anything further.

Thanks,

Tobie

ISSUES NOTE
PREPARED FOR THE MINISTER OF FINANCE AND
MINISTER OF NATURAL GAS DEVELOPMENT AND
MINISTER RESPONSIBLE FOR HOUSING

SUBJECT: Impact of insured mortgage regulation changes on the Home Purchase Assistance Program (HPAP)

ISSUE:

Effective November 30, 2016, the federal government will be implementing changes that will prevent a homeowner from refinancing their insured first mortgage and increasing the outstanding balance of their loan amount. Normal mortgage renewals (where the value of the mortgage is unchanged) will still be permitted and usually occur every five years.

s.12,s.13

DISCUSSION:

s.12,s.13

- However, the CMHC advised BC Housing on November 21, 2016 that the federal government will be implementing a new regulation on November 30, 2016, which stops insured first mortgages from being refinanced at the end of the normal mortgage renewal term.

s.12,s.13

Page 79 to/à Page 80

Withheld pursuant to/removed as

s.12;s.13

Myers, Tobie A MNGD:EX

From: Myers, Tobie A MNGD:EX
Sent: Wednesday, November 30, 2016 2:49 PM
To: Barnettson, Luella MNGD:EX
Subject: Document
Attachments: a NGD (H) - Provincial Housing Affordability Initiatives Pt 2 - TBS BN.docx

As discussed, thanks.

Tobie

Page 82 to/à Page 96

Withheld pursuant to/removed as

s.12

Page 01 to/à Page 96

Withheld pursuant to/removed as

s.12

Page 98

Withheld pursuant to/removed as

s.12