

## 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.12	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:** Friday, September 2, 2016 10:10 AM  
**To:** Diacu, Raz MNGD:EX; Hirji, Keivan MNGD:EX  
**Subject:** Fwd: Final sub  
**Attachments:** TB Sub-Housing Affordability Strategy (FINAL ADM APPROVED).pdf; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

**From:** "Steves, Gregory OHCS:EX" <[Gregory.Steves@gov.bc.ca](mailto:Gregory.Steves@gov.bc.ca)>  
**To:** "Myers, Tobie A MNGD:EX" <[Tobie.Myers@gov.bc.ca](mailto:Tobie.Myers@gov.bc.ca)>  
**Subject:** Final sub

This is being routed to the mo for tb next week. Thought you might want it early.

Page 006 to/à Page 060

Withheld pursuant to/removed as

s.12

## **Myers, Tobie A MNGD:EX**

---

**From:** Myers, Tobie A MNGD:EX  
**Sent:** Monday, September 5, 2016 2:02 PM  
**To:** Coleman, Rich MEM:EX  
**Subject:** Final TB Sub  
**Attachments:** TB Sub-Housing Affordability Strategy (FINAL ADM APPROVED).pdf; ATT00001.txt

Hi there. Not sure if you have seen this, yet, so apologies if it's a duplicate.

>

Page 062 to/à Page 116

Withheld pursuant to/removed as

s.12



## 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 soo 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.12

s.12

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

s.12

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 119 to/à Page 174

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 177 to/à Page 178

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 181 to/à Page 182

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 185 to/à Page 186

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 189 to/à Page 190

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 192 to/à Page 206

Withheld pursuant to/removed as

s.12

Page 01 to/à Page 96

Withheld pursuant to/removed as

s.12

s.12,s.14

Page 98

Withheld pursuant to/removed as

s.12