

MINISTRY OF HOUSING INFORMATION BRIEFING NOTE

PURPOSE: For INFORMATION for Ravi Kahlon
Minister of Housing and
Rob Fleming
Minister of Transportation and Infrastructure

ISSUE:

The Province is working across Ministries and through BC Housing to develop plans to create housing options for people sheltering at the Lonzo Road encampment sites in Abbotsford, which includes a plan to relocate the current Riverside shelter to Ministry of Transportation and Infrastructure lands.

SUMMARY:

- The Abbotsford Lonzo Road encampment, spanning Ministry of Transportation and Infrastructure (MOTI) and other lands has been active and growing for the past three years (with substantial growth during the COVID-19 pandemic) and includes a population ranging from 50 to 100 people sheltering in vehicles, tents and structures.
- Significant health and safety concerns, including accumulated garbage and other fire hazards, abandoned trucks, an explosion that closed the highway, criminal activity and dumping of RV sewage into a salmon stream, have led to community complaints and a cross-ministry response to provide outreach, health, site management and social supports.
- The Province has had limited success reducing the size of the encampments due to a lack of suitable housing options in the community.
- BC Housing and the City of Abbotsford have partnered to develop a 60-unit supportive housing building on a city-owned site adjacent to the encampment but are unable to start until the shelter currently located and operating on the site is relocated.
- MOTI and BC Housing are in the process of entering into an agreement to temporarily relocate the shelter onto MOTI property alongside Lonzo Road. The nearby highway expansion project limits the area available for shelter relocation leaving the shelter footprint directly on top of the current Lonzo encampment.
- MOTI will lead the site preparation for the shelter relocation, which will involve moving a section of the encampment that includes vehicle removal and site clean up.
- The Ministry and BC Housing will support MOTI in planning and communications, as well as connect people to supports.
- The license-to-occupy agreement will be for up to 24-months. An extension is unlikely as the property is required as part of the Fraser Valley Highway 1 Corridor Improvement Program, current in project development.
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BACKGROUND: Current State

The Lonzo Road encampment is comprised of three main areas situated at the intersection of Highway 1 and Sumas Way. The encampment is located on MOTI highway right-of-way, MOTI-owned property in the name of the BC Transportation Financing Authority (BCTFA), BC Hydro properties and a CP Rail corridor. The BCTFA has licenced the northern portion of the property to the City of Abbotsford for use as a park and ride.

As of December 1, 2022, there are 41 people sheltering at the encampment sites, 22 at Riverside and 19 at Lonzo (Figure 1). There are currently 18 vehicles and 6 tents at Lonzo and 19 tents and 1 trailer at Riverside (note, these numbers fluctuate weekly). At times, the encampment population has increased up to 100 people, particularly in warmer weather. There are other encampments throughout Abbotsford, including on highway-right-of-ways and rest stops.

The City of Abbotsford continues to apply pressure to decamp. The City has a number of concerns, including, risk of fire with dropping temperatures and an increase in the rate of violence in encampments (primarily targeted at camp residents). Recent statistics provided to BC Housing from Abbotsford Police note there have been 1,240 calls for service, 9 fatalities and 80 serious crime files associated with the encampment from January to October 2022.

The Abbotsford Fire Department shared that in the 2022 calendar year, there have been 37 fires to date and 215 response incidents, between January and September. The Fire Chief also noted that if a fire occurred at the Riverside encampment, crews would have difficulty accessing the site with hoses due to rail lines and a stream. Recent visits by outreach have noted an increase in propane tanks at the site.

Cross-Ministry and Agency Supports

- BC Housing funds four full-time employee positions at Lookout Housing and Health Society to lead outreach, coordinate the process of building relationships and assess and develop housing plans in preparation to move people from the Lonzo site.
- A sanitation station with washrooms opened in October 2021 on the Riverside site through an agreement with BC Housing and Lookout Society.
- MOTI and BC Housing signed a Memorandum of Understanding in August 2021 to facilitate monthly peer-led site cleanups.
- Since November 2021, Fraser Health has operated a Mobile Health Unit two days a week on MOTI property at the park and ride site, offering primary care and overdose prevention supports.
- Social Development and Poverty Reduction (SDPR) Community Integration Specialists connect with campers regularly to provide support for income or disability

assistance, ID supplements, other SDPR services where available and make referrals to mental health and outreach services.

Supportive Housing and Shelters

- There are four supportive housing sites in Abbotsford: Cole Starnes (44 beds), Hearthstone Place (31 beds), Legacy Manor (37 units), and Red Lion Inn supportive housing and shelter site (28 supportive housing units, 20 new shelter beds). They are all consistently at capacity. The new Red Lion Inn shelter beds were prioritized for encampment residents but only one person accepted the offer.
- The City-owned Riverside Shelter (40 beds on the same site as Cole Starnes) is also consistently at capacity.
- BC Housing and the City have initiated 60 units of supportive housing (through the Supportive Housing Fund) to be built on the City-owned Riverside site, adjacent to the Cole Starnes building where the Riverside shelter is currently located. The new building has been identified as the location for the inclusion of complex care (referred to as “enhanced care” by Fraser Health Authority).

Shelter Relocation Plan

- To build the new supportive housing building, the Riverside shelter needs to be relocated. s.13; s.16
s.13; s.16
- BC Housing has proposed a plan to secure temporary modular units and relocate the shelter beds and staffing to a new site on MOTI property (Figure 2).
- The proposed plan would add 10 additional shelter beds, which would be prioritized for encampment residents.
- s.13
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- BC Housing has submitted the development permit to the City for the new Riverside building. The City is aware of the relocation plan for the Riverside shelter. The estimated procurement, transportation and installation timeline for the new modular shelter to the Lonzo site would be approximately 4-5 months once approved by MOTI.
- Existing campers at the Lonzo site will need to be transitioned off the site in order to allow construction of the temporary modular shelter. BC Housing will support MOTI in this transition by assisting individuals with shelter and housing options, as available.
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Rent Supplements

- In addition to housing and shelter spaces, BC Housing, Fraser Health Authority and local partners will have the ability to use Supported Rent Supplements to assist with the decampment efforts. Funded through Budget 2022, the supplements include up to \$605/month rent supplement that includes health, social and community supports. The supplements can enable individuals that have moderate support needs, and who live in supportive housing, shelters or are encampment residents, to successfully move into market housing. This new program creates opportunities to create much needed space in existing supportive housing and shelter spaces for those currently unsheltered in Abbotsford.
- BC Housing issued a Request for Proposals for the Supported Rent Supplement Program on November 3, 2022 and expects to have it regionally operational by January/February 2023. Abbotsford is a priority community due to active encampments.
- BC Housing continues to collect information on campers who have identified market housing and/or a legal pad for their RV as their housing of choice and will use this information to help inform use of rent supplements once they become available.
- BC Housing will liaise with community tables and organizations to explore creative use of the supported rent supplement program to address opportunities to house people from encampments directly or to assist with flow from supportive housing and shelters.

INDIGENOUS PEOPLES CONSIDERATIONS:

- Recognizing over representation of Indigenous peoples within the homeless population and in housing that is not adequate nor affordable, The Province works in partnership with Indigenous communities and organizations to help create more affordable housing and to increase self-determination and reliance in the Indigenous housing sector.
- BC Housing will incorporate measures, by working with local Indigenous partners, to ensure cultural safety for Indigenous peoples identified among the campers and that non-clinical supports will include Indigenous cultural services.

GBA+ OR DIVERSITY AND INCLUSION IMPLICATIONS:

- To ensure a Gender Based Analysis Plus lens is data-informed, BC Housing will collect, and report disaggregated data on: Indigenous and racial identity; disability;

Trans Gender, 2 Spirit Plus (TG2S+); and other identity factors relevant to ensure appropriate non-clinical supports as promised in the Homelessness Strategy and for proper reporting to Treasury Board.

OTHER MINISTRIES IMPACTED/CONSULTED:

- Ministry of Social Development and Poverty Reduction
- Ministry of Transportation and Infrastructure

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Ministry of Housing
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Attachments: Figure 1- Encampment (Note: Map provided by MOTI in 2021 and state/numbers have shifted)

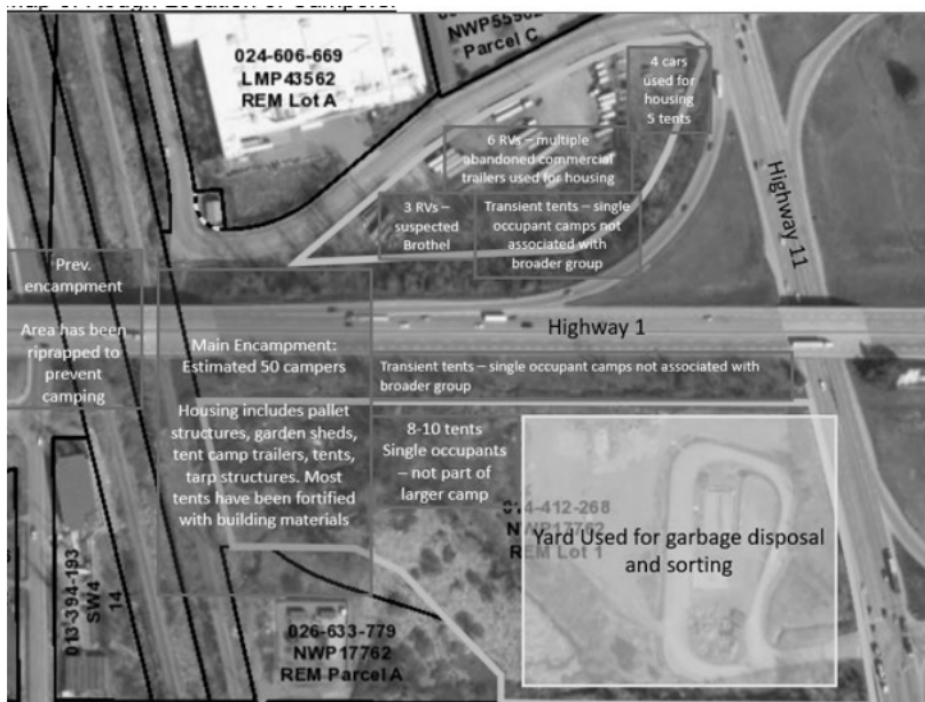


Figure 2: Shelter relocation plan



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**MINISTRY OF HOUSING
DECISION BRIEFING NOTE**

PURPOSE: For DECISION of Teri Collins, Deputy Minister
David Galbraith, Deputy Minister, Social Development and Poverty
Reduction

ISSUE: Urgent need for fire safety items for people experiencing homelessness.

DECISION REQUIRED/ RECOMMENDATION: Homelessness Policy and Partnerships Branch (HPPB) staff are seeking approval for the Strategic Fire Prevention Group's plan to procure and distribute fire safety items to people experiencing homelessness.

BACKGROUND:

- Increasing numbers of people sheltering outdoors in both urban and rural communities has also increased fires, fire-related fatalities, and injuries, as well as building loss (see Appendix) as people sheltering in encampments and vehicles struggle to stay warm.
- As a result, the Strategic Fire Prevention Group was formed by the Homelessness Policy and Partnerships Branch and includes staff from BC Housing, Ministry of Social Development and Poverty Reduction (SDPR), Ministry of Health, and the Office of the Fire Commissioner.
- Risks associated with outdoor sheltering include; unsecured propane tanks, open flames and heaters, highly flammable tarps and materials, carbon monoxide, and the use of substances in tents, structures and vehicles.

DISCUSSION:

- The immediate goal of the Strategic Fire Prevention Group is to fund, acquire, and distribute fire safety supplies and education materials to individuals sheltering outdoors this winter season.
- Through Budget 2022, BC Housing received \$4 million over three years for Encampment Supports and can allocate \$100,000 for materials to keep people safe while sheltering in encampments.

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INDIGENOUS PEOPLES CONSIDERATIONS:

- Indigenous People are overrepresented in homelessness across the province, making up 39 per cent of the 8,655 people counted in the 2020/21 Homeless Count compared to 6 per cent of general population. Indigenous Homelessness is also understood to have many dimensions beyond a lack of affordable housing that includes forced disconnections from community, culture, spirituality, and family – with increased risk of systemic harms.
- Indigenous People sheltering in or engaged with encampments may utilize sacred fires for ceremonial purposes. It is advised these be part of fire safety and monitoring plan in consultation with the local fire department where appropriate, and education be provided on these cultural practices as part of being trauma-aware and culturally-safe practitioners.

GBA+ OR DIVERSITY AND INCLUSION IMPLICATIONS:

- People from racialized backgrounds and communities, as well as those with distinct needs such as youth, LGBTQ2S+ and people with disabilities are also disproportionately impacted by homelessness, which is why engagement and actions address distinct and intersectional needs.

OTHER MINISTRIES IMPACTED/CONSULTED:

The Ministry of Social Development and Poverty Reduction, Emergency Management BC - Office of the Fire Commissioner, BC Housing, the Ministry of Health.

OPTIONS:

Option 1: Approve plan to proceed with purchase and distribution of full list of fire safety items (tarps, extinguishers, CO2 monitors, additional items) through allocating \$100,000 through the Budget 2022 Encampment Supports funding (BC Housing)

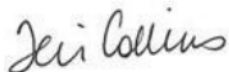
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RECOMMENDATION: Option 1

RECOMMENDED OPTION APPROVED
or **OPTION _1_ APPROVED**
(Whichever fits best for the options presented)

DATE: January 8, 2023



Teri Collins, Deputy Minister
Housing

David Galbraith, Deputy Minister
Social Development and Poverty
Reduction

APPENDIX: Recent fire incidents

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APPENDIX: Recent fire incidents

- More than 37 fires at the Abbotsford Lonzo Road encampment from January to October 2022.
- On October 23, 2022, a tent fire on East Hastings led to two people in hospital with 2nd/3rd degree burns. This was the 23rd tent fire in 2022.
- On October 2, 2022, a tent fire in an alley of East Hastings St. triggered a sprinkler system leading to evacuation and temporary displacement, or shelter in place, of 100+ residents.
- Fire safety risks and recent fatal fires led to a Vancouver Fire Rescue Services fire order along Hastings Street in Vancouver in July 2022 that remains active.
- Significant fire safety risks in the Prince George encampments that includes pallet structures, crowding, hoarding, propane tanks and makeshift chimneys, have been highlighted by the Prince George Fire Department. A recent fire at Millenium Park on November 19th destroyed three tents and fortunately didn't result in serious injury or death.
- In November 2022, A fire at an encampment near View and Cook Streets in Victoria caused one death, and the coroner's service is investigating. The identity of the person was unknown.
- In April 2022, a person was found deceased in a tent fire in Surrey;
- In February 2022, two people were found dead in a vehicle outside a Saanich shelter due to suspected carbon monoxide poisoning.
- In 2021, a man died in a van fire in Beacon Hill Park in Victoria.
- In June 2022, a fire erupted at Bowen Park in Nanaimo related to an encampment. Propane tanks and plastics involved.
- In Sept 2022, a large fire erupted at an encampment in Nanaimo behind the Nanaimo Ice Centre. Wood pallets were being burned for warmth.
- In Feb 2021, fire at a homeless camp temporarily shut down the CP Rail line in Mission.
- In Nanaimo in 2020, multiple propane tank explosions dispersed an encampment with more than 100 people downtown.
- There are many more examples.

MINISTRY OF HOUSING MEETING BRIEFING NOTE

PURPOSE: **MEETING** Note for Honourable Ravi Kahlon, Minister
Ministry of Housing

MEETING WITH: Her Worship Marianne Alto, Mayor of City of Victoria on 12/20/2022

ISSUE:

Introductory meeting with Mayor Alto and staff to discuss housing and homelessness issues in City of Victoria.

KEY MESSAGES:

- The Province is pleased by the actions the Victoria City Council has taken to accelerate the construction of new affordable rental and cooperative housing in the City.
- The Rapid Deployment of Affordable Housing Resources, unanimously passed by Council, is a significant policy move identified in the City's Housing Strategy, to close the supply gap and make homes more affordable, accessible, and attainable for people in the City.
- The Province is making significant progress on the Homes for BC 30 - Point Plan on Housing affordability for British Columbia. Through partnerships with Municipalities, BC Housing, and other stakeholders, over 36,000 units are complete or underway throughout the province.
- The recently passed *Housing Supply Act*, will leverage existing tools and support local governments in accelerating the construction of new homes.
- The Province recognises the ongoing challenges in Victoria with supporting unhoused people and is committed to working with the City and service providers to ensure people stay safe, healthy and connected to supports to come inside.

BACKGROUND:

- In 2018, this government announced Homes for BC: A 30-Point Plan on Housing Affordability for British Columbia. This plan includes a historic \$7 billion investment over ten years to help deliver 114,000 units of housing across the full spectrum of housing needs for British Columbians, including new investments in student housing and affordable rental housing for low-to-moderate-income individuals, families, and seniors.

Housing Supply Act

- The HSA is expected to be brought into force by Regulation in spring 2023. The purpose of the new legislation is to contribute to expanding housing supply to meet BC's current and forecasted population growth and demand for housing. The legislation is focused on municipalities with high growth and high demand for housing. The Province, in consultation with municipalities, will identify housing targets and apply timelines to them. It is up to the municipality to determine the

route for achieving these timelines. Our aim is to ensure that municipalities are doing the best that they can to lead to more development, so housing can get built more easily and faster.

- The HSA compliments the work under way through the Development Approvals Process Review (DAPR).
- As of November 24, 2022, no strata corporation is allowed to have a rental-restriction bylaw. All strata rental-restriction bylaws are invalid. Short-term rental bylaws are still allowed, and a strata corporation may already have or can create a bylaw limiting or banning short-term rentals. This should free up rental units in older strata buildings.
- As of November 24, 2022, only strata bylaws which limit occupants ages to 55 and over are allowed; any strata age-restriction bylaws for under age 55 are invalid. Strata corporations are allowed to have age-restriction bylaws that require one or more persons residing in the strata lot to have reached an age that is not less than 55 years. The legislation also allows any live-in caregiver, including caregivers under the age of 55, to live in a strata corporation or section with a 55 and over age restriction bylaw.

Short Term Rentals

- In November 2021, an advisory task force, jointly sponsored by the Province and the Union of BC Municipalities, with representatives from nine local governments, including the City of Victoria, made recommendations on actions the Province could take to support local governments in regulating short-term rentals. Ministry staff are reviewing the recommendations from the UBCM report and conducting analysis to identify ways the Province could provide more support to local governments to address this serious issue.
- Ministry staff look forward to continuing to work with the City of Victoria regarding their short-term rental regulatory framework including successes achieved and lessons learned.

Supportive Housing

- The province, in partnership with the City, is moving forward with four new supportive housing projects that will deliver up to 192 permanent homes with 24/7 support for people experiencing homelessness. These homes will be located at:
 - 865 Catherine Street – 45 units (opening in January 2023)
 - 959 and 953 Balmoral Road – 60 units (Summer 2023)
 - 1053 and 1075 Meares Street – 50 units (Summer 2023)
 - 1176 Yates Street – 37 units (opening in January 2023)

Homelessness

- The Province works across ministries and with local community partners to help people experiencing homelessness stay safe, healthy, and become stably housed with the services and community supports they need.
- **Current state:** As of Dec 12, there were 34 encampments of various sizes across Victoria (Pandora, 22 tents, and Topaz, 12 tents) noted through cross-ministry coordinated outreach.
- There has been an increase in vehicular homelessness across Greater Victoria and particularly in Saanich. In recent months there have been two fire-related deaths in encampments.
- There are an estimated 425 to 450 unhoused people in Victoria according to recent assessment by outreach.
- Victoria has 12 shelters (temporary, emergency weather response, and permanent) with up to 463 spaces – including some for women and youth. Information on shelters and emergency shelters activated across the City is publicly available online and can be found here: <https://smap.bchousing.org>
- The City struggled to establish an Emergency Weather Response Shelter program for the 2022/23 fall and winter season due to a lack of a program coordinator. The City temporarily took on the role to coordinate additional shelter beds. As of January 2023, the Greater Victoria Coalition to End Homelessness (GVCEH) will manage the program – which is effective until April 15, 2023.
- In March 2021, the Province and City signed a Memorandum of Understanding to resolve large encampments around the city and prevent new ones through bylaw management and referrals/access to housing. This followed the decampment of Topaz Park and Pandora Avenue in 2020 through an evacuation order, and more than 300 people moving to shelter and housing.
- The Province has an ongoing BC Supreme court action appeal to a 2021 decision to ban sheltering in Beacon Hill Park under the trust by which it is city-managed. The Province's argument includes that the courts decision did not consider Charter rights to shelter. The decision on the appeal is reserved and expected in the new year.
- **Budget 2022:** As we focus on supporting people's immediate needs, the Province is also investing \$633 million over three years in actions to prevent and reduce homelessness over the long term. This includes:
 - Complex Care Housing (of which Victoria has 100 spaces);
 - A new supported rent supplement program with an Indigenous-specific model from the Aboriginal Coalition to End Homelessness (ACEH) for Victoria;
 - Homelessness Community Action Grants (up to \$50,000 for community-based initiatives through SPARC BC);
 - Permanent housing for people in temporary spaces through COVID-19; and more.

- Ministry staff have engaged with the Greater Victoria Coalition to End Homelessness, the ACEH, Indigenous partners, local service providers and people with lived experience on various components of the actions on homelessness.
- These provincial actions build on previous efforts to provide housing with supports for those in need throughout the Capital Regional District (CRD), through the purchases of the Comfort Inn and Paul's Motor Inn in Victoria, the Meares Street and Yates Street projects, the Regional Housing First partnership and the more than 3,300 units of affordable housing already underway in the CRD through our 10-year housing plan.
- There will be continued opportunities for engagement and collaboration with the Ministry, and any queries regarding homelessness, the provincial actions or encampments can be directed to the Homelessness, Partnerships and Housing Supports Division through A/Assistant Deputy Minister Meghan Will by email at: Meghan.Will@gov.bc.ca or telephone at: 250-952-2313.

INDIGENOUS PEOPLES CONSIDERATIONS:

- N/A

GBA+ OR DIVERSITY AND INCLUSION IMPLICATIONS:

- N/A

OTHER MINISTRIES IMPACTED/CONSULTED:

- None

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ATTACHMENT:

Attachment 1: Marianne Alto Bio

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Marianne Alto Bio

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MINISTRY OF HOUSING MEETING BRIEFING NOTE

PURPOSE: **MEETING** Note for Honourable Ravi Kahlon, Minister of Housing

MEETING WITH: Her Worship Brenda Locke, Mayor of Surrey on December 22, 2022

ISSUE: Introductory meeting with mayor and staff to discuss housing issues in City of Surrey.

KEY MESSAGES:

- The province is focused on attainable and affordable housing options in wake of soaring prices and record levels of migration.
- The province is making significant progress on the Homes for B.C.: A 30-Point Plan for Housing Affordability in British Columbia. Through partnerships with municipalities, BC Housing, and other stakeholders, over 36,000 units are complete or underway throughout the province since 2018. This includes nearly 1,800 homes in Surrey.
- We will continue to build the right kind of supply for the middle-income and low-income individuals and families while addressing housing for those sheltering outdoors.
- The province works across ministries and with local community partners to help people experiencing homelessness stay safe, healthy, and become stably housed with the services and community supports they need.
- The recently passed *Housing Supply Act*, will leverage existing tools, and support local governments in accelerating the construction of much needed new housing supply.
- The Province is interested in encouraging more transit-oriented development and looks forward to continued progress on the Surrey-Langley Skytrain extension that supports our goals of providing safe, affordable housing, boosting transit ridership and making progress toward our climate action targets.

BACKGROUND:

- The Province, through BC Housing, is partnering with the Community Land Trust of BC (CLT), the Sunshine Housing Co-operative and the City of Surrey to build a new 69-home affordable co-operative housing development in Surrey. Located at 13225-104 Avenue, the new building will provide housing for the 39 current tenants, as well as 30 new co-op members. Construction is expected to be completed in late 2024.
- Council has recently passed the Harmony House project that will offer 91 units of below market rentals and prioritizes those with intellectual disabilities.
- Residents of Jennings Place are living in improved comfort, safety and security following the completion of a \$7.9-million renovation to the 52-unit townhouse complex located at 7775-120 A Street. The project is expected to reduce annual energy demand by 50 per cent and GHG emissions by 60 per cent. The project was funded through BC Housing's Capital Renewal Fund.

- The Rosewood apartments at 9683-137th Street has final occupancy with priority for low-income women and children, a joint announcement is being planned.
- A youth-centered housing project at 13105-112 Avenue passed rezoning in June 2022. The 4-storey modular with 30 supportive housing units for youth as well as ancillary support services is expected to open summer 2023.
- On October 29, 2022, then mayor-elect Brenda Locke announced a housing summit to be held in Surrey in spring of 2023 to bring all levels of government and local partners together to address the city's housing needs.
- In 2018, this government announced Homes for BC: A 30-Point Plan on Housing Affordability for British Columbia. This plan includes a historic \$7 billion investment over ten years to help deliver 114,000 units of housing across the full spectrum of housing needs for British Columbians, including new investments in student housing and affordable rental housing for low-to-moderate-income individuals, families, and seniors.

Housing Supply Act

- The HSA is expected to be brought into force by regulation in spring 2023. The purpose of the new legislation is to contribute to expanding housing supply to meet BC's current and forecasted population growth and demand for housing. The legislation is focused on municipalities with high growth and high demand for housing. The Province, in consultation with municipalities, will identify housing targets and apply timelines to them. It is up to the municipality to determine the route for achieving these timelines. Our aim is to ensure that municipalities are doing the best that they can to lead to more development, so housing can get built more easily and faster.
- The HSA complements the work under way through the Development Approvals Process Review (DAPR) to simplify zoning and related approval processes.
- As of November 24, 2022, no strata corporation is allowed to have a rental-restriction bylaw. All strata rental-restriction bylaws are invalid. Short-term rental bylaws are still allowed, and a strata corporation may already have or can create a bylaw limiting or banning short-term rentals. This should free up rental units in older strata buildings.
- As of November 24, 2022, only strata bylaws which limit occupants ages to 55 and over are allowed; any strata age-restriction bylaws for under age 55 are invalid. Strata corporations are allowed to have age-restriction bylaws that require one or more persons residing in the strata lot to have reached an age that is not less than 55 years. The legislation also allows any live-in caregiver, including caregivers under the age of 55, to live in a strata corporation or section with a 55 and over age restriction bylaw.

Homelessness

- The Provincial Homelessness Strategy in development by the Ministry of Housing outlines a path forward for governments to work in collaboration with key partners to address homelessness.
- Surrey currently this winter has 546 shelter spaces, 110 EWS, 224 temporary, and 212 permanent shelter spaces.

- Surrey has an Emergency Weather Response Program for the 2022/23 season with 95 spaces at 6 locations.
- The province through BC Housing is funding more than 4,910 shelter spaces in 50 communities for winter 2022/23 including permanent, temporary, and extreme weather response (EWR) shelters.
- Surrey has had significant issues with homelessness and encampments and has partnered with BC Housing and Fraser Health on housing, health and support initiatives.
- According to a recent report to the council, Surrey estimates it has 340 to 520 unsheltered or precariously housed residents; citing a correlation between rising housing costs and loss of affordable market housing.
https://www.surrey.ca/sites/default/files/corporate-reports/CR_2022-R219.pdf
- An October 2022 report on Indigenous Homelessness in Surrey showed an over-representation of Indigenous people in homelessness at 31 per cent compared to 2.2 per cent of the general population in Surrey.
<https://www.surrey.ca/sites/default/files/media/documents/Finding%20Our%20Way%20Home%20-%20Executive%20Summary.pdf>
- In 2022, the City of Surrey received \$1.7M in funding through the federal-provincial Strengthening Community Services grants for programs supporting outreach and supports for vulnerable populations, with a focus on women.
- As we focus on supporting people's immediate needs, through Budget 2022, the Province is investing \$633 million over three years in actions to prevent and reduce homelessness over the long term. This includes:
 - Complex Care Housing (including 34 units at the Foxglove multi-housing site);
 - A new supported rent supplement program;
 - Homelessness Community Action Grants (up to \$50,000 for community-based initiatives through SPARCBC);
 - Permanent housing for people in temporary spaces through COVID-19; and more.
- There will be continued opportunities for engagement and collaboration, and any queries regarding homelessness, the upcoming strategy or encampments can be directed to the Homelessness Policy and Partnerships Branch through Acting Assistant Deputy Minister Meghan Will by email at: Meghan.Will@gov.bc.ca, or telephone at: 250-952-2313.

INDIGENOUS PEOPLES CONSIDERATIONS:

- N/A

GBA+ OR DIVERSITY AND INCLUSION IMPLICATIONS:

- N/A

OTHER MINISTRIES IMPACTED/CONSULTED:

- None

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ATTACHMENT:

Attachment 1 - Brenda Locke Bio

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Brenda Locke Bio

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MINISTRY OF HOUSING MEETING BRIEFING NOTE

PURPOSE: MEETING Note for Ravi Kahlon, Minister

MEETING WITH: His Worship, Nathan Pachal on January 5, 2023.

ISSUE: Introductory meeting with mayor and staff to discuss Housing issues in City of Langley.

KEY MESSAGES:

- The province is making significant progress on the Homes for B.C.: A 30 - Point Plan on Housing affordability for British Columbia. Through partnerships with Municipalities, BC Housing and other stakeholders, over 36,000 units are complete or underway throughout the province including 536 new affordable homes opened or underway in Langley (including both the City and Township).
- The province appreciates the City of Langley's work to support the Skytrain extension and looks forward to continued progress on the Surrey-Langley Skytrain initiative.
- Denser housing development around transit hubs provides more people with convenient access to the transit network and boosts transit ridership. This supports better service and transit investments, while contributing to increased affordability.
- BC Housing is interested in partnering with municipalities, non-profit housing providers, and community groups to create more innovative and sustainable housing solutions through the Building BC funds and HousingHub.

BACKGROUND:

- s.16
- The Surrey-Langley SkyTrain, terminating in Langley City's downtown, will add eight new stations and be completed in 2028. Work has already started on the project.
- Langley has updated the City's Official Community Plan and is currently working on updating the Zoning Bylaw to create a Transit Oriented Development.
- The project will provide opportunities for new market and affordable housing.
- To further these opportunities, the Province, TransLink, the City of Surrey, the City of Langley and the Township of Langley have agreed to collaborate on policies and initiatives to increase density and establish targets for transit-oriented development.
- The Langley Lions Housing Society redevelopment will be a 101-unit, eight-storey structure, that is attached directly to the existing Evergreen Timbers assisted living facility. It will provide both affordable homes for seniors, and 30 assisted living units. The province, through BC Housing, provided approximately \$11 million from the Community Housing Fund (CHF). BC Housing will also provide the society with an

annual operating subsidy of approximately \$444,000. Completion is expected is mid-2023.

- There are currently three Langley sites under construction:
 - Birch Redevelopment (CHF project)- mixed income at 20355 54 Ave.
 - 21277 56 Ave. (CHF project) – mixed income
 - Park Vista (HousingHub Rental Supply)- middle income. General Delivery
- s.13

Homelessness

- The province works across ministries and with local community partners to help people experiencing homelessness stay safe, healthy, and become stably housed with the services and community supports they need.
- There were 209 people experiencing homelessness in both the City and the Township Langley, according to the 2020 Homeless Count report.
- s.16
- There are 75 shelter spaces in Langley as of October 27.
- Emergency Weather Response (EWR) shelter issues:
 - In need of space beyond Salvation Army site which is high barrier EWR
 - s.16
 - There is a bylaw that requires a Temporary Use Permit for EWR
- Last July two people experiencing homelessness were shot dead and one injured in Langley.
- Through Budget 2022, the Province is investing \$633 million over three years in actions to prevent and reduce homelessness over the long term. This includes:
 - Complex Care Housing (of which 50 spaces and new Assertive Community Treatment team for Langley/Fraser South);
 - A new supported rent supplement program;
 - Homelessness Community Action Grants (up to \$50,000 for community-based initiatives through SPARCBC);
 - Permanent housing for people in temporary spaces through COVID-19.
- There will be continued opportunities for engagement and collaboration, and any queries regarding homelessness, the strategy or encampments can be directed to the Homelessness Policy and Partnerships Branch through A/Assistant Deputy Minister Meghan Will by email at: Meghan.Will@gov.bc.ca or telephone at: 250-952-2313.

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ATTACHMENT(S)

Attachment 1: Nathan Pachal Bio

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Nathan Pachel Bio

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MINISTRY OF HOUSING MEETING BRIEFING NOTE

PURPOSE: **MEETING** Note for the Honourable Ravi Kahlon,
Minister of Housing

MEETING WITH: His Worship Eric Woodward, on January 5, 2023.

ISSUE: Introductory meeting with mayor and staff to discuss Housing issues in the Township of Langley.

KEY MESSAGES:

- The province is making significant progress on the Homes for B.C.: A 30-Point Plan for Housing Affordability in British Columbia. Through partnerships with municipalities, BC Housing, and other stakeholders, over 36,000 units are completed or underway throughout the province since 2018, this includes more than 536 new affordable homes in both the City and the Township of Langley (Langley).
- The province appreciates the Township of Langley's work to support the Skytrain extension and looks forward to continued progress on the Surrey-Langley Skytrain initiative.
- Denser housing development around transit hubs provides more people with convenient access to the transit network and boosts transit ridership. This supports better service and transit investments, while contributing to increased affordability.
- BC Housing is interested in partnering with municipalities, non-profit housing providers, and community groups to create more innovative and sustainable housing solutions through the Building BC funds and HousingHub.

BACKGROUND:

- The Surrey-Langley SkyTrain, terminating in Langley City's downtown, will add eight new stations and be completed in 2028. Work has already started on the project.
- The project will provide opportunities for new market and affordable housing.
- The Province, TransLink, the City of Surrey, the City of Langley and the Township of Langley have agreed to collaborate on policies and initiatives to increase density and establish targets for transit-oriented development.

BC Housing projects in progress in the Township of Langley:

- A 98-unit affordable rental project for families and individuals managed by the Christian Life Assembly, currently under construction.
- A supportive housing project to be developed from the 46-room Canada's Best Value Inn, which was purchased by the Province in 2021. Rezoning for use as supportive housing will occur in early 2023. The project is currently operated by Lookout Health and Housing Society.

- Working to secure permanent spaces for residents in hotel spaces (before leases expire), originally secured through the Ministry of Social Development and Poverty Reduction (SDPR) and now being supported by BC Housing. s.13
- Working with Ishtar Transition Society to find a suitable location to provide additional housing for women and children under the Women's Transition House Fund.
- Langley Lions Housing Society (LLHS), announced on August 17, 2021, will provide 101 new homes for low-income seniors and people with disabilities. Completion is expected is mid-2023.
- Announced in April 2022, the Province plans to add 50 complex-care housing spaces in the Langley and Fraser South region for people living with complex mental health and substance-use challenges who are at risk of or experiencing homelessness. This will include two new teams that will offer services to clients such as: crisis assessment and intervention; psychiatric/psychological treatment; medication management; support for substance-use disorder; work-related services; and family support.
- There are currently three Langley sites under construction:
 - Birch Redevelopment (CHF project)- mixed income at 20355 54 Ave.
 - 21277 56 Ave. (CHF project) – mixed income
 - Park Vista (HousingHub Rental Supply)- middle income at 5605 201A St. General Delivery
- s.13

Homelessness

- The province works across ministries and with local community partners to help people experiencing homelessness stay safe, healthy, and become stably housed with the services and community supports they need.
- There were 209 people experiencing homelessness in both the City and the Township of Langley, according to the 2020 Point in Time Homeless Count.
- Langley needs additional shelter spaces s.16
- As of October 27, there are 75 Shelters in Langley.
- Emergency Weather Response (EWR) shelter issues:
 - In need of space beyond Salvation Army site which is high barrier EWR
 - Challenges with municipal and community buy-in
 - There is a bylaw that requires a Temporary Use Permit for EWR
- People experiencing homelessness have been victims of violence in Langley. Last July two people were shot dead and one injured in Langley.

- Through Budget 2022, the Province is investing \$633 million over three years in actions to prevent and reduce homelessness over the long term. This includes:
 - Complex Care Housing (of which 50 spaces and new Assertive Community Treatment team for Langley/Fraser South).
 - A new supported rent supplement program.
 - Homelessness Community Action Grants (up to \$50,000 for community-based initiatives through SPARCBC).
 - Permanent housing for people in temporary spaces through COVID-19.
- There will be continued opportunities for engagement and collaboration, and any queries regarding homelessness, the strategy or encampments can be directed to the Homelessness Policy and Partnerships Branch through A/Assistant Deputy Minister Meghan Will by email at: Meghan.Will@gov.bc.ca or telephone at: 250-952-2313.

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ATTACHMENT:

Attachment 1 - Eric Woodward Bio

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Eric Woodward Bio

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MINISTRY OF HOUSING MEETING BULLETS

PURPOSE: **MEETING** Bullets for the Honorable Ravi Kahlon, Minister
Ministry of Housing

Meeting with: The Honourable Gene Makowsky, Minister of Social Services, Province
of Saskatchewan and Provincial/Territorial (PT) co-chair Housing Forum on 12/16/2022

The Honourable Gene Makowsky
Minister of Social Services
Tel: (306) 787-3661
Email: ss.minister@gov.sk.ca
gene.makowsky@gov.sk.ca

Issue:

To inform Honourable Makowsky, as PT co-chair of the Housing Forum, that British Columbia intends to sign a bilateral agreement with Canada Mortgage and Housing Corporation (CMHC) on the National Housing Co-Investment Fund.

SPEAKING BULLETS:

- Thank you for taking the time meet with me.
- As the new Minister of Housing, I've recently been briefed on Saskatchewan's leadership in negotiations on the National Housing Co-Investment Fund repair and renovation offer, including the communique.
- I'm aware that you requested approvals to the PT communique last week so I appreciate the extra time you provided to BC as I settle in my new role as Minister.
- Thank you and your team for your negotiation efforts so far. I understand there have been many challenges in collaborating with the federal government since this was announced in June, as well as other areas of the Housing Forum.
- As you're aware, BC has supported a multilateral unified PT position in response to federal terms and conditions, delaying a response to federal deadlines to accept funding, even though the proposed federal terms and conditions would not be problematic to the Province.
- In BC, this funding would mean \$26 million to repair 2,600 units of provincially owned affordable rental housing stock over three years.
- I wanted to inform you that BC intends to enter a bilateral agreement with CMHC and I wanted to notify you and other PTs of this intention and our decision to not endorse the communique at this time.
- We agree that collaboration and cooperation between the federal and provincial governments is key to our collective success in housing and other matters of shared funding and jurisdiction. I have spoken with Minister Hussen to advise BC will accept the terms of the agreement and have also reiterated the need for

CMHC to work cooperatively with provinces going forward on housing matters including funding of new programs.

- Again, thank you for leading the multilateral approach to these negotiations.
- I look forward to working with you and the other provinces and territories in the Housing Forum in the future.

Prepared by:

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Approved by:

Teri Collins
Deputy Minister
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Attachments:

Biography Gene Makowsky
Communique Background

Saskatchewan

The Honourable Gene Makowsky

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**MINISTRY OF ATTORNEY GENERAL AND
MINISTRY RESPONSIBLE FOR HOUSING
OFFICE OF HOUSING AND CONSTRUCTION STANDARDS
MEETING BRIEFING NOTE**

PURPOSE: INFORMATION for Honourable Ravi Kahlon
Minister of Housing

ISSUE:

Approval of joint Provincial/Territorial (PT) Communique on the National Housing Co-Investment Fund (NHCF) repair and renovation offer from federal government.

KEY MESSAGES:

- BC is able to enter into a bilateral agreement, but our position has not changed - we support a united PT multilateral approach. ^{s.13}
s.13

BACKGROUND:

- PTs have been negotiating for better terms and conditions on the NHCF repair and renovation offer from federal government since a Minister's meeting in July 2022.
- Despite concerns raised by PTs, through Saskatchewan as PT co-chair of the Housing Forum, Canada Mortgage and Housing Corporation (CMHC) has not addressed PT concerns identified and a PT request for a Minister's meeting has been declined.
- One of the main issues with the NHCF repair funding is that it requires 70 to 30 per cent cost matching from PTs to federal CMHC funds. Some PTs have indicated they are unable to meet these terms and conditions. Unless changed, some PTs will be unable to access the funding.
- PTs have agreed to taking a multilateral approach to negotiating with the federal government and supporting a unified PT position
- CMHC has had bilateral discussions with PTs but currently, staff are not aware of any PT entering a bilateral agreement
- On October 20, 2022, Newfoundland confidentially indicated to BC their willingness to enter into a bilateral NHCF agreement with the federal government. They have heard that PT funding has been made available to municipalities. Newfoundland is looking for like-minded jurisdictions to proceed with entering bilateral agreements.
- BC has supported a unified PT position so far, even though the proposed terms and conditions would not be problematic to BC.
- The federal government has stated that if PTs do not accept existing terms and conditions, funding would be reallocated. Initially, reallocation would be to other PTs that were able to accept federal terms and conditions and most recently to others (municipalities, indigenous governments and organizations, or other third-party groups).
- Staff have been advised during bilateral discussions with CMHC that BC's funding has been earmarked for the Province since we were very close to entering an agreement but that other PT funding has not been set aside for them.

- Saskatchewan reports that despite efforts to engage collaboratively with the federal government, they have reached a point where this approach is not effective. With the \$26 million BC was allocated, the Province could support the repair and renewal of 2,600 units of provincially owned stock over the next three years, commencing at the time of execution of the contribution agreement.
- PT Ministers have agreed to support a communique issued by Saskatchewan on behalf of all PTs as a strategy moving forward.
- If BC and others are considering entering a bilateral agreement in the near term, supporting a joint PT communique would not be recommended.
- As PTs have been taking a multilateral approach to negotiations so far, Saskatchewan has asked PTs to notify them (and other PTs) if there is a change in positions and PTs are considering entering bilateral agreements.

INDIGENOUS PEOPLES CONSIDERATIONS:

- Over 80 per cent of Indigenous peoples in Canada now live in urban, rural, and northern areas (URN) but not on reserve or Treaty Nation lands. Indigenous peoples living in URN areas experience higher rates of housing needs and homelessness. Programs within the National Housing Strategy such as the NHCF are increasingly being used to meet the needs of urban Indigenous peoples.

GBA+ OR DIVERSITY AND INCLUSION IMPLICATIONS:

- Properties eligible for repair and renovations under the NHCF offer would improve housing for Indigenous peoples, homeless individuals, women and children fleeing violence, people with disabilities and housing for families and seniors. The funding would contribute to the accessibility or improvement of a minimum of 20 per cent of all units that meet or exceed accessibility standards.

OTHER MINISTRIES IMPACTED/CONSULTED:

- Intergovernmental Relations Secretariat
- BC Housing

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APPROVED BY:

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MINISTRY OF HOUSING MEETING BULLETS

PURPOSE: **MEETING** Bullets for the Honorable Ravi Kahlon, Minister
Ministry of Housing

Meeting with: The Honourable Ahmed Hussen, Minister of Housing and Diversity and
Inclusion on 12/16/2022

Issue:

To inform Honourable Hussen that British Columbia will accept the National Housing
Co-Investment Fund Repair and Renovation offer bilateral agreement.

SPEAKING BULLETS:

- Thank you for taking the time meet with me.
- As the new Minister of Housing, I've recently been briefed on the federal offer relating to the National Housing Co-Investment Fund repair and renovation stream.
- I asked for this meeting to inform you that BC intends on entering a bilateral agreement with CMHC.
- We appreciate the federal commitment of up to \$26 million in contribution to repair a minimum of 2,600 units of provincially owned affordable rental housing stock over three years.
- I understand BC has a strong relationship with the federal government in working together to meet the housing needs of British Columbians.
- I look forward to working with you in the Housing Forum in the future.

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Attachments:

Biography Ahmed Hussen
BC Offer Letter

Canada

The Honourable Ahmed Hussen

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July 15th, 2022

Shayne Ramsay
Chief Executive Officer
BC Housing

Suite 1701-4555 Kingsway
Burnaby, BC V5H 4V8

Re: National Housing Co-Investment Fund Renewal and Repair – Preliminary Funding Offer

Canada Mortgage and Housing Corporation (“CMHC”) and British Columbia share a common goal of preserving existing affordable housing stock and housing Canada’s most vulnerable. CMHC recognizes British Columbia as a critical partner and seeks to build upon existing funding frameworks to make further progress on this goal.

As was announced by The Honourable Ahmed Hussen on June 28, 2022, at the Federal-Provincial-Territorial Ministers Responsible for Housing Meeting, CMHC is pleased to extend an offer of funding which will allow you to complete necessary repairs to extend the life of your stock while improving the long-term sustainability of units, through the National Housing Co-Investment Fund (“NHCF”).

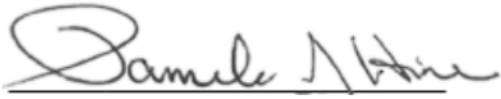
We are proposing to commit up to \$26,000,000 in contribution, to repair a minimum of 2,600 units to support the repair and renewal of provincially owned stock over the next three years, commencing at time of execution of contribution agreement. CMHC will consider additional funding should you express a desire to commit to a greater level of repair.

As a trusted partner of CMHC, the program offer considers a number of flexibilities and streamlines the process and reporting requirements.

Upon receipt of this offer, you will have until August 31st, 2022 to respond via email providing confirmation of key commitment terms. Shortly afterwards, an agreement and associated schedules will be provided, in which you will have 45 days to return an executed copy.

Key business terms have been attached. CMHC will be scheduling a meeting to discuss details of this offer and answer any questions that you may have.

Kind regards,



Pam Hine
Vice-President, Housing Solutions



Chris Woodcock
Director, Client Development and Government
Relations

Cc: Kate Begent-Connors
Pooi-Ching Siew
Mike Pistrin
Martin Austin

Key Business Terms

1. Funding Offer

- a. Total of \$26,000,000 contribution funding for the repair of a minimum of 2,600 units to be completed within three years of execution of the agreement ("Repair Period").
- b. To be advanced in a single draw for the full amount of the contribution after the contribution agreement has been fully executed and all is to CMHC satisfaction.

2. Purpose of the funding

- a. The contribution shall be used in respect of the repairing of Provincially Owned Affordable Housing Stock for repair costs and shall not be used for any other purpose.
- b. Eligible Property Types include:
 - i. Community/Affordable Rental
 - ii. Shelters
 - iii. Transitional and Supportive Housing
 - iv. Urban Indigenous Community Housing
 - v. Mixed-use Market/Affordable Rental

3. Portfolio

"Portfolio" is defined as more than one residential rental buildings, where the primary use is residential, ("Buildings") to be repaired over the Repair Period that will be subject to the Conditions of Funding. Any calculations of Conditions of Funding are to be done at the portfolio level which, in turn, will allow for flexibility at the project level. Additionally, calculating Conditions of Funding at the portfolio level will grant proponents a level of flexibility on what they are to achieve.

For the purpose of clarity:

- a. Total number of units of the Portfolio is the sum all the units of the buildings included within the Portfolio.
- b. Conditions to Funding, and the commitments they represent within the agreement, are calculated at the Portfolio level.
- c. Portfolio achievement in energy consumption and GHG reduction is calculated as the weighted average reduction of all the buildings within the Portfolio.

4. Confirmation of key commitment terms

- a. by August 31st, 2022 indicate acceptance of offer via email, including any changes to the offer that occur through discussions with CMHC, and include the confirmation of the following details:
 - i. Amount of National Housing Co-Investment Fund (NHCF) contribution funding (full amount or portion of offer)
 - ii. # of units in the Portfolio
 - iii. # of affordable units within Portfolio
 - iv. At least a 25% reduction in EE and GHG at a Portfolio level relative to past or pre-repair levels
 - v. At least 20% of units within Portfolio are accessible either at time of execution of agreement or by the end of the Repair Period

- vi. Indication of willingness to commit to a level of repair beyond the initial offer

5. Expiry of Commitment

- a. PTs will receive a customized agreement within 10 business days of CMHC receiving confirmation of key commitment terms.
- b. PTs will have 45 days within receipt of agreement to return executed agreement.

6. Conditions of funding

The PT agrees it will:

- a. Use the contribution funding for eligible costs (“Eligible Costs”) related to the repair of the Portfolio. Eligible Costs relate to:
 - i. All typical soft and hard costs incurred in repairing and upgrading the project, from the planning stage to completion of repairs and upgrades.
 - ii. Revenue loss due to decanting of tenants to accommodate necessary repair activities will also be considered an Eligible Cost.
 - iii. Administrative/staff salaries are **not** considered an Eligible Cost. However, expenses incurred from external, third parties to support repair activities are considered an Eligible Cost.
- b. Ensure that at least 30% of units of the Portfolio must be below 80% of Median Market Rent, of which must be maintained for a commitment period of 20 years.
- c. Ensure that the repair of the Portfolio will achieve a minimum reduction of 25% in Portfolio energy consumption and Greenhouse Gas (GHG) emissions relative to past or pre-repair levels.
 - i. CMHC will permit upgrades that have been completed within the last two years (e.g. boilers, windows, building envelope) as part of the reduction calculation.
- d. That the Portfolio, either at time of execution of agreement or by the end of the Repair Period contain a minimum of 20% of all units within the Portfolio that meet or exceed accessibility standards.
 - i. A unit will be designated as ‘accessible’ if:
 - 1. It meets provincial accessibility standards, or;
 - 2. In the opinion of a qualified professional it meets the accessibility requirements of the target population, in instances where a degree of accessibility features is required to address the barriers of that individual and/or population, or;
 - 3. Additional definitions will be considered on case-by-case basis in order to provide sufficient flexibility for units to meet the needs of tenants.
- e. Ensure that NHCF funding is not to exceed 30% of total repair costs and, therefore PT is responsible for a minimum of 70% of total repair costs (“PT Investment”).
- f. Complete repair of Portfolio within the Repair Period.

7. Stack of Federal Funds/Bi-Lateral Framework

- a. The units included in the Portfolio do not count towards repairs targets under the bilateral agreement and must be incremental to commitments made under existing federal/provincial funding agreements.

- b. PT Investment can count towards cost matching requirements under the bilateral, to do so PT will need to supply a claim in the year where the commitment is made.
- c. PTs will also need to confirm this investment in the narrative portion of their Progress Report and Action Plan if intended to be used as cost-matching.
- d. Funding provided within this agreement cannot be stacked with previous or future federal funding for units included in the Portfolio.

8. Reporting

Within 90 days post the Repair Period or when the totality of the repairs is complete, whichever occurs first, the PT will:

- a. Notify CMHC that repairs have been completed and attest, via signed electronic copy of attestation document, to the following:
 - i. CMHC contribution funding represented no more than 30% of total investment for repair costs
 - ii. Outcomes with respect to Affordability, EE & GHG, and Accessibility, as indicated with the agreement, have been met
 - iii. Portfolio affordability will be maintained for no less than 20 years
 - iv. Units identified for repair are incremental to the repair targets identified within respective bilateral agreement.
- b. Provide a summary of repairs ("Repair Summary") carried out on the Portfolio that include the following information:
 - i. Building location/address
 - ii. Total \$ invested (PT Investment, Contribution)
 - iii. Building type (walk-up, townhome, apartment w/elevator, etc.)
 - iv. Operational type (shelter, transitional, affordable)
 - v. # of units serving NHS Vulnerable Populations
 - vi. CMHC may request addition information regarding details of the building/units repaired to support announcements, communications, etc.

9. Return of Contribution

- a. The PT agrees that in the following circumstances the PT will return a prorated amount of the funding based on required adjustments, subject to CMHC's calculation:
 - i. PT indicates to CMHC, prior to the end of the Repair Period, that it will not be able to achieve Affordability, Accessibility, EE/GHG reduction, or required level of PT Investment, as described within the contribution agreement.
- b. The PT agrees that in the following circumstances the PT will return a prorated amount of the funding provided, subject to CMHC's calculation:
 - i. PT fails to provide CMHC with a signed final attestation and Repair Summary within timeframe allotted.
 - ii. CMHC becomes aware of misrepresentation of a signed attestation, with respect to achievement Affordability, Accessibility, EE/GHG reduction, or required level of PT Investment, as described within the contribution agreement.

- iii. In such cases, CMHC reserves the right to request information necessary to carry out such calculations.
- c. If at any point until the end of the agreement period, a PT becomes aware that they are not meeting the conditions of funding, they will advise CMHC in a timely manner and the parties will work together to come to a mutually acceptable resolution.

10. Substitution, Disposition and Encumbrances

- a. The PT shall not make any Disposition within the Portfolio without the prior written consent of CMHC, who may impose any conditions it deems necessary and appropriate, acting reasonably. For greater certainty, at a minimum, CMHC would require that the project be substituted by a project such that commitments of the Portfolio, as defined in the agreement, are maintained.
- b. Encumbrances are permitted so long as they respect the conditions of this agreement and don't limit the ability of the project to be viable.

11. Additional Funding

If CMHC agrees to provide any additional funding for repairs beyond the targets proposed in the original offer, CMHC will use this agreement as a basis for its agreement with the PT to simplify the process.

12. Communications protocol

The communication protocol negotiated in the bilateral agreement will be attached to the contribution agreement.

MINISTRY OF HOUSING INFORMATION BRIEFING NOTE

PURPOSE: For **INFORMATION** for Ravi Kahlon, Minister

ISSUE:

Overview of Residential Tenancy Branch (RTB) and RTB hearing wait times

SUMMARY:

The Residential Tenancy Branch (RTB) supports landlords and tenants to have successful tenancies by providing information, offering dispute resolution services, and ensuring compliance with BC's tenancy laws.

BACKGROUND:

- The RTB provides information services, resolves disputes, and takes compliance and enforcement measures under the *Residential Tenancy Act* (RTA) and *Manufactured Home Park Tenancy Act* (MHPTA).
- Since 2020, the number of applications for dispute resolution and inquiries for the Compliance and Enforcement Unit (CEU) has consistently increased.
- In addition, the RTB continues to receive a high volume of inquiries from the public for information.
- The increased volumes have resulted in significant delays for citizens who wish to access the RTB's dispute resolution and information services.

DISCUSSION:

RTB Functions

Below is an overview of the different functions of the RTB.

Information Services

The RTB provides information to landlords and tenants, regarding

- their rights and responsibilities under the RTA and MHPTA, and
- the RTB dispute resolution process.

Information Services interacts with the public over the phone, by email, and in person at the RTB Burnaby Office. Information Services is also responsible for processing applications for dispute resolution, scheduling hearings, and sending dispute resolution documents to parties.

Dispute Resolution Services

For most applications to RTB for dispute resolution, an adjudicative hearing is scheduled during which an RTB staff or contract arbitrator will:

- consider evidence and testimony presented by the parties and make a final and binding decision, or
- assist the parties in reaching a settlement agreement.

For certain types of applications (e.g., landlord application for an order of possession due to unpaid rent, tenant application for return of security deposit), parties can apply

through the Direct Request process. Through this process, an RTB adjudicator makes a decision based solely on the written submissions of the applicant.

Compliance and Enforcement Unit (CEU)

The CEU was created in 2019 and ensures compliance with the RTA and MHPTA. The CEU proactively provides information and direction to landlords and tenants, assesses complaints against landlords and tenants, and conducts investigations when warranted. The CEU can also impose administrative penalties on landlords and tenants who repeatedly or seriously violate the RTA or MHPTA.

Innovation and Continuous Improvement (ICI)

The ICI team was formally established in 2014 and is dedicated to developing innovative, sustainable digital services for RTB participants. ICI developed and maintains the RTB's Dispute Management System (DMS).

Policy and Legislation

The RTB Policy team leads legislative projects from policy development to implementation and maintains policy guidelines to support dispute resolution proceedings. Since 2018, the most of RTB's policy agenda has been informed by the Rental Housing Task Force. As of December 2022, 17 recommendations of the Task Force have been implemented, while work is ongoing for 6 recommendations, and 2 will not be proceeding.

s.13

RTB Volumes

In 2018, the RTB received an average of 1,497 applications for dispute resolution each month. So far, in 2022, the RTB has received an average of 1,811 applications per month - an increase of 21 per cent. Primarily because of this increased demand, the RTB's wait times for hearings have increased significantly. For example, the wait time for a regular hearing increased from 8.6 weeks in November 2020 to 16 weeks in November 2022. See Attachment 2 for more information on volumes and wait times.

In addition, the RTB continues to receive a high volume of calls, with the volume remaining relatively consistent between 2020/21 and 2021/22. More information on Information Services volumes is available in Attachment 3.

Inquiries and complaints to the CEU are also increasing – by 49 per cent increase 2019/20 and 2021/22. Currently, the CEU is only able to address approximately 60 per cent of valid requests for investigation. See Attachment 4 for operational metrics for fiscal years 2019/20 to 2021/22.

In mid-2022, the RTB began several initiatives to address the impact of increasing volumes on wait times and backlogs. With these initiatives and anticipated funding increases for 2023-24, the RTB expects it will gradually bring wait times for hearings into line with service standards, improve access to dispute resolution services for citizens, and make its processes fairer and more efficient for landlords and tenants. More information on these initiatives is available in the briefing note enclosed as Attachment 5.

INDIGENOUS PEOPLES CONSIDERATIONS:

The RTA and MHPTA do not apply on reserve lands. There were 111,496 Indigenous households living off-reserve in BC, and almost half were renter households. Indigenous households off-reserve are overrepresented as being in core housing need, meaning the housing is unaffordable or unsuitable.

GBA+ OR DIVERSITY AND INCLUSION IMPLICATIONS:

According to the 2018 National Housing Survey conducted by Statistics Canada, there are approximately 600,000 renter households in BC. Of these, 25 per cent belong to a visible minority group, 33.4 per cent of the households find it difficult to meet financial needs, and 10.5 per cent are lone parent households.

OTHER MINISTRIES IMPACTED/CONSULTED:

- N/A

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Attachment(s)

- Attachment 1: Status Update on Rental Housing Task Force Recommendations
- Attachment 2: RTB Dispute Resolution Services Volume and Wait Time Data
- Attachment 3: RTB Information Services Volume Data (November 2022)
- Attachment 4: Compliance and Enforcement Unit Data
- Attachment 5: IBN – Overview of Residential Tenancy Branch Actions to Improve Service Delivery Outcomes

This document may contain information that is protected by solicitor client privilege. Prior to any disclosure of this document outside of government, including in response to a request under the Freedom of Information and Protection of Privacy Act, the Ministry in possession of this document must consult with the lawyer responsible for the matter to determine whether information contained in this document is subject to solicitor client privilege.

Rental Housing Task Force Recommendations Status Update – December 2022

	Complete		Not proceeding at this time
			In progress

No:	Recommendation	Actions Completed	Actions Underway	Status
Early	Change the maximum rent increase formula			Complete September 2018
Early	Allowing for modest rent increases above inflation through application to the Branch			Legislative changes and new process for landlords to increase rents beyond the allowable limit when they undertake capital improvements. Complete July 2021
#1	Stop Renovictions	<p>New Policy Guideline on renovictions</p> <p>Changes to the Notice to End Tenancy for renovation to include permit information</p> <p>Working with local governments to address large scale renovictions</p> <p>Dedicated phone line for local governments to identify tenants/ buildings at risk.</p> <p>Proactively contacting landlords to advise of requirements</p>		<p>Legislative changes and new process to require landlords to apply to branch for renovation before issuing notice to end tenancy.</p> <p>Complete July 2021</p>

No:	Recommendation	Actions Completed	Actions Underway	Status
		<p>Compliance Liaison position working with local governments to jointly address non-compliance with the RTA and local bylaws.</p> <p>Information sessions for tenants GCPE public campaign to improve awareness about renters' rights under the Act Summer 2019</p>		

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#4	Implement a BC wide rent bank system for low income people	Funding announced in Budget Feb 2019.		Complete – led by SDPR
#5	Strengthen enforcement of the law including a clear process for making, investigating and levying administrative penalty complaints	<p>The Compliance and Enforcement Unit (CEU) has been fully operational since January 2019. The Unit has undertaken cases dating back to January 2018, with the majority of cases being commenced in 2019.</p> <p>In May 2019, a second investigator was hired with a co-role as a local Government Liaison as part of the Unit's efforts</p>		<p>Legislative, policy and operational changes July 2021</p> <p>Continuing to investigate complaint and levy penalties where appropriate</p>

No:	Recommendation	Actions Completed	Actions Underway	Status
		<p>to assist local governments to jointly address non-compliance issues, including renovictions</p> <p>Legislative changes to provide additional tools for investigation, relevant review grounds.</p>		
#6	Strengthen penalties for breaking the law including imposing mechanisms for non-compliance including refusal of service for outstanding penalties	<p>Worked with Ministry of Finance to develop a clear process for actioning collection on outstanding administrative penalties</p> <p>Publishing admin penalty decisions.</p> <p>Ability to refuse service for outstanding penalties</p>		Complete Summer 2020
#7	Investigate providing affordable access to bailiff services in smaller more remote communities	<p>The following are Civil Execution Service (CES) program changes resulting from the review:</p> <p>Requirements for years of service in the RFP will be decreased to a level that ensures firms retain the expertise needed to train employees in CES while easing barriers to entry for new entrants.</p> <p>Fee increases come into effect as of October 1, 2020.</p> <p>To decrease costs and create certainty for creditors and debtors, cities that have Supreme Court locations will be used as the</p>		<p>Led by Ministry of Attorney General</p> <p>Review is complete.</p> <p>New contracts in place</p>

No:	Recommendation	Actions Completed	Actions Underway	Status
		<p>starting billing points for travel costs.</p> <p>Province will only require one physical office location in the Province.</p> <p>Court bailiff firms are encouraged to obtain errors and omissions insurance to cover any potential legal costs.</p> <p>Program administration changes will improve business operations for court bailiffs and provide more oversight for the Province.</p> <p>Updates to public-facing website to include more information about the services of court bailiffs, the complaint process and key performance indicators. The Province will work with stakeholders to better inform landlords and renters about the role of court bailiffs.</p>		

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No:	Recommendation	Actions Completed	Actions Underway	Status
#9	Increase availability of strata housing by eliminating rental bans		Exploring ways of encouraging rentals in strata properties	Complete – November 2022
#10	Maintain Rent tied to the Renter, not the Unit	No action required		Complete

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#12	Make the RTB more responsive, accessible and proactive	<p>Reduction in wait times Implemented recording and monitoring of information services calls (February 2019)</p> <p>Year end grant to Landlord BC (\$65,000) and TRAC (\$70,000) to provide public information in communities around the Province (2019).</p> <p>New case management system Feb 2020 which will create efficiencies in the Branch and enable future improvements</p> <p>Continued work to modernize the business Expedited Hearings – shorten the timelines for emergency end of tenancy situations</p>		<p>A number of actions complete.</p> <p>Work continues in this area as part of ongoing continuous improvement.</p>
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No:	Recommendation	Actions Completed	Actions Underway	Status
#13	Improve fairness and consistency by recording all hearings		Implementation	Launched April 25, 2022

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#15	Require landlords who are filing evictions for cause or renovation to provide all evidence with any eviction notice to the affected tenants	Eviction form changes for renovation (see #1) New Policy Guideline for renovictions (see #1)		Legislative, policy and process changes implemented July 2021 Ongoing monitoring
#16	If repairs are needed and landlord is refusing to make them in a timely way, have RTB proactively reduce the rent	Implementation of systems change to prompt tenants to request reduction when filing for a repair order		Complete Spring 2020
#17	Allow email service of documents			New Regulation and process Complete March 2021
#18	Speed up return of security deposits for tenants	Policy work and development of process Regulation to provide authority		Complete February 2020

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No:	Recommendation	Actions Completed	Actions Underway	Status
#21	Ensure it is clear for all where to go for help for all forms of tenancy. Seniors, students, roommates	<p>Worked with CRT to clarify that roommates fall under their jurisdiction – updated Policy Guideline to confirm.</p> <p>New info on website on different housing types and where to go for help</p>		Complete June 2020

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#23	Ensure manufactured home park rules are clear and understandable. Clarify what occurs when park rules conflict with lease or contract rules	<p>Policy work</p> <p>Consultations with MH Owners Association (AMHOA)</p> <p>Revised MHP Guide for Tenants</p>		Legislative changes complete Spring 2021. Working with stakeholders on additional improvements to Regulations
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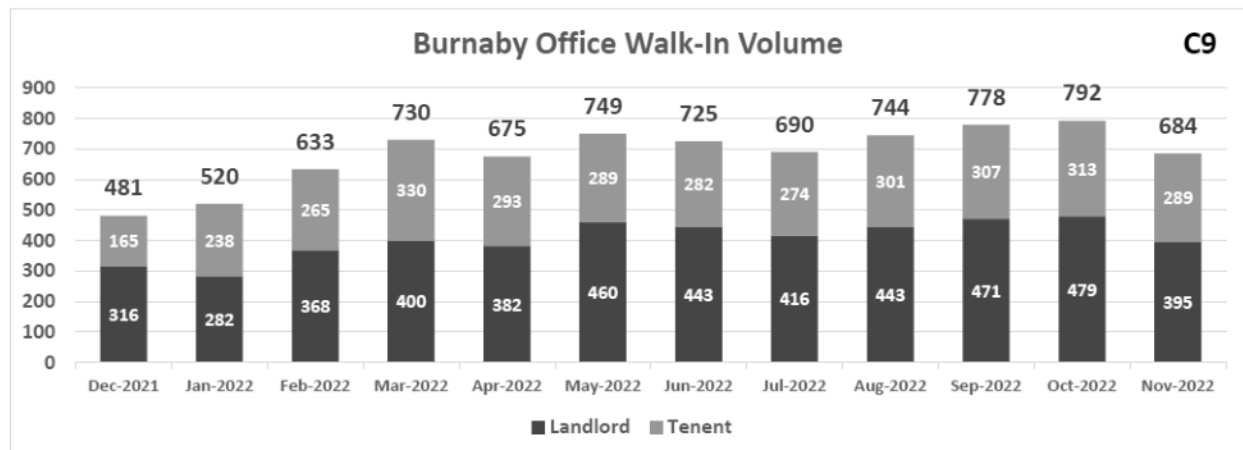
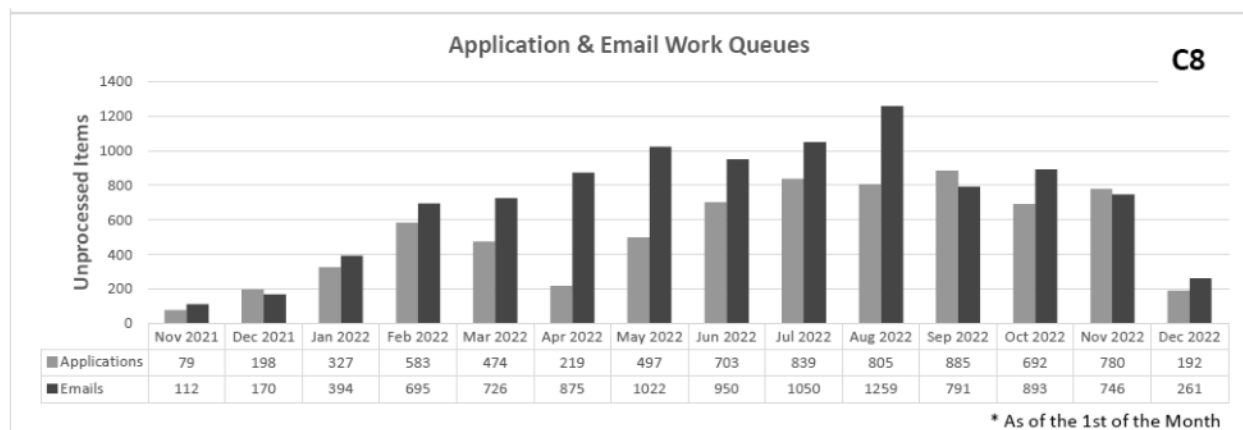
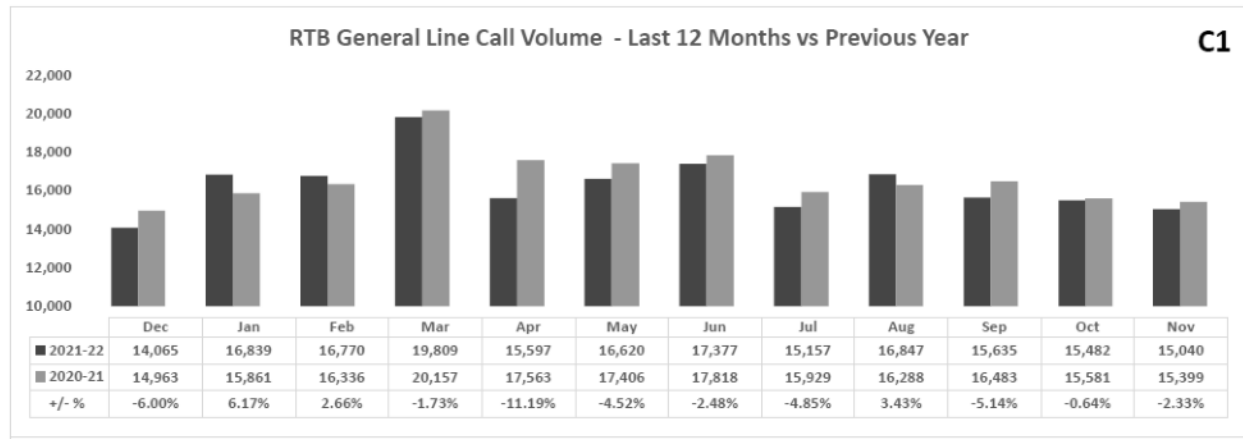
Attachment 2: RTB Dispute Resolution Services Volume and Wait Time Data

Number of Applications for Dispute Resolution Received (2018-2022)		
Year	Applications Received	Applications Received per Month (Average)
2018	17,960	1,497
2019	18,216	1,518
2020	17,690	1,474
2021	20,263	1,689
2022*	19,615	1,811
Note: 2022 data is current as of November 22, 2022.		

Average Wait Time by Hearing Type for Hearings that Occurred in November 2022	
Hearing Type	Current Wait Time (Service Standard)
Emergency Applications (Urgent request to end tenancy; tenant's order for possession; emergency repairs)	3.9 weeks (2 weeks)
Standard Applications (Order for possession, cancel notice to end tenancy, and all others except emergency or monetary only)	16 weeks (6 weeks)
Monetary Claims Only	33.3 weeks (12 weeks)

Projected Average Wait Time by Hearing Type for Applications Submitted in November 2022	
Hearing Type	Current Wait Time
Emergency Applications (Urgent request to end tenancy; tenant's order for possession; emergency repairs)	3.3 weeks
Standard Applications (Order for possession, cancel notice to end tenancy, and all others except emergency or monetary only)	16.2 weeks
Monetary Claims Only	37.7 weeks
Note: These data do not account for outcomes of dispute resolution applications other than proceeding to a hearing (e.g., applications withdrawn).	

Attachment 3: RTB Information Services Volume Data (November 2022)



Attachment 4: Compliance and Enforcement Unit Data

	2019/20	2020/21	2021/22
Complaints Received / Assessed	108	146	161
Criteria Not Met (Complaint Not Accepted)	28	49	32
Criteria Met but does not meet threshold (Seriousness)	4	20	46
Investigations	73	45	38
Early Investigations	3	32	33
Consultations	N/A	N/A	12

**MINISTRY OF ATTORNEY GENERAL AND
MINISTRY RESPONSIBLE FOR HOUSING
OFFICE OF HOUSING AND CONSTRUCTION STANDARDS
INFORMATION BRIEFING NOTE**

PURPOSE: For INFORMATION for Murray Rankin, KC,
Attorney General and
Minister Responsible for Housing

ISSUE:
Overview of Residential Tenancy Branch Actions to Improve Service Delivery Outcomes

SUMMARY:

- The Residential Tenancy Branch (RTB) has received a significant number of applications for dispute resolution and inquiries from the public, resulting in delays.
- To address and reduce these delays, the RTB is working to reduce wait times for hearings, improve access to services for citizens, and make its processes fairer and more efficient for landlords and tenants. The Branch is also requesting an incremental funding increase, through Treasury Board.

BACKGROUND:

- The RTB provides information services, resolves disputes and takes compliance and enforcement measures under the *Residential Tenancy Act* (RTA) and *Manufactured Home Park Tenancy Act* (MHPTA).
- The number of applications for dispute resolution and inquiries from the public have consistently increased since June 2020. The increased volumes have resulted in significant delays for citizens who wish to access the RTB's dispute resolution and information services.
- The Ministry has received feedback from stakeholders, the public, and the media about the pressure the RTB's wait times pose to landlords and tenants.
- In 2022, the RTB started several initiatives to reduce wait times for hearings, improve access to services for citizens, and make its processes fairer and more efficient for landlords and tenants. While some of these initiatives have been implemented, many are ongoing.

DISCUSSION:

Since 2020, the RTB has received a growing number of applications for dispute resolution and inquiries for information from the public. In 2018, RTB received an average 1,497 applications for dispute resolution each month. So far in 2022, the Branch has received an average of 1,832 applications per month: an increase of 22%.

Because of this increased demand, the RTB's wait times for dispute resolution hearings have increased significantly. For example, the wait time for a regular hearing increased from 5.74 weeks in August 2020 to 16.79 weeks in August 2022. See Attachment 1 for more information on volumes and wait times.

In June, 2021, the RTB retained the services of a contractor to assist with identifying and planning for service level improvements. A total of 20 opportunities were identified, 11 of which have an associated action/project plan to support implementation and are underway; planning continues for the remaining 9 identified opportunities.

Initiatives to Improve Hearing Wait Times

The RTB is exploring how to reduce the number of dispute resolution hearings that are scheduled that have little or no chance of success. Other projects are underway to improve the quality of applications. These projects include exploring ways to enforce service requirements and to identify applications without merit or that are outside the RTB's jurisdiction.

The RTB is also piloting an early intervention process to identify and resolve disputes before they are scheduled for hearings. ^{s.13}

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The RTB has also implemented its hearing verification pilot project on a permanent basis. The RTB introduced the hearing verification pilot project to reduce the number of dispute resolution hearings where parties do not attend. To do this, RTB Information Officers contact parties to see if they still require their hearing. Where the parties no longer need their hearing, Information Officers have them withdraw their applications, which creates additional hearing spots. The RTB has successfully opened many hearing slots through this initiative, using them to hear emergency applications and reduce the wait time for other hearings.

Initiatives to Improve Information Services Processing Timelines

To improve access to information services, the RTB is working to reduce call volumes, by improving the information and tools available to the public on the RTB's website. These initiatives include:

- Reviewing and updating the RTB's website to make it more accessible and ensure the most sought-after information is easy to find,
- Developing interactive self-help tools,
- Gathering data on the calls received by the RTB through a survey, to support future decisions on areas for improvement,
- Exploring how the RTB can use social media to better share information with the public, and
- Filling Information Officer job vacancies on an ongoing basis (16 to date).

Each of these initiatives are currently in progress. In addition, the RTB has started providing information on its website about the timeframe in which citizens can expect to receive a response to an email to manage citizens' expectations.

Other Improvements

The Minister committed to working with key stakeholders (LandlordBC, the Tenant Resource & Advisory Centre (TRAC), and the Community Legal Assistance Society (CLAS)) to improve the RTB's additional rent increase for capital expenditures (ARI-C) process. RTB staff met with stakeholders on September 6, 2022, to solicit feedback about the ARI-C process and discuss potential improvements. RTB staff have reviewed stakeholder feedback and are currently analyzing options for improvement, including process changes, rule and regulation amendments, and technology solutions.

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INDIGENOUS PEOPLES CONSIDERATIONS:

- The RTA and MHPTA do not apply on reserve lands.
- There were 111,496 Indigenous households living off-reserve in BC, and almost half were renter households. Indigenous households off-reserve are overrepresented as being in core housing need, meaning the housing is unaffordable or unsuitable.

GBA+ OR DIVERSITY AND INCLUSION IMPLICATIONS:

According to the 2018 National Housing Survey conducted by Statistics Canada, there are approximately 600,000 renter households in BC. Of these:

- 25 per cent belong to a visible minority group,
- 33.4 per cent of the households find it difficult to meet financial needs, and
- 10.5 per cent are lone parent households, with roughly 79 per cent comprised of single mothers and the remainder single fathers.

OTHER MINISTRIES IMPACTED/CONSULTED:

- N/A

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Attachment (1):

- Attachment 1: RTB Volume and Wait Time Data
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Attachment 1: RTB Volume and Wait Time Data

Dispute Resolution Services Data

Number of Applications for Dispute Resolution Received (2018-2022)		
Year	Applications Received	Applications Received per Month (Average)
2018	17,960	1,497
2019	18,216	1,518
2020	17,690	1,474
2021	20,263	1,689
2022*	14,652	1,832
Note: 2022 data is current as of August 31, 2022.		

Wait Time by Hearing Type (as of August 31, 2022)	
Hearing Type	Current Wait Time (Target)
Emergency Applications (Urgent request to end tenancy; tenant's order for possession, emergency repairs)	4 Weeks (2 Weeks)
Standard Applications (Order for possession, cancel notice to end tenancy, and all others except emergency or monetary only)	17 Weeks (6 Weeks)
Monetary Claims Only	31 Weeks (12 Weeks)

Information Services Data

Application and Email Processing Time (as of August 31, 2022)	
Transaction Type	Current Processing Time
Emergency Applications	12 Business Days
Other Applications	13 Business Days
Emails to generic HSRTO Email Inbox	21 Business Days

ARI-C (Capital) Applications Data

- Between July 1, 2021 and August 31, 2022, there were 136 applications for ARI-C. Of these applications,
 - 42 applications are closed, meaning that an arbitrator has rendered a decision in response to the application,
 - 17 applications were withdrawn by the applicant, and
 - 77 applications are open, indicating that the application is either being screened or is awaiting a hearing.
 - Some ARI-C applications require multiple hearings to resolve.
 - The current average wait time from time of receipt of applications to commencement of the final determinative hearing is 163.2 days or 23.3 weeks.
 - Arbitrators are currently taking on average 2.5 to 3 weeks to render final decisions.
 - Data on the outcome of ARI-C applications (e.g., whether an additional rent increase was granted) is not available.

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MINISTRY OF HOUSING MEETING BRIEFING NOTE

PURPOSE: **MEETING** Note for Ravi Kahlon
Minister, Ministry of Housing

MEETING WITH: Pre-brief on the upcoming Fraser Valley municipalities meetings, Abbotsford encampment tour; and meeting with the mayor of Surrey

ISSUE:

Summary of housing and homelessness issues in the Fraser Valley region and Surrey

KEY MESSAGES:

- The province is making significant progress on the Homes for B.C.: A 30-Point Plan for Housing Affordability in British Columbia. Through partnerships with municipalities, BC Housing, and other stakeholders, over 36,000 units are complete or underway throughout the province since 2018. This includes 406 homes complete or underway in Abbotsford.
- The Province is focused on increasing housing supply for the middle-income and low-income individuals and families while also addressing housing for those sheltering outdoors.
- The Province works across ministries and with local community partners to help people experiencing homelessness stay safe, healthy, and become stably housed with the services and community supports they need. Budget 2022 invests \$633 million in cross-ministry actions on homelessness and a provincial homelessness strategy is in development with community and Indigenous partners.
- The recently passed *Housing Supply Act*, will leverage existing tools, and support local governments in accelerating the construction of much needed new housing supply.

BACKGROUND:

- **Fraser Valley:** There were 895 homeless individuals in the Fraser Valley, according to the Fraser Valley Regional District (FVRD) 2020 Point in Time Homelessness Count, a 48 percent increase from the 2017 count of 606.
- Fraser Valley has seen a significant population increase between 2016 and 2021, with Abbotsford municipal population growing from 141,397 in 2016 to 153,524 in 2021- an increase of 8.6%.
- The Fraser Valley includes Abbotsford, Chilliwack, Mission, Hope, Boston Bar and Agassiz-Harrison.

Abbotsford

- The province, through BC Housing and the City of Abbotsford signed a memorandum of understanding (MOU) in February 2022, formalizing their commitment to work together to develop new supportive housing for people experiencing homelessness in the community.

- The province, through BC housing is partnering to bring 60 new supportive homes for men recovering from addiction and at risk of homelessness at 31250 King rd. Construction is estimated to complete in fall 2023.
- The province has announced 398 new student housing accommodations on the Abbotsford University of the Fraser Valley campus as part of the Homes for BC 10-year housing plan with 8,000 new on-campus student beds to be built by 2028.

Homelessness

- There were 333 people experiencing homelessness in Abbotsford according to the Fraser Valley 2020 Homelessness Count and Survey Report. There are 137 shelter spaces in Abbotsford as of October 27, 2022. Securing shelters for winter 2022/23 is an ongoing challenge in the area. Information on shelters and emergency shelters activated in the Fraser Valley region can be found here: <https://smap.bchousing.org>.
- There are numerous encampments throughout Abbotsford, including on highway-rights-of-ways and rest stops.
- The **Lonzo Road encampment** along Ministry of Transportation and Infrastructure (MOTI) land has multiple sites, vehicles, significant fire and safety concerns. There are currently 40-50 individuals sheltering there.
- Cross-ministry coordination enables site clean-ups and sanitation through MOTI, outreach and housing supports through BC Housing, outreach-based primary care and harm reduction through Fraser Health and income supports through the Ministry of Social Development and Poverty Reduction.
- The City of Abbotsford continues to apply pressure to decamp the Lonzo Road encampments. The City has a number of concerns, including, risk of fire with dropping temperatures and an increase in the rate of violence in the encampments (primarily targeted at camp residents). Recent statistics provided to BC Housing from Abbotsford Police note there have been 1,240 calls for service, 9 fatalities and 80 serious crime files associated with the encampment from January to October 2022.
- The Abbotsford Fire Department shared that in the 2022 calendar year, there have been 37 fires to date and 215 response incidents, between January and September. The Fire Chief also noted that if a fire occurred at the Riverside encampment, crews would have difficulty accessing the site with hoses due to rail lines and a stream. Recent visits by outreach have noted an increase in propane tanks at the site.
- BC Housing and the City of Abbotsford have partnered to develop a 60-unit supportive housing building on a city-owned site adjacent to the encampment but are unable to start until the shelter currently located and operating on the site is relocated.
- MOTI and BC Housing are in the process of entering into an agreement to temporarily relocate the shelter onto MOTI property alongside Lonzo Road. The nearby highway expansion project limits the area available for shelter relocation leaving the shelter footprint directly on top of the current Lonzo encampment.

- MOTI will lead the site preparation for the shelter relocation, which will involve moving a section of the encampment that includes vehicle removal and site clean up.
- In 2022, Abbotsford received \$660K in funding through the federal-provincial Strengthening Community Services grants for expanded outreach supports including for at-risk youth.
- The Provincial Homelessness Strategy in development by the Ministry of Housing outlines a path forward for governments to work in collaboration with key partners to address homelessness and encampments through increased supports, new housing and a new supported rent supplement program.

Surrey

- The Province is interested in encouraging more transit-oriented development and looks forward to continued progress on the Surrey-Langley Skytrain extension that supports our goals of providing safe, affordable housing, boosting transit ridership and making progress toward our climate action targets.
- The Province, through BC Housing, is partnering with the Community Land Trust of BC (CLT), the Sunshine Housing Co-operative and the City of Surrey to build a new 69-home affordable co-operative housing development in Surrey. Located at 13225-104 Avenue, the new building will provide housing for the 39 current tenants, as well as 30 new co-op members. Construction is expected to be completed in late 2024.
- Council has recently passed the Harmony House project that will offer 91 units of below market rentals and prioritizes those with intellectual disabilities.
- Residents of Jennings Place are living in improved comfort, safety and security following the completion of a \$7.9-million renovation to the 52-unit townhouse complex located at 7775-120 A Street. The project is expected to reduce annual energy demand by 50 per cent and GHG emissions by 60 per cent. The project was funded through BC Housing's Capital Renewal Fund.
- The Rosewood apartments at 9683-137th Street has final occupancy with priority for low-income women and children, a joint announcement is being planned.
- A youth-centered housing project at 13105-112 Avenue passed rezoning in June 2022. The 4-storey modular with 30 supportive housing units for youth as well as ancillary support services is expected to open summer 2023.
- On October 29, 2022, then mayor-elect Brenda Locke announced a housing summit to be held in Surrey in spring of 2023 to bring all levels of government and local partners together to address the city's housing needs.

Homelessness

- Surrey currently has 546 shelter spaces, 110 Emergency Weather Response (EWR) shelter spaces, 224 temporary, and 212 permanent shelter spaces.
- Surrey has had significant issues with homelessness and encampments, and has partnered with BC Housing and Fraser Health on housing, health and supports initiatives.

- According to a recent report to council, Surrey estimates it has 340 to 520 unsheltered or precariously housed residents; citing a correlation between rising costs and loss of affordable housing.
 - An October 2022 report on Indigenous Homelessness by the City of Surrey showed an over-representation of Indigenous people in homelessness at 31 per cent compared to 2.2 per cent of the general population in Surrey.
 - In 2022, the City of Surrey received \$1.7M in funding through the federal-provincial Strengthening Community Services grants for programs supporting outreach and supports for vulnerable populations, with a focus on women.
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INDIGENOUS PEOPLES CONSIDERATIONS:

- N/A

GBA+ OR DIVERSITY AND INCLUSION IMPLICATIONS:

- N/A

OTHER MINISTRIES IMPACTED/CONSULTED:

- None

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ATTACHMENT(S)

[List the attachments. If there are no attachments, please remove this section. If this IBN is for a meeting, include biographies of key non-government meeting attendees. Match the name of the appendix to the file name.]

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MINISTRY OF HOUSING INFORMATION BRIEFING NOTE

PURPOSE: For **INFORMATION** for the Honourable Ravi Kahlon, Minister of Housing

SUBJECT: Indigenous Housing Funding

SUMMARY

- A doubling in funded units to 3500, for the *Building BC: Indigenous Housing Fund* (IHF), as per the 2023 Housing Strategy, provides an opportunity to support government's commitment to the *Declaration on the Rights of Indigenous Peoples Act* (DRIPA) to involve Indigenous organizations more in delivery than in the past.
- The BC Indigenous Homelessness Strategy Steering Committee (IHSSC) released the new *BC Indigenous Homelessness Strategy* in November 2022 which references the unreleased *Provincial Belonging in BC Homelessness Strategy*. The committee is indigenous-led, and the Province through HOUS has a seat at the table.
- The *BC Indigenous Homelessness Strategy* is closely aligned to the Provincial Homelessness Strategy and government will consider options to support and/or formally endorse the strategy (the latter would require Cabinet/TB support).
- BC's new Indigenous Justice Strategy offers a template for IHF reforms such as creating the space necessary for partners to develop a pathway for sharing and transferring responsibility for housing programs to Indigenous people.

BACKGROUND:

The Indigenous Housing Fund

- In 2018, the province committed \$550 million over 10 years to build and operate 1,750 units of Indigenous social housing both on- and off-reserve through BC Housing's IHF. IHF projects are selected by BC Housing based on several criteria, including priority areas, development capacity, project readiness, and regional distribution.
- In December 2022, Cabinet approved a doubling of the existing Indigenous Housing Fund targets to 3500 units, which TB is expected to approve in *Budget 2023*.
- On March 3, 2021, Premier Horgan sent a letter to the Prime Minister, requesting a federal commitment to match British Columbia's \$550 million investment in Indigenous housing. Work to operationalize this is ongoing at the staff level and is being led by MIRR.

Indigenous Homelessness Strategy

- The external to government BC IHSSC released the new *BC Indigenous Homelessness Strategy* in November 2022 which includes strong alignment and reference to the *Provincial Belonging in BC Homelessness Strategy* (not released).
- Partnering with Indigenous people and organizations is embedded throughout the Provincial Homelessness Strategy.

DISCUSSION:

- For some Indigenous groups, leaders, and housing providers, new IHF targets and investments may be viewed as an opportunity to re-engage the Province on the issues of fairness in the existing program's selection process and concerns with BC Housing's current approach to funding allocation, including with the Metis Nation.
- The IHF's new targets and investments present the opportunity to address these issues and concerns in a manner that is both inclusive, actions the government's DRIPA Action Plan, and advances provincial commitments to reconciliation.

GBA+ OR DIVERSITY AND INCLUSION IMPLICATIONS:

- GBA+ and diversity are incorporated into the IHF program's eligibility criteria and the design of the Indigenous Homelessness Strategy.

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Attachment: Appendix: Indigenous People's Considerations

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APPENDIX: INDIGENOUS PEOPLES CONSIDERATIONS

- A colonial legacy has resulted in on-reserve housing that is old, overcrowded, and unsuitable. Off-reserve, many Indigenous people struggle to find housing that is culturally appropriate and suitable to the distinct needs of their diverse and growing populations.
- Indigenous homelessness has dimensions beyond a lack of physical shelter, encompassing isolation from land, water, place, family, kin, animals, culture, and language, and disconnection from the relational, cultural, spiritual, emotional, and/or physical aspects of Indigenous identity. This is directly linked to the legacy of colonialism and on-going systemic power imbalances that entrench poverty, racism, intergenerational trauma, resulting in poor health, education, and employment outcomes. Indigenous people are significantly over-represented in homelessness populations, comprising six per cent of the population in BC but 39 per cent of people documented in Provincial Point-in-Time homelessness counts (<https://www.bchousing.org/research-centre/housing-data/homeless-counts>).
- Indigenous people require housing solutions that are designed 'For Indigenous, By Indigenous'. In this regard, Articles 21.1 and 24.1 of UNDRIP highlight the rights of all Indigenous peoples to the improvement of their economic and social conditions, including housing. This means the right to be actively involved in developing and determining housing policies and programs. Action 4.25 of British Columbia's Declaration on the Rights of Indigenous Peoples Act Action Plan states that the province will not pursue any action on Indigenous issues without appropriate engagement and cooperation with key Indigenous partners.