
From: May, Cheryl OHCS:EX
Sent: December 16, 2020 11:22 AM
To: Dhaliwal, Sunny CITZ:EX
Cc: Papadopoulos, Nikki OHCS:EX
Subject: s.17

Hi Sunny,

s.17

s.17 I was hoping we could touch base about this request and also, given your history in this area, you might be able to advise on any similar work that has that been done in the past.

If it works for you, I'll have Nikki set up a call for us to discuss.

Thanks,
Cheryl

Cheryl May
ADM, Office of Housing and Construction Standards
Ministry of Attorney General and Minister Responsible for Housing
(250) 812-3345

RE: AG Meeting Rick Glumac, Port Moody Mayor et al - Affordable Housing (DAG attending)

From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>
To: Papadopoulos, Nikki OHCS:EX
Sent: February 17, 2021 11:06:11 AM PST

Thanks Nikki.

From: Papadopoulos, Nikki OHCS:EX <Nikki.Papadopoulos@gov.bc.ca>
Sent: Tuesday, February 16, 2021 11:55 AM
To: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>
Subject: RE: AG Meeting Rick Glumac, Port Moody Mayor et al - Affordable Housing (DAG attending)

Hi Maya – we will be preparing materials for this meeting.

Regards,
Nikki

From: Papadopoulos, Nikki OHCS:EX
Sent: February 16, 2021 11:42 AM
To: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca <mailto:Maya.Engelbrecht@gov.bc.ca> >
Subject: RE: AG Meeting Rick Glumac, Port Moody Mayor et al - Affordable Housing (DAG attending)

Hi Maya – please include the following in this meeting. I am just confirming if materials will be prepared and will let you now as soon as I hear. Cheryl has a conflict, John Thomson will attend on her behalf.

Shayne, Ramsay, CEO – Sramsay@bchousing.org <mailto:Sramsay@bchousing.org>
Michael Flanigan, VP Development and Asset Strategies – mflanigan@bchousing.org
<mailto:mflanigan@bchousing.org>
John Thomson, ED, Housing Policy Branch

Regards,
Nikki

From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca <mailto:Maya.Engelbrecht@gov.bc.ca> >
Sent: February 12, 2021 11:26 AM
To: Papadopoulos, Nikki OHCS:EX <Nikki.Papadopoulos@gov.bc.ca <mailto:Nikki.Papadopoulos@gov.bc.ca> >
Cc: Ramsay, Launa P OHCS:EX <Launa.Ramsay@gov.bc.ca <mailto:Launa.Ramsay@gov.bc.ca> >
Subject: AG Meeting Rick Glumac, Port Moody Mayor et al - Affordable Housing (DAG attending)

Good morning, Nikki

Kindly advise if Cheryl and any others would like to attend:

Meeting with Rick Glumac, Port Moody Mayor and Councilors
Date & Time: Feb 22nd 4:30pm-5pm

Location: Zoom (details below)
Topic: Affordable Housing
BN: If staff have info to provide
Ministry staff: invited but not required
Attendees:
AG
MA
Rick Glumac
MLA Rick Glumac
Mayor Rob Vagramov
Councillor Diana Dilworth
Councillor Meghan Lahti
Councillor Amy Lubik
Councillor Hunter Madsen
Councillor Steve Milani
Councillor Zoë Royer

Thanks,
-M

*****Incoming e-mails

On Feb 9, 2021, at 1:39 PM, Glumac.MLA, Rick <Rick.Glumac.MLA@leg.bc.ca <mailto:Rick.Glumac.MLA@leg.bc.ca>
> wrote:

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hey Derrick, in follow up with the meeting with Minister Eby, I have reached out to Port Moody Council regarding a meeting on the topic of affordable housing. Could you provide some options for meeting times and Simon could coordinate with the council?

Thanks,

Rick Glumac, MLA Port Moody – Coquitlam
2708 St. Johns St, Port Moody, BC V3H 2B7
P: 604.936.8709 | F: 604.469.5435 | @RickGlumacBC | FB: RickGlumacBC

From: Meghan Lahti <MLahti@portmoody.ca <mailto:MLahti@portmoody.ca> >
Sent: February 9, 2021 11:52 AM
To: Glumac.MLA, Rick
Cc: Mayor Rob Vagramov; Council
Subject: Re: MEETING REQUEST: Affordable Housing

Thank you for the invitation to meet regarding the provision of affordable housing in Port Moody. I would be pleased to meet on this topic.

Thanks,

Meghan Lahti, Councillor

City of Port Moody

I acknowledge that I live, work, and play on the traditional, ancestral, and unceded territories of the Kwikwetlem (Coquitlam), qiqéyt (Qayqayt), xmkym (Musqueam), swxwú7mesh (Squamish), selílwitulh (Tsleil Waututh), and Coast Salish peoples.

Sent from my iPhone

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On Feb 8, 2021, at 1:47 PM, Glumac.MLA, Rick <rick.glumac.mla@leg.bc.ca <mailto:rick.glumac.mla@leg.bc.ca> > wrote:

Mayor Rob and Port Moody City Councillors,

As you may know, it is a key priority of our government to help build affordable housing throughout the province. In fact, our goal is to see the building of 114,000 affordable market rental, non-profit, supported social housing and owner-purchase housing through partnerships.

With this in mind I would like to extend an invitation to members of Port Moody city council to meet with the Minister responsible for housing, David Eby, and myself to discuss potential opportunities in Port Moody.

Please let me know if you would be interested and my staff will coordinate a suitable time for a virtual meeting.

Sincerely,

Rick Glumac, MLA Port Moody – Coquitlam
2708 St. Johns St, Port Moody, BC V3H 2B7
P: 604.936.8709 | F: 604.469.5435 | @RickGlumacBC | FB: RickGlumacBC

This response is provided by Councillor Lahti and may not reflect the City of Port Moody's official position or that of Council.

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RE: National Housing Strategy data - previous 613438 AG 48 Hour Rush - new log 613780

From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>
To: King, Kim J M AG:EX, Dowler, Thea AG:EX
Sent: March 1, 2021 3:58:29 PM PST

Hi Kim, thanks for following up. Please close the log on this one.

-M

From: King, Kim J M AG:EX
Sent: Monday, March 1, 2021 3:58 PM
To: Engelbrecht, Maya AG:EX ; Dowler, Thea AG:EX
Subject: RE: National Housing Strategy data - previous 613438 AG 48 Hour Rush - new log 613780

Hi Maya and Thea,

Just following up on this. Can we close the log or is there another action needed?

Thanks for advising,

Kim

From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>

Sent: Thursday, February 18, 2021 3:44 PM

To: Dowler, Thea AG:EX <Thea.Dowler@gov.bc.ca>

Cc: King, Kim J M AG:EX <Kim.King@gov.bc.ca>

Subject: RE: National Housing Strategy data - 613438 AG 48 Hour Rush - new log 613780

Hi Thea, I have been advised that the letter that staff have drafted is almost identical to the letter that already sent out to MP Kwan.

Please could you advise if you would like a follow up letter and if so, please could you provide some specific questions for us?

Thanks,

-M

From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>

Sent: February 8, 2021 8:15 AM

To: Dowler, Thea AG:EX <Thea.Dowler@gov.bc.ca>

Cc: Harder, Derrick AG:EX <Derrick.Harder@gov.bc.ca>

Subject: FW: National Housing Strategy data - 613438 AG 48 Hour Rush

Good morning, Thea

Please see Kim's note below and the attached.

Thanks very much!

-M

From: King, Kim J M AG:EX <Kim.King@gov.bc.ca>

Sent: Monday, February 8, 2021 8:09 AM

To: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>

Subject: RE: National Housing Strategy data - 613438 AG 48 Hour Rush

Good morning Maya,

The Minister approved with his edits via email on Friday, and I sent out the response afterward (attached).

Thanks,

Kim

From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>

Sent: Monday, February 8, 2021 8:06 AM

To: King, Kim J M AG:EX <Kim.King@gov.bc.ca>

Subject: RE: National Housing Strategy data

Good morning, Kim.

Please could you follow up on this when you have a moment today. Thea has checked in with me yesterday.

Thanks very much,

-M

From: Engelbrecht, Maya AG:EX
Sent: Sunday, January 31, 2021 8:12 PM
To: King, Kim J M AG:EX <Kim.King@gov.bc.ca>
Subject: National Housing Strategy data
Hi Kim, Could CCU coordinate the written update for us?
Thanks,
-M

From: Dowler, Thea AG:EX <Thea.Dowler@gov.bc.ca>
Sent: Tuesday, January 26, 2021 8:59 PM
To: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>
Cc: Nanninga, Tanera AG:EX <Tanera.Nanninga@gov.bc.ca>; Normand, Nicole AG:EX <Nicole.Normand@gov.bc.ca>
Subject: Re: National Housing Strategy data
MP Kwan is fine with receiving a written update next week and will be in touch after that if she feels a meeting is necessary. Thanks Maya.

On Jan 26, 2021, at 2:06 PM, Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca> wrote:

Hello Thea,
BC Housing advises that they could have a written update ready for next week.
This would be the preferred option for next week considering the many conflicting deadlines that they have currently. Please could you let me know if that would be alright?
-M

From: Dowler, Thea AG:EX <Thea.Dowler@gov.bc.ca>
Sent: Tuesday, January 26, 2021 10:43 AM
To: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>; Nanninga, Tanera AG:EX <Tanera.Nanninga@gov.bc.ca>
Cc: Normand, Nicole AG:EX <Nicole.Normand@gov.bc.ca>
Subject: RE: National Housing Strategy data
Yes, that makes sense to me. If staff are okay with that route I will suggest it to MP Kwan.
Thank you!
Thea Dowler
Executive Assistant to the Honourable David Eby, Attorney General and Minister Responsible for Housing
604-250-9054

From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>
Sent: January 26, 2021 10:39 AM
To: Dowler, Thea AG:EX <Thea.Dowler@gov.bc.ca>; Nanninga, Tanera AG:EX <Tanera.Nanninga@gov.bc.ca>
Cc: Normand, Nicole AG:EX <Nicole.Normand@gov.bc.ca>
Subject: RE: National Housing Strategy data
Hi Thea, Do you want me to see if we can provide a written update and we can schedule a briefing if further info is requested.
Thanks,
-M

From: Dowler, Thea AG:EX <Thea.Dowler@gov.bc.ca>
Sent: Tuesday, January 26, 2021 10:33 AM
To: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>; Nanninga, Tanera AG:EX <Tanera.Nanninga@gov.bc.ca>
Cc: Normand, Nicole AG:EX <Nicole.Normand@gov.bc.ca>
Subject: RE: National Housing Strategy data
Thanks, I will check with MP Kwan. I also wonder if a written update may suffice if she wants a timelier update. I am not sure about the protocol for that though.
Thea Dowler

Executive Assistant to the Honourable David Eby, Attorney General and Minister
Responsible for Housing
604-250-9054

From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>

Sent: January 26, 2021 10:09 AM

To: Nanninga, Tanera AG:EX <Tanera.Nanninga@gov.bc.ca>

Cc: Normand, Nicole AG:EX <Nicole.Normand@gov.bc.ca>; Dowler, Thea AG:EX
<Thea.Dowler@gov.bc.ca>

Subject: RE: National Housing Strategy data

Hi Tanera, BC Housing advises that the three key people have really tough schedules this week. Is there any chance that either of the following will work?

February 2nd @ 11:30 am

February 4th @ 11 am or 4 pm

Thanks,

-M

From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>

Sent: Monday, January 25, 2021 5:37 PM

To: Nanninga, Tanera AG:EX <Tanera.Nanninga@gov.bc.ca>

Cc: Normand, Nicole AG:EX <Nicole.Normand@gov.bc.ca>; Dowler, Thea AG:EX
<Thea.Dowler@gov.bc.ca>

Subject: RE: National Housing Strategy data

Thanks so much, I will advise back shortly.

-M

From: Nanninga, Tanera AG:EX <Tanera.Nanninga@gov.bc.ca>

Sent: Monday, January 25, 2021 3:58 PM

To: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>

Cc: Normand, Nicole AG:EX <Nicole.Normand@gov.bc.ca>; Dowler, Thea AG:EX
<Thea.Dowler@gov.bc.ca>

Subject: RE: National Housing Strategy data

Hi Maya,

See some other options for this week. Will any of these work for staff?

Tuesday Jan 26 - after 4 pm PST

Wednesday Jan 27 - after 3:30 pm PST

Friday Jan 29 - after 4 pm PST

Tanera

From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>

Sent: January 21, 2021 11:10 AM

To: Dowler, Thea AG:EX <Thea.Dowler@gov.bc.ca>

Cc: Normand, Nicole AG:EX <Nicole.Normand@gov.bc.ca>; Nanninga, Tanera AG:EX
<Tanera.Nanninga@gov.bc.ca>

Subject: RE: National Housing Strategy data

Hi Thea, sorry tomorrow will not work. Can we canvass some times next week?

-M

From: Engelbrecht, Maya AG:EX

Sent: Thursday, January 21, 2021 10:49 AM

To: Dowler, Thea AG:EX <Thea.Dowler@gov.bc.ca>; Normand, Nicole AG:EX

<Nicole.Normand@gov.bc.ca>; Nanninga, Tanera AG:EX <Tanera.Nanninga@gov.bc.ca>

Cc: Harder, Derrick AG:EX <Derrick.Harder@gov.bc.ca>

Subject: RE: National Housing Strategy data

Thanks Thea, I will check with BC Housing and let you know.

-M

From: Dowler, Thea AG:EX <Thea.Dowler@gov.bc.ca>

Sent: Thursday, January 21, 2021 10:19 AM

To: Normand, Nicole AG:EX <Nicole.Normand@gov.bc.ca>; Nanninga, Tanera AG:EX

<Tanera.Nanninga@gov.bc.ca>; Engelbrecht, Maya AG:EX
<Maya.Engelbrecht@gov.bc.ca>

Cc: Harder, Derrick AG:EX <Derrick.Harder@gov.bc.ca>

Subject: FW: National Housing Strategy data

Hello,

MP Jenny Kwan would like a briefing from BCH on the Strathcona encampment, much like the one provided to Minister Melanie Mark yesterday.

Her CA has requested this happen tomorrow and has suggested some times below. If that is not possible we can look to next week.

Thank you,

Thea Dowler

Executive Assistant to the Honourable David Eby, Attorney General and Minister
Responsible for Housing
604-250-9054

From: Kwan, Jenny - Riding 1A <Jenny.Kwan.C1A@parl.gc.ca>

Sent: January 21, 2021 10:09 AM

To: Harder, Derrick AG:EX <Derrick.Harder@gov.bc.ca>

Cc: Kwan, Jenny - Assistant 1 <Jenny.Kwan.A1@parl.gc.ca>; Dowler, Thea AG:EX
<Thea.Dowler@gov.bc.ca>

Subject: Re: National Housing Strategy data

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Hi Thea and Derrick,

The House will reconvene next week and her schedule is pretty tight, can we check if we could find a time for Friday tomorrow? Here are some slots Jenny could do:-

- 10:30 am
- 11:30 am
- noon
- 3:30 pm to 5 pm

Thanks

Gabriel

From: Harder, Derrick AG:EX <Derrick.Harder@gov.bc.ca>

Sent: Thursday, January 21, 2021 9:35 AM

To: Kwan, Jenny - Riding 1A <Jenny.Kwan.C1A@parl.gc.ca>

Cc: Kwan, Jenny - Assistant 1 <Jenny.Kwan.A1@parl.gc.ca>; Dowler, Thea AG:EX
<Thea.Dowler@gov.bc.ca>

Subject: Re: National Housing Strategy data

Hi Gabriel, good to hear from you!

Yes, we can brief Jenny. I have copied Théa Dowler from our office to coordinate, she did the same for Melanie Mark yesterday.

Derrick

Sent from my iPhone

On Jan 19, 2021, at 12:49 PM, Kwan, Jenny - Riding 1A <Jenny.Kwan.C1A@parl.gc.ca>
wrote:

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Derrick,

Hope you're well. As per Jenny's call with Minister Eby prior to the holiday, can you provide an update to Jenny on the housing arrangement for the encampment? Should I setup a call for you to brief her?

Regards,
Gabriel Yiu
Office of MP Jenny Kwan

From: Kwan, Jenny - Assistant 1 <Jenny.Kwan.A1@parl.gc.ca>
Sent: Tuesday, January 5, 2021 10:08 AM
To: Derrick.Harder@gov.bc.ca <Derrick.Harder@gov.bc.ca>
Subject: National Housing Strategy data

Hi Derrick,

I've put together a summary of information we've received from the Government of Canada on the National Housing Strategy.

Attached documents:

Q-40 and Q-41 are government responses to Order Paper Questions that Jenny has submitted (not sure how it's done in the provincial legislature but it's a form of access to information request). Q-40 is the summary of the corresponding PDF. Q-41 is more for your information and touches on the Canada Housing Benefit, but there was less info in that one. The first tab of the Q-40 excel sheet has various summaries, the raw data can be found in the other tabs.

Jenny also submitted an earlier OPQ which provided figures until January, which is what the original VanSun article showing BC only received 0.5% of funding for finalized agreements for NHCF. Of note is that no provinces were redacted in the January figures for any of the NHCF applications that were submitted. In the August numbers for Q-40, most provinces were redacted. We were able to easily unredact most of them, including almost all of the finalized agreements by comparing the project information between the two, since the requested funding and number of units didn't change for most of them. I suspect that either they made a mistake the first time, or they're trying to make it more difficult to get information. The info we've unredacted is highlighted in red or yellow.

* Red means 100% certain

* Yellow means very confident but not definitive. However, they all line up perfectly with the figures we've received for July discussed in the next paragraph as it looks like there's only 2 new applications approved in August across Canada (one is the BC one mentioned later in this write-up).

The “NHS funding” Excel document is from a more standard inquiry that we made to CMHC, for the provincial breakdown of the NHCF and RCFi up to July. They provided us with figures rounded to the nearest million. Because of redactions in Q-40, there’s 3 projects totalling \$4 million we couldn’t attribute definitively to a province. By verifying Q-40 against these numbers, it’s likely that at least 2 of those applications are from Ontario, while the other one is likely a project that was approved in August and not captured in this sheet.

Lastly, the CMHC pdf is official responses from CMHC to questions asked at committee, which includes a breakdown for how the RHI city stream was calculated between cities.

NHCF

- * Between January and July, 2 NHCF applications were approved in BC, totaling \$1.5 million
- * In August, a \$40.5 million NHCF project was approved for BC
- * The government indicated \$130 million in finalized agreements for BC in the recent VanSun article, which indicates a more recent improvement for BC, but the government only provided more recent figures for BC and not other provinces.
- * With that last exception, I note that the government responses typically refer to “funding commitments,” which includes applications at the letter of intent stage where no agreement has yet been made. We focus on applications that have agreements because that’s where we have the most info and were able to resolve the most redactions, and ultimately what matters is agreements that have been made so that funding can actually be flowed to the applicant.
- * We don’t have the updated figures the government is using for the \$130 million, but as of August most of the funding for BC under NHCF is in the form of loans.
- * Processing time for NHCF finalized agreements went from an average of 400 days from the January figures has increased to 533 days

RCFi:

- * BC is faring much better under this program, but the focus of this program is stimulating the rental market but doesn’t particularly target affordable housing units, although some could benefit from this program.
- * In their July 2019 report, the Parliamentary Budget Office noted concerns about the affordability criteria of RCFi and that since it consists entirely of loans, it doesn’t actually cost the government that much money as they only pay any interest lost over the time that it’s paid back to them. Meanwhile grants are sorely lacking and there’s been much less support for the non-profit sector, particularly with the the difficulty in getting NHCF funding in BC
- * The government does not keep tabs on the average cost of “affordable” housing for these projects. It measures what % of housing meet the “affordable” criteria, then calculates the average rent of all units
- * That said, some projects have 100% of units considered “affordable” under the RCFi where rent is over \$2000/month, though provinces are redacted”

Breakdown of how the funding for finalized agreements is allocated nationally by

applicant type, as of August:

NHCF applications

NHCF %

RCFi applications

RCFi%

RCFi \$

RCFi \$ %

Faith Based

2

3.3%

Indigenous groups

1

1.6%

Municipality

2

3.3%

2

2.5%

\$8,840,000

0.3%

Not-for-profit

52

85.2%

14

17.3%

\$283,500,796

9.6%

Private/for-profit

4

6.6%

65

80.2%

\$2,661,759,700

90.1%

Total

61

81

\$2,954,100,496

This table is from the January 2020 information dump, which is the number of applications submitted to the NHCF by province. It demonstrates that the difficulty BC is having under this program is not because of lack of application submissions.

P/T

Submissions since 2018

BC

95

AB

43

SK

10

MB

19

ON

140

QC

70

NB

18

PEI

12

NS

9

NL&L

4

NV

3

NWT

4

YK

4

National

1

Canada Housing Benefit

Quick summary on Q-41, which covers Canada Housing Benefit

- * \$2 billion from the federal government over 8 years (cost matched by provinces for a total of \$4 billion)
- * \$700 million federally for Ontario
- * \$59.8 million federally for Nova Scotia
- * As of Sept 23rd, 7 provinces have signed on
- * Only 2 have publicly announced when the document was responded to (ON and NS), Quebec* has since been announced at the beginning of October and we're aware there's an agreement with BC.

*the announcement<<https://www.cmhc-schl.gc.ca/en/media-newsroom/news-releases/2020/canada-quebec-sign-housing-agreement>> indicates \$454.3 million (likely the federal portion) going to the housing benefit.

I hope you find this information useful, there's probably more info in these documents than I've touched on in the write-up. Should you have any questions about any of the documents please let me know.

Kind regards,

Shawn Hughes

Legislative Assistant | Adjoint législatif

Office of Jenny Kwan, MP | Vancouver East
Bureau de Jenny Kwan, Députée | Vancouver-Est
NDP | NPD

(TEL) 613-992-6030 (CEL) 613-286-5117

jenny.kwan.a1@parl.gc.ca

ndp.ca<<http://ndp.ca/>> | npd.ca<<http://npd.ca/>> |
Twitter<<https://twitter.com/jennykwanbc>> |
Facebook<https://www.facebook.com/JennyKwanVanEast?_rdr>