

## **Re: Cliff 577112 FW: Letter to Minister Eby & Minister Robinson from The Expert Panel on the Future of Housing Supply and Affordability**

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**From:** Fyfe, Richard J AG:EX <Richard.Fyfe@gov.bc.ca>  
**To:** Engelbrecht, Maya AG:EX  
**Cc:** Alagaratanam, Suhan Kumar AG:EX  
**Sent:** December 7, 2020 7:17:46 AM PST

Thanks Maya - I think that you should also share a copy with Cheryl if you haven't already done so.  
RF

**From:** Engelbrecht, Maya AG:EX  
**Sent:** Sunday, December 6, 2020 9:30 PM  
**To:** Fyfe, Richard J AG:EX  
**Cc:** Alagaratanam, Suhan Kumar AG:EX  
**Subject:** Cliff 577112 FW: Letter to Minister Eby & Minister Robinson from The Expert Panel on the Future of Housing Supply and Affordability

Good evening, Richard

Please see the correspondence below from Joy McPhail.

Thank you,  
-M

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**From:** Hughes, Candice AG:EX <[Candice.Hughes@gov.bc.ca](mailto:Candice.Hughes@gov.bc.ca)>  
**Sent:** Friday, December 4, 2020 9:25 AM  
**To:** Engelbrecht, Maya AG:EX <[Maya.Engelbrecht@gov.bc.ca](mailto:Maya.Engelbrecht@gov.bc.ca)>  
**Cc:** Thompson, Angella N PSSG:EX <[Angella.Thompson@gov.bc.ca](mailto:Angella.Thompson@gov.bc.ca)>  
**Subject:** Cliff 577112 FW: Letter to Minister Eby & Minister Robinson from The Expert Panel on the Future of Housing Supply and Affordability  
**Importance:** High

Good Morning Maya – the AG forwarded me this correspondence from Joy McPhail this morning – and I have logged and wanted you to have a copy as well.  
I am not able to action for an AG draft response, until CCU has all the information they need from Housing, but I have noted on the log that is what we would like.  
Candice

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**From:** Eby, David AG:EX <[David.Eby@gov.bc.ca](mailto:David.Eby@gov.bc.ca)>  
**Sent:** December 4, 2020 8:59 AM  
**To:** Hughes, Candice AG:EX <[Candice.Hughes@gov.bc.ca](mailto:Candice.Hughes@gov.bc.ca)>  
**Subject:** FW: Letter to Minister Eby & Minister Robinson from The Expert Panel on the Future of Housing Supply and Affordability

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**From:** Joy MacPhail s.22  
**Sent:** December 4, 2020 7:47 AM  
**To:** Eby, David AG:EX <[David.Eby@gov.bc.ca](mailto:David.Eby@gov.bc.ca)>  
**Subject:** Letter to Minister Eby & Minister Robinson from The Expert Panel on the Future of Housing Supply and Affordability

To: The Honourable Selena Robinson, MLA  
Minister of Finance, Government of BC;  
The Honourable David Eby, MLA  
Attorney General and Minister Responsible for Housing, Government of BC.

Dear Minister Eby and Minister Robinson:

As Chair of the Canada-British Columbia Expert Panel on the Future of Housing Supply and Affordability, my fellow panelists and I have heard residents, industry representatives, affordable housing advocates, academics, and public servants from all orders of government tell us that there are critically weak links in the housing supply chain, particularly evident in growing, space-constrained metropolitan areas. The Government of British Columbia has already been boldly improving housing for British Columbians through the actions outlined in *Homes for BC: A 30-Point Plan for Housing Affordability in British Columbia*. Now is the time to continue to act and to enhance our recovery from the COVID-19 pandemic.

In advance of the Panel's final report expected later this winter, we offer the following recommendations for your consideration for *Budget 2021*, and a complementary set to your counterparts at Finance Canada.

The Panel recommends that the Government of British Columbia:

1. Create an Acquisition Fund to enable non-profit housing organizations to acquire currently affordable housing properties at risk of being re-priced or redeveloped into much more expensive units. This fund could be a solely provincial initiative or be combined with similar programs proposed to the federal government.
2. Establish a province-wide digital development permitting system designed to meet municipal and industry needs in a streamlined, time and cost efficient fashion. The system would have two main parts: a central repository including all development requirements and restrictions administered by any order of government or organization, and a case management system for efficient management and monitoring of development proposals from pre-application through to occupancy. We recommend a provincial system that draws on registries operated by the Land Title and Survey Authority would be operationally effective and cost efficient for all parties.
3. Continue to support, with provincial data, federally funded initiatives to promote collaborative, state-of-the-art urban land use modelling in major urbanized areas. These models promote broad understanding of supporting decisions and actions required across the three orders of government for timely delivery of benefits from joint infrastructure investments. Key benefits of improved coordination include timely delivery of new housing supply, employment locations, community amenities, transit ridership and GHG reduction.
4. Create a BC Municipal Housing Incentive Program that offers \$10,000 per net new home added within a municipality, rewarding the creation of new housing supply wherever demand occurs. There would be no restrictions on how municipalities spend these funds, though they recognize municipal costs incurred in growing the housing stock. The Panel believes the anticipated \$400M to \$500M in annual funding to growing BC municipalities will be more helpful in promoting general rental and ownership housing affordability than demand-side supports.

The Panel is confident these proposals respond to the needs and opportunities associated with the COVID pandemic and recovery from its consequences, and constitute spending of public funds in ways that deliver long-lived value through an abundance of housing choices that meet British Columbians' needs.

The Panel and supporting staff would be pleased to work with you and your ministry staff to refine these ideas as necessary.

Thank you for your kind attention.

Yours,

Joy MacPhail, Chair

Encl: Letter to Federal Minister

c.c. The Honourable Chrystia Freeland, P.C., M.P.  
Deputy Prime Minister and Minister of Finance

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Dear Minister Freeland:

As Chair of the Canada-British Columbia Expert Panel on the Future of Housing Supply and Affordability, my fellow panelists and I have heard residents, industry representatives, affordable housing advocates, academics, and public servants from all orders of government tell us that there are critically weak links in the housing supply chain, particularly evident in growing, space-constrained metropolitan areas. The Government of Canada has already boldly recommitted to housing Canadians through the *National Housing Strategy* and delivering on the right to housing for all people in Canada. Both provincial and the federal governments will need to continue direct investment in housing and support timely delivery of key governance and systemic reforms, and land use decisions to ensure the housing supply chain can affordably meet current and future housing needs for people in Canada.

In advance of the Panel's final report expected later this winter, we offer the following recommendations for your consideration for *Budget 2021*, and a complementary set to your counterparts in British Columbia.

The Panel recommends that the Government of Canada:

1. Continue to invest in housing supply through expanded funding to both Co-Investment and Rental Construction Financing Initiative (RCFI) programs. While we welcome the additional RCFI funding announced in the recent Fall Economic Statement, at current near-zero real interest rates proponent demand should guide funding limits as these programs support long-lived housing assets that will contribute to housing supply affordability for generations. CMHC should be given greater flexibility to align program requirements with those of provinces and territories to unlock their full potential to deliver quality affordable housing across the country.
2. Create an Acquisition Fund to enable non-profit housing organizations to acquire currently affordable housing properties at-risk of being re-priced or redeveloped into much more expensive units. This fund could be a solely federal initiative or be combined with similar provincial programs.
3. Continue to support collaborative, state-of-the-art urban land use modelling in major urbanized areas of Canada with funding of \$60M over 10 years to promote broad understanding of supporting decisions and actions required across the three orders of government to realize the timely delivery of benefits from joint infrastructure investments. Key benefits of improved coordination include timely delivery of new housing supply, employment locations, community amenities, transit ridership, and GHG reduction.
4. Create a Municipal Housing Incentive Program that offers \$10,000 per net new home added within a municipality, rewarding the creation of new housing supply wherever demand occurs. There would be no restrictions on how municipalities spend these funds, though they are offered in recognition of municipal costs incurred in growing the housing stock. The Panel believes the anticipated \$2-3B in annual funding will be more helpful in promoting general rental and ownership housing affordability than demand-side supports.
5. Create a Renter's Tax Free Savings Account (TFSA) contribution amount of \$5000 per year in addition to regular TFSA limits as an initial move toward housing tenure neutrality in the personal income tax system. The amount may be adjusted but should be geared to matching tax relief available to homeowners associated with the capital gains exemption on a principal residence and the untaxed imputed rent on that residence.

The Panel is confident these proposals respond to the needs and opportunities associated with the COVID pandemic and recovery from its consequences. Each recommendation represents an investment in expanding of housing choices that meet Canadians' needs and generate long-term positive returns on public funds.

The Panel and supporting staff would be pleased to work with you and your ministry staff to discuss and refine these ideas as necessary.

Thank you for your kind attention.

Yours,

Joy MacPhail, Chair

Canada – BC Expert Panel on the Future of Housing Supply and Affordability

Encl: Letter to Provincial Ministers

c.c. The Honourable David Eby, M.L.A.  
Attorney General and Minister Responsible for Housing  
Government of British Columbia

The Honourable Selina Robinson, M.L.A.  
Minister of Finance  
Government of British Columbia

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## RE: For DAG Review: For AG: Housing Hub info

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From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
To: Fyfe, Richard J AG:EX  
Sent: December 8, 2020 8:16:55 AM PST

Ok -thanks! any changes to Tracy's wording (highlighted) or can I send as is with the draft?

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**From:** Fyfe, Richard J AG:EX  
**Sent:** Tuesday, December 8, 2020 8:16 AM  
**To:** Engelbrecht, Maya AG:EX  
**Subject:** Re: For DAG Review: For AG: Housing Hub info

Hi Maya - let's send to MO as a draft and we can discuss with the Minister as is. Then we can see if he wants any changes.

Richard J.M. Fyfe QC  
Deputy Attorney General  
Ministry of Justice and Attorney General  
Tel. (250) 356-0149

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On Dec 8, 2020, at 8:14 AM, Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca> wrote:

Hi Richard, Please could you have a look at the below and advise if you would like any changes before I send?

Thanks,  
-M

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**From:** Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>  
**Sent:** Tuesday, December 8, 2020 8:12 AM  
**To:** Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
**Subject:** RE: For AG: Housing Hub info  
Some proposed edits for your/DAG's consideration.

Good morning MO,

I understand that the AG and the DAG had a discussion about the next steps on how we satisfy some of the conditions pertaining to the s.12; s.13

Attached, please find two documents:

s.12; s.13

---

**From:** Engelbrecht, Maya AG:EX <[Maya.Engelbrecht@gov.bc.ca](mailto:Maya.Engelbrecht@gov.bc.ca)>

**Sent:** Tuesday, December 8, 2020 8:03 AM

**To:** Campbell, Tracy AG:EX <[Tracy.Campbell@gov.bc.ca](mailto:Tracy.Campbell@gov.bc.ca)>

**Subject:** For AG: Housing Hub info

Good morning, Tracy

Do you want to add anything change anything to the bullets below before I send them?

Thanks,

-M

s.12; s.13

## RE: For AG: Housing Hub info

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From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
To: Campbell, Tracy AG:EX  
Sent: December 8, 2020 8:27:25 AM PST

Thanks Tracy, I've sent over.

-M

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**From:** Campbell, Tracy AG:EX

**Sent:** Tuesday, December 8, 2020 8:12 AM

**To:** Engelbrecht, Maya AG:EX

**Subject:** RE: For AG: Housing Hub info

Some proposed edits for your/DAG's consideration.

Good morning MO,

I understand that the AG and the DAG had a discussion about the next steps on how we satisfy some of the conditions pertaining to the s.12; s.13  
documents: Attached, please find two

s.12; s.13

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

**Sent:** Tuesday, December 8, 2020 8:03 AM

**To:** Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>

**Subject:** For AG: Housing Hub info

Good morning, Tracy

Do you want to add anything change anything to the bullets below before I send them?

Thanks,

-M

s.12; s.13

## FW: For AG Review/Info - Housing Hub info

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From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
To: Normand, Nicole AG:EX, Nanninga, Tanera AG:EX  
Sent: December 11, 2020 10:35:17 AM PST  
Attachments: TB Sub 20-11b\_HousingHub Report-Back\_SIGNED.pdf, TB Sub 21-11 - HousingHub - Draft for Discussion.docx

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**From:** Engelbrecht, Maya AG:EX

**Sent:** Tuesday, December 8, 2020 8:27 AM

**To:** Normand, Nicole AG:EX ; Nanninga, Tanera AG:EX ; Harder, Derrick AG:EX ; Milne, Gala AG:EX ; Bernard, Tabitha AG:EX

**Cc:** Fyfe, Richard J AG:EX

**Subject:** For AG Review/Info - Housing Hub info

Good morning,

Please see below from ADM Campbell re.s.12; s.13  
provide to the AG for review/info?

Please could you

Thank you,

-M

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I understand that the AG and the DAG had a discussion about the next steps on how we satisfy some of the conditions pertaining to the s.12; s.13  
documents: Attached, please find two

s.12; s.13



Page 09 of 59 to/à Page 10 of 59

Withheld pursuant to/removed as

NR

## RE: AG Direction - H Hub

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From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
To: Papadopoulos, Nikki OHCS:EX  
Sent: December 21, 2020 8:52:19 PM PST

Thanks Nikki.

-M

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From: Papadopoulos, Nikki OHCS:EX <Nikki.Papadopoulos@gov.bc.ca>  
Sent: Monday, December 21, 2020 2:02 PM  
To: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
Subject: RE: AG Direction - H Hub

Hello Maya,

Here are the attendees from BC Housing to be included in the HousingHub meeting tomorrow

Shayne Ramsay, CEO, BC Housing sramsay@bchousing.org <mailto:sramsay@bchousing.org>

Michael Flanigan Mflanigan@bchousing.org <mailto:Mflanigan@bchousing.org>

Abbas Barodawalla, CFO, BC Housing abarodawalla@bchousing.org <mailto:abarodawalla@bchousing.org>

Regards,  
Nikki

---

From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca <mailto:Maya.Engelbrecht@gov.bc.ca> >  
Sent: December 21, 2020 9:01 AM  
To: Papadopoulos, Nikki OHCS:EX <Nikki.Papadopoulos@gov.bc.ca <mailto:Nikki.Papadopoulos@gov.bc.ca> >  
Subject: FW: AG Direction - H Hub

Hi Nikki,

Please see below. Please could you check with ADM May to see who should attend?

Thanks,  
-M

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From: May, Cheryl MAH:EX <Cheryl.May@gov.bc.ca <mailto:Cheryl.May@gov.bc.ca> >  
Sent: Friday, December 18, 2020 5:29 PM  
To: Fyfe, Richard J AG:EX <Richard.Fyfe@gov.bc.ca <mailto:Richard.Fyfe@gov.bc.ca> >; Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca <mailto:Tracy.Campbell@gov.bc.ca> >  
Cc: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca <mailto:Maya.Engelbrecht@gov.bc.ca> >  
Subject: AG Direction - H Hub

AG called me this evening following his meeting with MSR.<sup>s.13</sup>  
s.13

s.12; s.13

This should include  
AG, DM, Me – and I'd suggest Tracy and/or Jacob  
MSR, DM,  
BCH – 2 people

s.12; s.13

Maya – this seems like it should be the DMO to organize – thank you. I'll reach out to BC Housing to ask who they want to attend.

Thanks,  
Cheryl

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

## FW: AG\_IBN - HousingHub Framework and Borrowing Limit

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From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
To: Papadopoulos, Nikki OHCS:EX  
Cc: Preece, Spencer OHCS:EX, Alagaratanam, Suhan Kumar AG:EX  
Sent: December 22, 2020 10:20:27 AM PST  
Attachments: AG\_IBN - HousingHub Frameworks.12; s.13

Hi Nikki,

Please see the attached. Please could you send up through eApps once ADM May has approved?

Thanks,

-M

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**From:** Campbell, Tracy AG:EX  
**Sent:** Tuesday, December 22, 2020 10:19 AM  
**To:** Fyfe, Richard J AG:EX  
**Cc:** Engelbrecht, Maya AG:EX  
**Subject:** FW: AG\_IBN - HousingHub Framework and Borrowing Limit  
FYI- not sure if this made it's way to you or not.

---

**From:** Jennifer Iten <[jiten@bchousing.org](mailto:jiten@bchousing.org)>  
**Sent:** Tuesday, December 22, 2020 8:16 AM  
**To:** Helliwell, Jacob MAH:EX <[Jacob.Helliwell@gov.bc.ca](mailto:Jacob.Helliwell@gov.bc.ca)>; Campbell, Tracy AG:EX <[Tracy.Campbell@gov.bc.ca](mailto:Tracy.Campbell@gov.bc.ca)>  
**Cc:** Abbas Barodawalla <[abarodawalla@bchousing.org](mailto:abarodawalla@bchousing.org)>  
**Subject:** AG\_IBN - HousingHub Framework s.12; s.13

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

Hi Jacob and Tracy,

Attached is a BN that we drafted to support the discussion with the Minister today on the HousingHub framework.

Thanks,

Jenn

Jenn Iten, MPA, CPA

Executive Director, Finance

BC Housing

Direct: 604-439-4730 | Cell: 604-306-0905

Email: [jiten@bchousing.org](mailto:jiten@bchousing.org)

**For 2 pm - URGENT - For Information : 611859 AG IBN - HousingHub Framework**  
s.12; s.13

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From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
To: Fyfe, Richard J AG:EX  
Cc: Alagaratanam, Suhan Kumar AG:EX  
Sent: December 22, 2020 12:03:28 PM PST  
Attachments: 611859 AG IBN - HousingHub Frameworks.12; s.13

Hi Richard, Please see the attached BN for the 2 pm meeting.

Thanks,  
-M

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**From:** Alagaratanam, Suhan Kumar AG:EX  
**Sent:** Tuesday, December 22, 2020 12:03 PM  
**To:** Normand, Nicole AG:EX ; Nanninga, Tanera AG:EX ; Harder, Derrick AG:EX ; Milne, Gala AG:EX ; Dowler, Thea AG:EX ; Hughes, Candice AG:EX  
**Cc:** Engelbrecht, Maya AG:EX ; Alagaratanam, Suhan Kumar AG:EX ; Chu, Timothy GCPE:EX ; Schollen, Tasha GCPE:EX  
**Subject:** URGENT - For Information : 611859 AG IBN - HousingHub Framework s.12; s.13

Good Afternoon,

Please see the attached AG IBN, provided for the Minister's information and for the HousingHub meeting today.

**No Briefing Scheduled** – please note that this has been prepared for the Minister's information and no briefing is currently scheduled.

Thank you,

**Suhan Kumar Alagaratanam**

Senior Executive Assistant

Deputy Attorney General's Office | Ministry of Attorney General

Telephone: 778-974-4899

[SuhanKumar.Alagaratanam@gov.bc.ca](mailto:SuhanKumar.Alagaratanam@gov.bc.ca)

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## RE: Post-Election Rental Housing Industry Priorities

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From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
To: Nanninga, Tanera AG:EX  
Cc: Normand, Nicole AG:EX  
Sent: December 23, 2020 12:03:46 PM PST  
Attachments: image002.gif, image003.png, image001.gif

Noted, thank you.

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**From:** Nanninga, Tanera AG:EX  
**Sent:** Wednesday, December 23, 2020 12:00 PM  
**To:** Engelbrecht, Maya AG:EX  
**Cc:** Normand, Nicole AG:EX  
**Subject:** RE: Post-Election Rental Housing Industry Priorities  
Hi Maya,

Please note that this has been rescheduled again to the 12<sup>th</sup> at 9am.

Thanks,  
Tanera

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**From:** Nanninga, Tanera AG:EX  
**Sent:** December 17, 2020 10:25 AM  
**To:** Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
**Cc:** Normand, Nicole AG:EX <Nicole.Normand@gov.bc.ca>  
**Subject:** RE: Post-Election Rental Housing Industry Priorities  
Good morning Maya

We have had to reschedule the below due to the cabinet retreat on the 14<sup>th</sup>. Please advise if staff will be able to attend on January 12<sup>th</sup> at 2pm.

Thank you,  
Tanera

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**From:** Nanninga, Tanera AG:EX  
**Sent:** December 10, 2020 7:02 PM  
**To:** Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
**Cc:** Normand, Nicole AG:EX <Nicole.Normand@gov.bc.ca>  
**Subject:** RE: Post-Election Rental Housing Industry Priorities  
Apologies Maya...Should be January 14<sup>th</sup> ....everything else is correct!

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**From:** Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
**Sent:** December 10, 2020 6:28 PM  
**To:** Nanninga, Tanera AG:EX <Tanera.Nanninga@gov.bc.ca>  
**Cc:** Normand, Nicole AG:EX <Nicole.Normand@gov.bc.ca>  
**Subject:** FW: Post-Election Rental Housing Industry Priorities  
Hi Tanera, Just wanted to confirm that the time is 230 pm. Pls. let me know because I seem to have BC Urban Mayors Caucus so I may have mixed this up.  
Thanks,  
-M

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**From:** Nanninga, Tanera AG:EX <Tanera.Nanninga@gov.bc.ca>  
**Sent:** Friday, December 4, 2020 10:25 AM  
**To:** Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
**Cc:** Normand, Nicole AG:EX <Nicole.Normand@gov.bc.ca>  
**Subject:** FW: Post-Election Rental Housing Industry Priorities  
Hi Maya,  
Please let me know which ministry staff can attend the below meeting.  
**Meeting: LandlordBC**  
**When:** January 12<sup>th</sup> January 14<sup>th</sup>  
**Time:** 2:30pm-3:00pm  
**Topic:** Rental Housing Industry Priorities...see attached

**BN:** If staff have info to provide

**Attendees:**

David Hutniak, Chief Executive Officer  
Paul Sander, Hollyburn Properties  
Kim Schuss, Dorset Realty  
Jason Fawcett, Kelson Group  
Kerri Jackson, Concert Properties.  
Thanks,  
Tanera

---

**From:** Minister, AG AG:EX <[AG.Minister@gov.bc.ca](mailto:AG.Minister@gov.bc.ca)>

**Sent:** November 27, 2020 4:23 PM

**To:** Normand, Nicole AG:EX <[Nicole.Normand@gov.bc.ca](mailto:Nicole.Normand@gov.bc.ca)>; Nanninga, Tanera AG:EX <[Tanera.Nanninga@gov.bc.ca](mailto:Tanera.Nanninga@gov.bc.ca)>

**Subject:** FW: Post-Election Rental Housing Industry Priorities  
Meeting Request

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**From:** David Hutniak <[davidh@landlordbc.ca](mailto:davidh@landlordbc.ca)>

**Sent:** November 27, 2020 3:01 PM

**To:** OfficeofthePremier, Office PREM:EX <[Premier@gov.bc.ca](mailto:Premier@gov.bc.ca)>; Minister, AG AG:EX <[AG.Minister@gov.bc.ca](mailto:AG.Minister@gov.bc.ca)>;  
Minister, FIN FIN:EX <[FIN.Minister@gov.bc.ca](mailto:FIN.Minister@gov.bc.ca)>; Minister, MAH MAH:EX <[MAH.Minister@gov.bc.ca](mailto:MAH.Minister@gov.bc.ca)>;  
[JTT.Minister@gov.bc.ca](mailto:JTT.Minister@gov.bc.ca); Minister, ENV ENV:EX <[ENV.Minister@gov.bc.ca](mailto:ENV.Minister@gov.bc.ca)>

**Cc:** David Hutniak <[davidh@landlordbc.ca](mailto:davidh@landlordbc.ca)>

**Subject:** Post-Election Rental Housing Industry Priorities

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Dear Premier Horgan, Attorney General Eby, and Honourable Ministers Robinson, Osborne, Kahlon and Heyman: Congratulations on the successful return of the BC NDP to lead the Province of British Columbia. Know that our sector is here to help you as we continue to navigate these challenging times. British Columbians are resilient, and we have every confidence that by working together we will come out of this crisis stronger than ever. LandlordBC is the leading voice for owners and managers of rental housing in British Columbia and with the support of our 3300, is committed to the provision of safe, healthy, and sustainable rental housing in communities throughout the province.

We ask that your Government please focus attention on the issues outlined in the attached briefing document, as they pertain to our sector and the broader rental housing ecosystem. We thank you in advance for your serious consideration, encourage you to contact the undersigned with any immediate questions, and look forward to meeting with you soon so that we may begin working together to move forward.

Sincerely,

David Hutniak

Chief Executive Officer

LandlordBC - BC's top resource for owners and managers of rental housing

Phone: 604.733.9440 ext. 202 | Fax: 604.733.9420 | Mobile: 604.644.6838

Email: [davidh@landlordbc.ca](mailto:davidh@landlordbc.ca)

Website: [www.landlordbc.ca](http://www.landlordbc.ca)



#areyouregistered Go To [Landlordregistry.ca](http://Landlordregistry.ca)

LANDLORDBC

BC's top resource for owners and managers of rental housing

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## 577331 - AG IBN - Short Term Rentals

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From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
To: Normand, Nicole AG:EX, Nanninga, Tanera AG:EX  
Cc: Harder, Derrick AG:EX, Milne, Gala AG:EX, Dowler, Thea AG:EX, Chu, Timothy GCPE:EX, Schollen, Tasha GCPE:EX, Alagaratanam, Suhan Kumar AG:EX  
Sent: December 31, 2020 11:26:02 AM PST  
Attachments: 577331 - AG IBN - Short Term Rentals.pdf

Good morning, Please see the attached AG IBN prepared for the Minister's information.

**Briefing: No briefing currently scheduled, please let us know if the AG would like to be briefed. Thanks.**

Best Regards,

Maya Engelbrecht

Manager, Executive Operations

Deputy Attorney General's Office, Ministry of Attorney General

PO Box 9290 Station Provincial Government

Victoria, BC V8W 9J7

Phone: 778-974-3796

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## **AG Briefing Request - Short Term Rentals**

---

From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
To: May, Cheryl OHCS:EX, Ramsay, Launa P OHCS:EX  
Sent: December 31, 2020 4:07:51 PM PST  
Attachments: 577331 - AG IBN - Short Term Rentals.pdf

Hi Launa, The AG would like a briefing on the attached. Can we add this to next week's agenda?

Thanks,

-M

From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
To: Fyfe, Richard J AG:EX  
Sent: January 5, 2021 11:34:11 PM PST  
Attachments: s.12; s.13

Hi Richatd, please see the attached for your review.

Thanks

M

Sent from my Galaxy

----- Original message -----

From: "Campbell, Tracy AG:EX"  
Date: 2021-01-05 8:37 p.m. (GMT-08:00)  
To: "Engelbrecht, Maya AG:EX"  
Cc: "Genzale, Morgan AG:EX"  
Subject: Fwd: s.12; s.13

Hi Maya,

Hoping you can share this draft with both the DAG and the AG? Still some revisions but would appreciate their feedback on the proposed options. I have not yet reviewed this version but will do so ASAP. Thx

Thx

Tracy

Begin forwarded message:

**From:** "Helliwell, Jacob MAH:EX"  
**Date:** January 5, 2021 at 11:29:46 PM EST  
**To:** "Campbell, Tracy AG:EX" , "May, Cheryl OHCS:EX"  
**Cc:** "Fischer, Caryn L AG:EX" , "Kelly, Avery OHCS:EX"  
**Subject:** s.12; s.13

Tracy and Cheryl,  
s.12; s.13

Page 20 of 59

Withheld pursuant to/removed as

s.12 ; s.13

s.12; s.13  
**RE: For AG Review:**

---

From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
To: Normand, Nicole AG:EX  
Sent: January 6, 2021 8:57:25 AM PST  
Attachments: s.12; s.13

Apologies Nicole 😊

Attached are PDF copies.

---

**From:** Normand, Nicole AG:EX  
**Sent:** Wednesday, January 6, 2021 8:48 AM  
**To:** Engelbrecht, Maya AG:EX  
**Subject:** RE: For AG Review: s.12; s.13

Hi Maya,

I am not able to format the table below... are you able to assist. I need this to be in a PDF form for the Minister to review. Not sure if there is a access issues?

Thank you!

Nicole Normand

Administrative Coordinator to the Honourable David Eby, QC

Attorney General and Minister Responsible for Housing

Phone: 778-974-5921

---

**From:** Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
**Sent:** January 6, 2021 8:22 AM  
**To:** 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>; Milne, Gala AG:EX <Gala.Milne@gov.bc.ca>; Dowler, Thea AG:EX <Thea.Dowler@gov.bc.ca>; Fyfe, Richard J AG:EX <Richard.Fyfe@gov.bc.ca>  
**Subject:** For AG Review: s.12; s.13

Good morning,

Please could you provide the attached DRAFT to the Minister for review and comment? We would appreciate the Minister's comment and feedback on the proposed options.

For ease of review, the following table summarizes the options and key implications.

Thanks,

-M

s.12; s.13

Page 22 of 59

Withheld pursuant to/removed as

s.12 ; s.13

From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
To: Campbell, Tracy AG:EX  
Cc: May, Cheryl OHCS:EX, Fyfe, Richard J AG:EX  
Sent: January 6, 2021 11:21:41 AM PST  
Attachments: s.12; s.13

Hi Tracy,  
Please see Richard's comments in the attached for your info.  
Thanks,  
-M

---

**From:** Fyfe, Richard J AG:EX <[Richard.Fyfe@gov.bc.ca](mailto:Richard.Fyfe@gov.bc.ca)>  
**Sent:** Wednesday, January 6, 2021 11:03 AM  
**To:** May, Cheryl OHCS:EX <[Cheryl.May@gov.bc.ca](mailto:Cheryl.May@gov.bc.ca)>  
**Cc:** Engelbrecht, Maya AG:EX <[Maya.Engelbrecht@gov.bc.ca](mailto:Maya.Engelbrecht@gov.bc.ca)>  
**Subject:** s.12; s.13

Hi Cheryl, as discussed, here is a markup with my changes/notes. I am also including a scan of page 7 which shows the suggested changes to the table.

Summary of Comments:  
s.12; s.13; s.17

Thanks,  
RF

## FW: AG Reviewed Housing Hub

---

From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
To: Genzale, Morgan AG:EX  
Cc: Fischer, Caryn L AG:EX, Campbell, Tracy AG:EX  
Sent: January 7, 2021 3:32:50 PM PST  
Attachments: TB Sub 53-21 - HousingHub - Draft for Discussion.pdf, Housing Hub TB Sub - Markup, Housing TB Sub page 7 markup.pdf, Summary Housing Hub.pdf, TB Sub 53-21 - HousingHub - Draft for Discussion.docx

Hi Morgan, Attached are the DAG and AG requested changes to the Sub. Please could those changes e incorporated and a final clean version be provided?

Thanks very much,

-M

---

**From:** Engelbrecht, Maya AG:EX  
**Sent:** Thursday, January 7, 2021 12:02 PM  
**To:** Campbell, Tracy AG:EX ; Fyfe, Richard J AG:EX ; May, Cheryl OHCS:EX  
**Subject:** AG Reviewed Housing Hub

Hello Cheryl, Tracy and Richard

Attached is the AG reviewed TB Sub re. Housing Hub with comments.

Thanks,

-M

## RE: AG Reviewed Housing Hub

---

From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
To: Fischer, Caryn L AG:EX  
Cc: Campbell, Tracy AG:EX, Genzale, Morgan AG:EX  
Sent: January 7, 2021 3:39:26 PM PST

Thanks very much, Caryn.

-M

---

**From:** Fischer, Caryn L AG:EX  
**Sent:** Thursday, January 7, 2021 3:38 PM  
**To:** Engelbrecht, Maya AG:EX  
**Cc:** Campbell, Tracy AG:EX ; Genzale, Morgan AG:EX  
**Subject:** RE: AG Reviewed Housing Hub

The date has changed on this TB Sub to Jan 28 so we have a bit more time (signed needs to be provided sometime mid week next week). We are expecting further TBS comments by end of day to day and a clean version will be provided by end of day tomorrow.

Thanks,

Caryn

---

**From:** Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
**Sent:** Thursday, January 7, 2021 3:33 PM  
**To:** Genzale, Morgan AG:EX <Morgan.Genzale@gov.bc.ca>  
**Cc:** Fischer, Caryn L AG:EX <Caryn.Fischer@gov.bc.ca>; Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>  
**Subject:** FW: AG Reviewed Housing Hub

Hi Morgan, Attached are the DAG and AG requested changes to the Sub. Please could those changes e incorporated and a final clean version be provided?

Thanks very much,

-M

---

**From:** Engelbrecht, Maya AG:EX  
**Sent:** Thursday, January 7, 2021 12:02 PM  
**To:** Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>; Fyfe, Richard J AG:EX <Richard.Fyfe@gov.bc.ca>; May, Cheryl OHCS:EX <Cheryl.May@gov.bc.ca>  
**Subject:** AG Reviewed Housing Hub

Hello Cheryl, Tracy and Richard

Attached is the AG reviewed TB Sub re. Housing Hub with comments.

Thanks,

-M



## Top 3 Rental Industry Priorities for Jan 12th Meeting

---

From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
To: Normand, Nicole AG:EX, Nanninga, Tanera AG:EX  
Cc: Alagaratanam, Suhan Kumar AG:EX, Harder, Derrick AG:EX, Milne, Gala AG:EX  
Sent: January 11, 2021 2:08:27 PM PST  
Attachments: CPI only and rental Feb 2019.pdf, image008.png, image011.png, image012.png, image009.png, image007.jpg, image010.png

Hi Nicole and Tanera, Additional info from Associate DM May for the 9 am meeting tomorrow. Please see below:

\*\*\*\*\*

There is a BN with DMO or MO regarding a meeting tomorrow morning with Landlord BC. They have just sent in this additional information and I wonder if this email can be included with that package if it has not yet gone to the MO, or forwarded to the MO if the BN has already gone. It says more clearly what the focus of the meeting tomorrow will be:

s.13

Thanks,  
Cheryl

---

**From:** David Hutniak <davidh@landlordbc.ca>  
**Sent:** January 11, 2021 1:55 PM  
**To:** May, Cheryl OHCS:EX <Cheryl.May@gov.bc.ca>  
**Cc:** David Hutniak <davidh@landlordbc.ca>  
**Subject:** Top 3 Rental Industry Priorities for Jan 12th Meeting  
**Importance:** High

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

Cheryl. Good speaking with you. As I explained, the initial priorities document was deliberately "all encompassing" to provide Minister Eby with the full breadth of issues that impact our sector. Our goal on the 12<sup>th</sup> is to respectfully listen to the Minister, understand his priorities, share ours, and then work collaboratively. Thank you for confirming that you will be participating on the call.

Our sector has generally weathered the pandemic but we are by no means out of the woods. It is a tribute to the many responsible landlords, who from the beginning of the pandemic, worked hard to provide safe and secure rental housing despite the health risks to themselves and their staff. They continue to do so. At the same time, we also wish to recognize the government's response and leadership to help us navigate through the crisis, and for the important support provided to renters early in the pandemic via the Rent Supplement Program, and the subsequent Rent Repayment Plan implemented to assist both renters and landlords in the Fall of 2020.

On the ground, however, the moratorium on evictions was harmful to many landlords, and was especially frustrating for those who experienced tenants taking advantage of the situation. While it's fortunate that this irresponsible behaviour was not too widespread, it seemed to be most prevalent in situations where the landlord was more vulnerable to the impacts of the pandemic (small mom and pop landlords). The sector's challenges were further exacerbated by the rent increase freeze, which has been further exacerbated by increasing vacancies and the tempering of rents. So in this context, we are seeking the government's support for our sector so that we have a strong and thriving rental housing ecosystem. Know that by helping rental housing providers the government is ultimately helping renters.

New purpose-built rental will be part of the solution, but the decision to build or not build new rental housing is very much driven by our sector knowing that continued investment in the **existing** rental housing will generate a return reflective of the significant costs and risks. If the existing rental housing ecosystems is challenged, as it is today, why would anyone build new rental housing? At the end of the day, we need to ensure that we have an environment (regulatory framework) that creates the necessary confidence required to reinvest in the homes we provide and/or build more inventory of homes.

Sector Priorities:

1. Cost inflation impacting the residential rental housing sector is far exceeding the maximum allowable annual increase. This scenario has existed for multiple years and has been further exacerbated by the September

2018 change to the formula (elimination of the 2%). The majority of the basket of goods included in CPI (90%) do not apply to our sector (attached is a document we prepared in February 2019 to illustrate). The impacts of steadily accelerating cost inflation pressures, exacerbated by the recent massive increases in the cost of insurance and impacts of the pandemic (regulatory and otherwise), are not sustainable. We believe that a cost inflation index more aligned with the cost-drivers impacting our sector is essential to ensure continued investment in the existing rental housing and for the creation of new rental homes.

2. Taking action on climate change and building resiliency represents a particularly unique challenge for our sector as we operate in a highly regulated environment as you know, including rent control. In recent years our sector has invested heavily in energy saving technologies, and made significant investment in conversion to natural gas, encouraged by government and the utilities. In particular, millions of dollars have been invested in high-efficiency gas boilers for both heating and water. Many of these investments will have 30+ year lifespans. The BC NDP government is now moving to accelerate the carbon tax in tandem with its more aggressive overall climate goals, which includes fuel switching. These strategies come with significant costs. BC's carbon tax is a direct cost to the operation of rental housing affecting our net operating income (NOI). Carbon tax rebates under the BC carbon tax regime are payable to the residents, not to the owners of the buildings who are responsible for undertaking the investments necessary to meet the mandated GHG reductions. Let us be clear, we support the government's climate change efforts however, as the government moves to accelerate the carbon tax, in tandem with its more aggressive overall climate change goals, it is our view that the rebates should be directed to our sector, the owners of these existing rental buildings and units, to facilitate the necessary energy efficiency investments. Furthermore, in the context of the government's climate change goals, it is critical that land use be top of mind. The fact that so many purpose-built rental buildings are at or near the end of their functional life, and some municipalities have already imposed or are considering imposing redevelopment moratoriums, raises the spectre of huge unintended consequences for our sector and, ultimately, renters.
3. Renters need support and LandlordBC has consistently advocated for portable rent supplement programs like SAFER and RAP. We believe that now is the time for bolder rent supplement programming by attaching all rent subsidies to income-tested individuals rather than blanket rent control. The Province realized the limitations of a "universal" rent rebate when such an initiative was promised in 2017 election campaign. LandlordBC was one of many voices at that time urging the Province to help those most in need by income testing the proposed program (we also advocated for a higher amount than \$400). We noted that the latest iteration of the rent rebate program announced in the 2020 election is income tested, which we applaud. However, we believe that now is the time to eliminate the universality of rent control to better target modest income families, while permitting our sector to provide these same families increased access to more units of affordable market rental housing.

We look forward to speaking with the Minister at 9am tomorrow.

David Hutniak

Chief Executive Officer

LandlordBC

Phone: 604-733-9440 Ext. 202 | Cell: 604-644-6838

Email: [Email](#) | Website: [www.landlordbc.ca](http://www.landlordbc.ca)

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Withheld pursuant to/removed as

s.14

**Re:** s.12; s.13

**follow up**

---

**From:** Fyfe, Richard J AG:EX <Richard.Fyfe@gov.bc.ca>  
**To:** Campbell, Tracy AG:EX  
**Sent:** February 1, 2021 12:53:16 PM PST

Many thanks Tracy

Richard J.M. Fyfe QC  
Deputy Attorney General  
Ministry of Justice and Attorney General  
Tel. (250) 356-0149

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On Feb 1, 2021, at 12:26 PM, Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca> wrote:

Hi Richard,

Attaching a copy of the final version that went to TBS. I've attached a track changes version for easy reference.<sup>s.13</sup>

s.13

All

revisions were reviewed and approved by BC Housing.

Please let me know if you have any questions/concerns.

Thanks  
Tracy

---

**From:** Argast, Peter FIN:EX <Peter.Argast@gov.bc.ca>  
**Sent:** January 29, 2021 9:58 AM  
**To:** Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>  
**Cc:** Helliwell, Jacob MAH:EX <Jacob.Helliwell@gov.bc.ca>; Fischer, Caryn L AG:EX <Caryn.Fischer@gov.bc.ca>  
**Subject:** s.12; s.13  
**Importance:** High

Hello Tracy, as discussed, Treasury Board has requested additional information to inform their decision. Please provide the following by Monday Feb 1 at 12 noon:

s.12; s.13

Let me know if there are any questions.  
Thank you

**Peter Argast**

A/Director

Treasury Board Staff

Ministry of Finance

T: 778-974-3608|M: 250-886-0412

s.12; s.13

## AG Attendees TB - Feb 11

---

From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
To: Normand, Nicole AG:EX, Nanninga, Tanera AG:EX  
Cc: Harder, Derrick AG:EX, Milne, Gala AG:EX, Dowler, Thea AG:EX  
Sent: February 4, 2021 12:23:01 PM PST

Hi Nicole and Tanera,

AG is scheduled to present s.12; s.13 to Treasury Board on February 11th at 8:30 am. We would like to send the following to support, if we are allowed more than 4:

Shayne Ramsay

Cheryl May

ADM Campbell

Jacob Halliwell

DAG

Please could you confirm with the AG? We need to advise TB by February 8<sup>th</sup>.

Thanks!

Best Regards,

Maya Engelbrecht

Manager, Executive Operations

Deputy Attorney General's Office, Ministry of Attorney General

PO Box 9290 Station Provincial Government

Victoria, BC V8W 9J7

Phone: 778-974-3796

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## RE: Request for Attendees & Calling Details: Treasury Board Feb 11

---

From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
To: Campbell, Tracy AG:EX  
Sent: February 4, 2021 5:04:51 PM PST

The AG advises the list of attendees below is good.

Thanks,

-M

---

**From:** Engelbrecht, Maya AG:EX  
**Sent:** Thursday, February 4, 2021 12:29 PM  
**To:** Campbell, Tracy AG:EX  
**Subject:** RE: Request for Attendees & Calling Details: Treasury Board Feb 11  
Thanks Tracy, just checking - I will advise back.

-M

---

**From:** Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>  
**Sent:** Thursday, February 4, 2021 12:11 PM  
**To:** Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
**Subject:** FW: Request for Attendees & Calling Details: Treasury Board Feb 11

Hi,

I'd like to recommend the following. Can you please confirm if AG agrees? I fairly certain they would allow 4 support staff if Richard would like to attend as well.

Shayne Ramsay

Cheryl May

Me/Jacob

---

**From:** Weckend, Anne-Mette FIN:EX <Anne-Mette.Weckend@gov.bc.ca>  
**Sent:** Thursday, February 4, 2021 11:53 AM  
**To:** Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>; Fischer, Caryn L AG:EX <Caryn.Fischer@gov.bc.ca>  
**Cc:** Argast, Peter FIN:EX <Peter.Argast@gov.bc.ca>  
**Subject:** Request for Attendees & Calling Details: Treasury Board Feb 11

Good Afternoon,

I am writing to confirm that AG is scheduled to present<sup>s.12; s.13</sup> to Treasury Board on February 11<sup>th</sup> at 8:30 am.

This meeting will be conducted virtually using MS Teams (calling link below). As a member of Treasury Board, your Minister will receive this information separately.

Please let me know who will be present to support your Minister for this item by Monday, February 8<sup>th</sup>.

If you have any questions, please don't hesitate to reach out.

Thank you,

Anne-Mette

## Microsoft Teams meeting

**Join on your computer or mobile app**

[Click here to join the meeting](#)

Anne-Mette Weckend

Director, Strategic Planning & Operations

Treasury Board Staff

Ministry of Finance

T: 778-698-1512

[Anne-Mette.Weckend@gov.bc.ca](mailto:Anne-Mette.Weckend@gov.bc.ca)

**RE: Question - Treasury Board Mtg Feb 4 -s.12; s.13**

---

**From:** Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
**To:** Ramsay, Launa P OHCS:EX  
**Sent:** February 4, 2021 6:26:47 PM PST

Hi Launa, this will be going Feb 11 and we will be inviting Cheryl, Shayne, and Jacob.

Thanks,

-M

---

**From:** Ramsay, Launa P OHCS:EX  
**Sent:** Friday, January 29, 2021 1:43 PM  
**To:** Engelbrecht, Maya AG:EX  
**Subject:** RE: Question - Treasury Board Mtg Feb 4 -s.12; s.13

I do not. Are you able to confirm if it is on Feb 11?

L

---

**From:** Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
**Sent:** January 29, 2021 12:54 PM  
**To:** Ramsay, Launa P OHCS:EX <Launa.Ramsay@gov.bc.ca>  
**Subject:** RE: Question - Treasury Board Mtg Feb 4 -s.12; s.13

Hi Launa, s.12; s.13 is currently not on the schedule for Feb 4<sup>th</sup>. I just confirmed. Do you know who Cheryl heard this from?

Thanks,

-M

---

**From:** Ramsay, Launa P OHCS:EX <Launa.Ramsay@gov.bc.ca>  
**Sent:** Friday, January 29, 2021 11:26 AM  
**To:** Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
**Subject:** Question - Treasury Board Mtg Feb 4 -s.12; s.13

Hi Maya,

Are you able to confirm if the s.12; s.13 is scheduled to go forward at the Feb 4 TB Meeting? Originally had heard the 11 but now Cheryl is saying the 4<sup>th</sup>. Is there someone else I should be checking in with? Happy to do so, just don't know who the contact is? Maybe Tracy Campbell's office?

Thanks,

L

*Launa Ramsay*

Executive Coordinator

Office of Housing and Construction Standards

Ministry of Attorney General and Minister Responsible for Housing

Ph: 250 893-7827

*Offering acknowledgement in respect of the Lekwungen People, traditional keepers of this land on which I live, work and play.*



**For Rush DAG Review/Approval: a AG Housing Hub Framework and** s.12; s.13  
s.12; s.13 **BN**

---

From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
To: Campbell, Tracy AG:EX  
Sent: February 4, 2021 6:55:12 PM PST

Please see below.

-M

---

**From:** Fyfe, Richard J AG:EX

**Sent:** Thursday, February 4, 2021 6:55 PM

**To:** Engelbrecht, Maya AG:EX

**Subject:** Re: For Rush DAG Review/Approval: a AG Housing Hub Framework and s.12; s.13

BN

Ok - approved.

RF

Richard J.M. Fyfe QC

Deputy Attorney General

Ministry of Justice and Attorney General

Tel. (250) 356-0149

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On Feb 4, 2021, at 6:44 PM, Engelbrecht, Maya AG:EX <[Maya.Engelbrecht@gov.bc.ca](mailto:Maya.Engelbrecht@gov.bc.ca)> wrote:

Hi Richard, please see the attached s.12; s.13 TB Briefing Note. This is due tomorrow by noon.

Thanks,

-M

## **Fwd: HousingHub final TBS note**

---

From: Fyfe, Richard J AG:EX <Richard.Fyfe@gov.bc.ca>  
To: Eby, David AG:EX  
Cc: Harder, Derrick AG:EX, Milne, Gala AG:EX  
Sent: February 5, 2021 5:36:33 PM PST  
Attachments: a AG HousingHub Framework and s.12; s.13 BN.pdf

Richard J.M. Fyfe QC  
Deputy Attorney General  
Ministry of Justice and Attorney General  
Tel. (250) 356-0149

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Begin forwarded message:

**From:** "Campbell, Tracy AG:EX" <Tracy.Campbell@gov.bc.ca>  
**Date:** February 5, 2021 at 4:57:09 PM PST  
**To:** "Fyfe, Richard J AG:EX" <Richard.Fyfe@gov.bc.ca>  
**Cc:** "May, Cheryl OHCS:EX" <Cheryl.May@gov.bc.ca>  
**Subject:** FW: HousingHub final TBS note

s.12; s.13; s.17

Thanks  
Tracy

---

**From:** Argast, Peter FIN:EX <Peter.Argast@gov.bc.ca>  
**Sent:** Friday, February 5, 2021 4:11 PM  
**To:** Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>; Helliwell, Jacob AG:EX <Jacob.Helliwell@gov.bc.ca>  
**Subject:** HousingHub final TBS note

Hello – attached is the final version of the TBS note for HousingHub that was approved by the chair and is being distributed to the Board.s.12; s.13

s.12; s.13

Let me know if there are any questions. Have a nice weekend

**Peter Argast**

A/Director

Treasury Board Staff

Ministry of Finance

T: 778-974-3608|M: 250-886-0412

## RE: RUSH BN: Langley Lions Housing Society Project

---

From: Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
To: Fyfe, Richard J AG:EX  
Cc: May, Cheryl OHCS:EX  
Sent: February 8, 2021 9:47:48 AM PST  
Attachments: 612950\_AG\_MBN\_City of New Westminster Affordable Housing Projects.pdf

Hi Richard, May I provide the attached BN to the Premier for his 11 am meeting?

Thanks,  
-M

---

**From:** Engelbrecht, Maya AG:EX  
**Sent:** Monday, February 8, 2021 8:11 AM  
**To:** Fyfe, Richard J AG:EX  
**Cc:** May, Cheryl OHCS:EX  
**Subject:** RUSH BN: Langley Lions Housing Society Project

Good morning, Richard

I am going to be sending some rush bullets for your review/approval this am for the Premier's meeting with the Mayor of the City of Langley. I understand Cheryl's team was working on this over the weekend.

The meeting is at 11 am and I will send over to you as soon as I receive them.

Thanks very much,  
-M

---

**From:** Normand, Nicole AG:EX <Nicole.Normand@gov.bc.ca>  
**Sent:** Friday, February 5, 2021 12:37 PM  
**To:** Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
**Cc:** Nanninga, Tanera AG:EX <Tanera.Nanninga@gov.bc.ca>  
**Subject:** RUSH BN: Langley Lions Housing Society Project  
**Importance:** High

Hello Maya,

Are staff able to put together a few bullets for the below request from the Premier's office:

-info on Langley Lions Housing Society Project. Premier is meeting with the City of Langley Monday morning.

Please let me know if you have any questions.

Thank you,

Nicole Normand

Administrative Coordinator to the Honourable David Eby, QC

Attorney General and Minister Responsible for Housing

Phone: 778-974-5921

## **FW: For Information : 613432\_AG\_SN\_Housing Hub TB & AG\_QA\_HousingHub TB**

---

**From:** Engelbrecht, Maya AG:EX <Maya.Engelbrecht@gov.bc.ca>  
**To:** Alagaratanam, Suhan Kumar AG:EX  
**Sent:** February 8, 2021 12:44:17 PM PST  
**Attachments:** 613432\_AG\_SN\_Housing Hub TB.pdf, AG\_QA\_HousingHub TB.pdf

Hi Suhan, Thank you 😊 please could you also save in RF's SP for Thursday TB?

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**From:** Alagaratanam, Suhan Kumar AG:EX

**Sent:** Monday, February 8, 2021 12:43 PM

**To:** Normand, Nicole AG:EX ; Dowler, Thea AG:EX ; Harder, Derrick AG:EX ; Milne, Gala AG:EX ; Hughes, Candice AG:EX ; Nanninga, Tanera AG:EX

**Cc:** Alagaratanam, Suhan Kumar AG:EX ; Engelbrecht, Maya AG:EX

**Subject:** For Information : 613432\_AG\_SN\_Housing Hub TB & AG\_QA\_HousingHub TB

Good Afternoon,

Please see the attached speaking notes and Q&A prepared for the Minister's for the TB Sub - HousingHub Framework. These have been approved by the Deputy, Assoc.DM Cheryl May and ADM Tracy Campbell.

Thank you.

**Suhan Kumar Alagaratanam**

Senior Executive Assistant

Deputy Attorney General's and Deputy Minister Responsible for Housing Office

Ministry of Attorney General

Telephone: 778-974-4899

[SuhanKumar.Alagaratanam@gov.bc.ca](mailto:SuhanKumar.Alagaratanam@gov.bc.ca)

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**From:** May, Cheryl OHCS:EX  
**Sent:** December 7, 2020 9:10 PM  
**To:** Campbell, Tracy AG:EX  
**Subject:** Briefing re BCH s.12; s.13

I'm going to request this briefing get organized – the DAG is still indicating that the AG wants to proceed this week on s.12; s.13 I'll ask for you, me, Avery and Jacob to be invited.

Thanks,  
Cheryl

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

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Withheld pursuant to/removed as

DUPLICATE

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**From:** May, Cheryl OHCS:EX  
**Sent:** December 18, 2020 5:34 PM  
**To:** XT:HLTH Ramsay, Shayne  
**Subject:** s.12; - resolution time

**Importance:** High

Hi Shayne

s.13

s.13                      s.12; s.13

This should include  
AG, DM, Me – and I'd suggest Tracy and/or Jacob  
MSR, DM,  
BCH – 2 people

s.12; s.13

**Please advise who you would like to have attend from BC Housing** – I expect this will happen next week or perhaps the following week.

Thanks,  
Cheryl

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



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**From:** May, Cheryl OHCS:EX  
**Sent:** December 23, 2020 9:03 AM  
**To:** Rabinovitch, Hannah R OHCS:EX  
**Cc:** Page, Doug OHCS:EX  
**Subject:** RE: TB subs

Excellent. Please make sure you are raising up any sticking points on any of the subs quickly so Tracy and I can step in to help move anything along or facilitate decision making – whatever support is needed.

Thanks,

Cheryl

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**From:** Rabinovitch, Hannah R OHCS:EX <Hannah.Rabinovitch@gov.bc.ca>  
**Sent:** December 23, 2020 8:57 AM  
**To:** May, Cheryl OHCS:EX <Cheryl.May@gov.bc.ca>  
**Cc:** Page, Doug OHCS:EX <Doug.Page@gov.bc.ca>  
**Subject:** RE: TB subs

Thanks, Cheryl. Yes, I have a meeting with Jacob at 9:30am this morning to discuss these as well as actioning the s.12  
s.12 He's meeting with Abbas and Jenn at 9am on s.12; s.13

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**From:** May, Cheryl OHCS:EX <Cheryl.May@gov.bc.ca>  
**Sent:** December 23, 2020 8:53 AM  
**To:** Rabinovitch, Hannah R OHCS:EX <Hannah.Rabinovitch@gov.bc.ca>  
**Cc:** Kelly, Avery OHCS:EX <Avery.Kelly@gov.bc.ca>; Page, Doug OHCS:EX <Doug.Page@gov.bc.ca>  
**Subject:** TB subs

Hi Hannah – I'm sure Jacob will be reaching out to you if he hasn't already regarding direction on TB subs following a meeting this afternoon of ministers and exec.

We are targeting a TB meeting on Jan 18 to for the sub on the s.12; s.13 and the clarification of the scope of the supportive housing approval minute.  
s.12; s.13

Finance also indicated that there was still s.17 available to BCH this year within the \$800M (that surprised me). If that's true, then we have also been invited to prioritize projects and send them in as a TB minor asap. I think that likely doesn't take into account commitments that are not on the books yet that will in 6 months push them over the \$800M mark.

Happy to clarify if there are questions.

Thanks,  
Cheryl

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**From:** May, Cheryl OHCS:EX  
**Sent:** January 5, 2021 5:26 PM  
**To:** Campbell, Tracy AG:EX  
**Subject:** RE:s.12; s.13 TB sub

This was at my 10am meeting this morning – I got the sense it was coming from MSR.

Thanks,

Cheryl

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**From:** Campbell, Tracy AG:EX  
**Sent:** January 5, 2021 5:25 PM  
**To:** May, Cheryl OHCS:EX  
**Subject:** Re: s.12; s.13 TB sub

We are in active discussions but apparently the AG and Shayne had a discussion sometime today re:options so now we have to refine. Not sure why he thinks we haven't shared? We shared earlier versions. And there was a meeting today at 4pm with staff. Something is lost in translation. When did the AG say this?

FYI- there will be an option that includes maxing out capacity <sup>s.17</sup>

On Jan 5, 2021, at 8:13 PM, May, Cheryl OHCS:EX <[Cheryl.May@gov.bc.ca](mailto:Cheryl.May@gov.bc.ca)> wrote:

s.12

s.13

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**From:** May, Cheryl OHCS:EX  
**Sent:** January 6, 2021 10:59 AM  
**To:** Campbell, Tracy AG:EX; Helliwell, Jacob AG:EX  
**Subject:** s.12; s.13 - MDE feedback

Richard is just putting some comments in the sub for us to resolve – so stand by for that, but the two that seems most time consuming to resolve are:  
s.13

Thanks,  
Cheryl

Cheryl May  
Acting Associate Deputy Minister  
Housing, Construction Standards, and Multiculturalism  
Ministry of Attorney General and Minister Responsible for Housing  
(250) 812-3345

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**From:** May, Cheryl OHCS:EX  
**Sent:** January 6, 2021 11:05 AM  
**To:** Campbell, Tracy AG:EX; Helliwell, Jacob AG:EX  
**Subject:** FW:s.12; s.13 TB Sub - Markup

And here it is.

---

**From:** Fyfe, Richard J AG:EX  
**Sent:** January 6, 2021 11:03 AM  
**To:** May, Cheryl OHCS:EX  
**Cc:** Engelbrecht, Maya AG:EX  
**Subject:**s.12; s.13 TB Sub - Markup

Hi Cheryl, as discussed, here is a markup with my changes/notes. I am also including a scan of page 7 which shows the suggested changes to the table.

Summary of Comments:

s.12; s.13; s.17

Thanks,  
RF

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**From:** May, Cheryl OHCS:EX  
**Sent:** January 6, 2021 4:29 PM  
**To:** Fyfe, Richard J AG:EX  
**Cc:** Campbell, Tracy AG:EX  
**Subject:** Call from MDE - s.12; s.13

Just keeping you in the loop that MDE called about the s.1 sub following his call with MSR. I confirmed the sub was now with TBS (thanks Tracy for expediting that today). There has been some back and forth about the official due date (Jan 4<sup>th</sup>) vs the flexibility we were allotted by TBS (Jan 8<sup>th</sup>), but now that the sub is with TBS, I think the pressure is off on that front. However, I will give you a heads up that we expect the discussion with TBS to be dynamic over the next few days as the options in the sub are discussed.

C

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**From:** May, Cheryl OHCS:EX  
**Sent:** January 7, 2021 11:37 AM  
**To:** XT:HLTH Ramsay, Shayne  
**Subject:** s.12; direction

Hi Shayne,

This direction coming following discussion between Richard and Lori – I believe out of discussion about the s.12 sub.  
;

s.12; s.13

Thanks,  
Cheryl

Cheryl May  
Acting Associate Deputy Minister  
Housing, Construction Standards, and Multiculturalism  
Ministry of Attorney General and Minister Responsible for Housing  
(250) 812-3345

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**From:** May, Cheryl OHCS:EX  
**Sent:** January 15, 2021 1:57 PM  
**To:** Wood, Heather FIN:EX  
**Cc:** Campbell, Tracy AG:EX; Ma, Tiffany J FIN:EX  
**Subject:** RE: TB/P&P date proposal

Excellent – thanks for helping us get this landed Heather.

Thanks,

Cheryl

---

**From:** Wood, Heather FIN:EX <Heather.Wood@gov.bc.ca>  
**Sent:** January 15, 2021 1:46 PM  
**To:** May, Cheryl OHCS:EX <Cheryl.May@gov.bc.ca>  
**Cc:** Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>; Ma, Tiffany J FIN:EX <Tiffany.Ma@gov.bc.ca>  
**Subject:** RE: TB/P&P date proposal

Hi Cheryl, done and done. We'll move s.12; s.13 to a February meeting (Tiffany can confirm the date as I don't have the schedule) to make way for decampments at TB on Jan. 28.

Heather

---

**From:** May, Cheryl OHCS:EX <Cheryl.May@gov.bc.ca>  
**Sent:** January 15, 2021 12:44 PM  
**To:** Wood, Heather FIN:EX <Heather.Wood@gov.bc.ca>  
**Cc:** Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>  
**Subject:** TB/P&P date proposal

Hi Heather,

For your consideration: MDE is wondering if it would go some way to addressing the timing concerns if we kept the P&P date on Jan 28 and went to the TB meeting on the same day. Currently the s.12; s.13 is scheduled for Jan 28 and he is suggesting we move that submission to the next date and instead take the urgents.12

Thanks,  
Cheryl

Cheryl May  
Acting Associate Deputy Minister  
Housing, Construction Standards, and Multiculturalism  
Ministry of Attorney General and Minister Responsible for Housing  
(250) 812-3345



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**From:** May, Cheryl OHCS:EX  
**Sent:** January 19, 2021 1:41 PM  
**To:** Campbell, Tracy AG:EX  
**Subject:** RE:s.12; date  
s.13

Great news – thanks.

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**From:** Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>  
**Sent:** January 19, 2021 1:41 PM  
**To:** May, Cheryl OHCS:EX <Cheryl.May@gov.bc.ca>  
**Subject:** RE:s.12; date

Major meeting on the Feb 11<sup>th</sup>.

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**From:** May, Cheryl OHCS:EX <Cheryl.May@gov.bc.ca>  
**Sent:** Tuesday, January 19, 2021 12:59 PM  
**To:** Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>  
**Subject:** s.12; date

MDE is asking if we have a TB date for the s.12; yet? He's anxious to get that rescheduled.  
s.12

I didn't see any response to your email...

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**From:** May, Cheryl OHCS:EX  
**Sent:** January 19, 2021 4:58 PM  
**To:** Thomson, John OHCS:EX  
**Subject:** Housing Hub TB date

Feb 11 date for the hub.

s.12

Thanks,  
Cheryl

Cheryl May  
Acting Associate Deputy Minister  
Housing, Construction Standards, and Multiculturalism  
Ministry of Attorney General and Minister Responsible for Housing  
(250) 812-3345

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**From:** May, Cheryl OHCS:EX  
**Sent:** February 5, 2021 5:21 PM  
**To:** Thomson, John OHCS:EX  
**Subject:** FW:s.12; s.13 final TBS note

Thanks,

Cheryl

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**From:** Campbell, Tracy AG:EX  
**Sent:** February 5, 2021 4:57 PM  
**To:** Fyfe, Richard J AG:EX  
**Cc:** May, Cheryl OHCS:EX  
**Subject:** FW:s.12; s.13 final TBS note

s.12; s.13; s.17

Thanks  
Tracy

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**From:** Argast, Peter FIN:EX <[Peter.Argast@gov.bc.ca](mailto:Peter.Argast@gov.bc.ca)>  
**Sent:** Friday, February 5, 2021 4:11 PM  
**To:** Campbell, Tracy AG:EX <[Tracy.Campbell@gov.bc.ca](mailto:Tracy.Campbell@gov.bc.ca)>; Helliwell, Jacob AG:EX <[Jacob.Helliwell@gov.bc.ca](mailto:Jacob.Helliwell@gov.bc.ca)>  
**Subject:** s.12; s.13 final TBS note

Hello – attached is the final version of the TBS note for HousingHub that was approved by the chair and is being distributed to the Board.s.12; s.13

s.12; s.13

Let me know if there are any questions. Have a nice weekend

**Peter Argast**  
A/Director  
Treasury Board Staff  
Ministry of Finance  
T: 778-974-3608|M: 250-886-0412

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**From:** May, Cheryl OHCS:EX  
**Sent:** February 7, 2021 10:43 AM  
**To:** Fyfe, Richard J AG:EX; Campbell, Tracy AG:EX  
**Subject:** FW: Conversations

I've looped Housing Policy in to support the Housing Hub related requests below.

Thanks,

Cheryl

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**From:** Eby, David AG:EX  
**Sent:** February 7, 2021 10:19 AM  
**To:** XT:HLTH Ramsay, Shayne  
**Cc:** Harder, Derrick AG:EX ; Milne, Gala AG:EX ; May, Cheryl OHCS:EX  
**Subject:** Conversations

To document what we discussed over the weekend:  
s.13; s.14

s.13

- (3) If your team (or Cheryl's team, or both) has capacity before Thursday there are a couple of illustrations that would make my presentation to TB on the housing hub a bit easier for members to consider. If this isn't possible, no sweat.
- a. **Comparative cost slide** – The goal of this slide is to show exactly how cheap it is to build housing using the hub model compared to other models for gov. My thought is it would show the cost to government of the hub either per-unit or total cost as proposed at the high end (the \$2bn figure) vs. cost to government partnering on land owned by a non-profit or municipality and building modular (per unit or gross cost to do the 10,000 in the \$2bn proposal) vs. doing the same thing directly without partnership (same). My expectation would be that the housing hub cost would be dramatically lower than the other two. The other two are flexible, hoping for contrast with other methods of building housing to show how much cheaper the rotating line of credit is.
  - b. **Map slides** – My goal for this set of three slides is to show how much more impact can be had at relatively lower level of investment by showing the (rough) physical location of the proposed units at the three levels of proposed hub funding (ideally slide one is the lowest level, slide two is the medium, slide three is high to show contrast). If it's possible, each slide could have the cost for gov (the interest rate cost) on the slide. E.g. For \$200m in interest rate cost you get this, For \$400m in interest rate cost, you get this.
  - c. **Commitment slide** – Highlighting the policies we are trying to fulfill at the lowest cost – campaign commitment of 110,000 units; mandate letter instructions to me; anything else we have by way of "policy" directions from Cabinet or the PO on this issue to show that we're acting at the direction of gov and trying to keep costs down to get this mission accomplished. A quote from the Premier about the 110,000 units would be great, contrasted with the quote from the UDI like the quotes in this article. (e.g. <https://www.cbc.ca/news/canada/british-columbia/fact-check-ndp-plan-to-build-114-000-homes-in-10-years-incredibly-unrealistic-say-critics-1.4091560> )

- d. **Affordable housing for purchase response** – This doesn't have to be a slide, but I think I need to respond directly to the "risk" identified of sale of the unit within 5 years and that the affordability does not get passed on.

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Withheld pursuant to/removed as

s.12 ; s.13