

**MINISTRY OF ATTORNEY GENERAL
BC HOUSING
MEETING BRIEFING NOTE**

PURPOSE: MEETING Note for David Eby, QC
Minister Responsible for Housing

Meeting with: The Minister is meeting with Mayor Jonathan Coté & representatives from the City of New Westminster on Jan 21 at 10:00 am.

Topic:

Mayor Coté would like to discuss two key topics for the City of New Westminster: the Poplar Landing Affordable Housing project and three Rapid Housing Initiative projects currently under review by the Canadian Mortgage and Housing Corporation (CMHC).

Key Messages:

- The Province supports the development of new affordable housing options in New Westminster (the City) and appreciates the City's commitment to addressing the needs of its low-income and vulnerable residents.
- The Province, through BC Housing, will continue to work with the City and Metro Vancouver HousingMVHC to continue to develop their projects and support federal funding applications.

BACKGROUND:

Poplar Landing is a site owned by Metro Vancouver with redevelopment potential that would provide 200 affordable units (half rent-geared-to-income and half low-end-of-market) for seniors, families and City essential service workers. This project is being developed in partnership with the co-owners, the City and Metro Vancouver Housing Corporation (MVHC).

The City of New Westminster also submitted three proposals to the Rapid Housing Initiative which, if approved, will create approximately 100 new units of modular supportive housing and approximately 50 units of affordable rental housing for Indigenous families.

DISCUSSION:

Poplar Landing:

- BC Housing met with MVHC in late August to discuss potential affordable rental housing projects and whether this might be a suitable candidate for Community Housing Fund.
- Poplar Landing was deemed by MVHC as not ready for application to the Community Housing Fund (CHF) and so was not submitted. The deadline for the CHF call was Friday, January 15, 2021.

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- BC Housing staff are working with the City and MVHC to determine the partnership structure and determine required support through capital and subsidy. This is a large project which potentially could be funded through a combination of HousingHub and CHF in the future.

Rapid Housing Initiative projects:

- In October 2020, the federal government announced the Rapid Housing Initiative that will invest \$1 billion to create up to 3,000 new permanent, affordable housing across the country.
- The City has submitted three proposals to the federal Rapid Housing Initiative call, all of which are currently being reviewed by CMHC.
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- BC Housing staff have met with the City to discuss next steps and a model of delivery; due diligence on the sites is being conducted in the interim.
- The City is asking for the following:
 - Support and advocacy with the federal government for these projects;
 - Development assistance and operating agreements for supportive housing projects, if approved; and
 - A mortgage contribution and possible operating agreement for the First Nations project.

INDIGENOUS PEOPLES CONSIDERATIONS:

Recognizing over representation of Indigenous peoples within the homeless population and in housing that is not adequate nor affordable, BC Housing works in partnership with Indigenous communities and organizations to help create more affordable housing and to increase self-reliance in the Indigenous housing sector. In particular, the Fenton Street project will directly benefit Indigenous individuals and families with affordable rental housing.

Prepared by:

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Approved by:

Cheryl May
A/Associate Deputy Minister
Housing, Construction Standards, and
Multiculturalism
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Attachment(s)

N/A

***Draft Bullets for EA to provide to Jennifer Whiteside, MLA for New Westminster
Topic: Aboriginal Land Trust project, 800-block of 6th Street, New Westminster
Branch: BC Housing, Office of Housing and Construction Standards
Cliff: 614182***

- As a provincial Crown corporation, BC Housing provides funding opportunities to partners seeking to create new affordable housing options throughout the province. Some of these funding opportunities are accessed through calls for proposals, such as the recent Request for Proposals under the Community Housing Fund, located at: www.bchousing.org/projects-partners/Building-BC/CHF.
- BC Housing is unable to comment on any projects that have been submitted and are currently under evaluation.
- MLA Whiteside may wish to reach out the Aboriginal Land Trust for confirmation that they have submitted a proposal to BC Housing.
- BC Housing is aware of the Aboriginal Land Trust project and based on its objectives, it would align with many of their funding programs.
- MLA Whiteside is welcome to write a letter of support for this project; however, please note that as the submission deadline has passed, it cannot be considered as part of the proposal submission itself. The letter can be addressed to either:
 - Shayne Ramsay, Chief Executive Officer of BC Housing at: sramsay@bchousing.org; or
 - The Honourable David Eby, Attorney General and Minister Responsible for Housing, at: AG.Minister@gov.bc.ca.