



BRIEFING NOTE FOR INFORMATION

Date: January 16, 2017
Prepared For: Honourable Selina Robinson, Minister of Municipal Affairs and Housing
Title: Government's Response to the Non-Profit Asset Transfer Program Audit (NPAT)

SUMMARY:

- **The Non-Profit Asset Transfer program (NPAT) is a four-year program to transfer land and select social housing properties to non-profit societies. This is the final year of the program. All net-cash proceeds from the NPAT program are being reinvested into social housing.**
- **In March 2017, the Office of Auditor General (OAG) released a report on the NPAT program.**
- **The Ministry of Municipal Affairs and Housing (the Ministry) and BC Housing accepted the audit's recommendations.**
- **The Ministry and BC Housing have responded to the audit and have been asked to be a witness and prepare a presentation for the Select Standing Committee on Public Accounts, which will review the audit January 31, 2018.**

BACKGROUND:

Through the Non-Profit Asset Transfer Program, BC Housing transfers ownership of social housing properties from the Provincial Rental Housing Corporation (PRHC) to non-profit societies that currently own and operate social housing on these properties on leased land. The program was introduced in the update to the provincial housing strategy in 2014 and is not related to the Release of Assets for Economic Generation program.

Through the program, non-profits that own and operate social housing on land leased from PRHC are able to purchase the land from PRHC. This purchase allows the non-profit to secure full ownership of their asset and provides PRHC with proceeds from the sale to reinvest in new social housing projects.

Having ownership of the land improves a non-profit's ability to support better long-term planning, increase self-sufficiency, and secure financing to redevelop or transform its housing to become more financially sustainable.

After the sale of lands, government provides a 35-year operating subsidy to the non-profit to assist with servicing principal and interest payments on the mortgage it has assumed. This 35-year subsidy enhances and modernizes the existing operating agreement between BC Housing and the non-profit. The new agreement provides greater flexibility to the non-profit to manage their asset and provides the province with greater reporting and accountability.

Also under the NPAT program, four public housing sites previously owned and managed by BC Housing were sold to four non-profits through a competitive bid process.

Tenants have not been impacted by any of these transfers and the amount and affordability of social housing stock will remain the same. All net-cash proceeds from the NPAT program are being reinvested into social housing. The program will be complete at the end of the 2017/18 fiscal year.

BC Housing has consulted with First Nations when properties were near traditional territories before proceeding with any transfers.



NPAT Program Details

As of March 31, 2017, BC Housing has transferred 156 properties: 152 leased lands and 4 public housing sites (Stamps Place, Nicholson Towers, Sunset Towers, and Ted Kuhn Towers). The following table shows the annual forecasted net cash proceeds of the land transfers.

Table 1: NPAT program net cash proceeds forecasted by year

| Year | Forecasted Net Cash Proceeds |
|---------|------------------------------|
| 2014/15 | \$44.64 million |
| 2015/16 | \$74.18 million |
| 2016/17 | \$315.81 million |
| 2017/18 | \$78.92 million |

The following table shows how the proceeds of the NPAT program have been reinvested into social housing.

Table 2: \$505 million NPAT program proceed reinvestments

| NPAT proceeds | Program Name | Details |
|---------------|---|--|
| \$150 million | Extension to the Investment in Affordable Housing agreement (IAH) | Provincial cost-matching of federal funding program from 2014-2019 |
| \$150 million | Extension to the IAH agreement | Leveraged federal funding from 2014-2019 |
| \$355 million | Provincial Investment in Affordable Housing (PIAH) | \$355 million provincial funding program announced in 2016 |

The first \$150 million in proceeds was used to cost match the Federal/Provincial Extension to the Investment in Affordable Housing agreement with the federal government. The Provincial Investment in Affordable Housing, a \$355 million program announced in 2016, represents reinvestment of the balance of NPAT proceeds into the construction and renovation of more than 2,000 social housing units. These units are among the 6,700 currently under development by BC Housing.

The long-term implementation costs of the NPAT program are expected to be \$30.1 million annually for the non-profit mortgage and interest subsidies, until 2052/2053. The Ministry's net present value analysis of the program was positive \$95 million. The OAG's net present value analysis was negative \$73 million, which means that, at worst; the cost to government of both the transfer of properties and the reinvestment of the proceeds into the creation of more than 2,000 social housing units would be only \$73 million. The OAG's net present value analysis did not include the \$150 million provincial cost-matching.

Office of the Auditor General Report

In March 2017, the Office of Auditor General (OAG) released a report on the NPAT program.

The report discusses whether the Ministry has demonstrated that the potential benefits of the program outweigh its costs and risks, and whether BC Housing has managed implementation of the NPAT program to achieve program objectives.



The report recommendations are outlined in Table 3 in the discussion section below.

The Office of Housing and Construction Standards and BC Housing staff worked closely with the OAG to provide information and data for its audit. The Ministry and BC Housing accepted the audit report's recommendations.

DISCUSSION:

Government is required to present to the Select Standing Committee on Public Accounts (PAC) on its actions and progress to date in response to the OAG recommendations. Ministry and BC Housing staff have jointly developed an Action Plan in response to the recommendations. The presentation will be held January 31, 2018.

Table 3: OAG Report Recommendations, Context and Government Response

| OAG Report Recommendation | Context of Recommendation in Audit Report | Government Response |
|---|--|---|
| 1. The Ministry establish how the NPAT program's intended outcomes for non-profit housing providers will be achieved, measured and monitored; | <p>The OAG found that the Ministry had not identified how the NPAT program's intended long-term outcomes for non-profit housing providers would be measured or monitored.</p> <p>The key long-term objective of the program was to strengthen the non-profit housing sector by transferring land assets to them and improving their ability to support better long term planning and self-sufficiency.</p> | This year is the final year of the NPAT program. In 2017/18, the final transfers of properties under the NPAT program will be completed. BC Housing will continue to report to the Ministry on the number of properties transferred, the proceeds received and the progress in reinvesting the NPAT funds into new affordable housing projects. |
| 2. BC Housing transfer housing assets based on a documented assessment of a non-profit provider's ability to meet the desired program outcomes; | While the OAG heard that BC Housing assessed proponents against consistent criteria, the absence of documentation, i.e., specific scoring of individual providers against the criteria, meant BC Housing could not demonstrate the assessment. | BC Housing has enhanced documentation of all aspects of the assessment of non-profit providers' ability to meet desired program outcomes. For every transfer under the NPAT program, BC Housing's Executive Committee assesses the appropriateness of the transfer and the non-profit provider's ability to continue to manage the affordable housing project. In addition, the BC Housing Board of Commissioners improved the documentation of its criteria and assessment process for the transfer of the directly managed buildings. |



| OAG Report Recommendation | Context of Recommendation in Audit Report | Government Response |
|---|--|---|
| 3. BC Housing monitor and report annually on progress made to achieve the NPAT program's intended outcomes for the non-profit sector; | <p>The OAG found that BC Housing narrowly interpreted its role to be that of only creating opportunity, rather than ensuring long-term outcomes were achieved.</p> <p>For the Ministry and BC Housing, the key long-term objective of the program was to strengthen the non-profit housing sector by transferring land assets to them and improving their ability to support better long term planning and self-sufficiency.</p> | BC Housing will continue to report to the Ministry on the number of properties transferred, the proceeds received and the progress in reinvesting the NPAT funds into new affordable housing projects. |
| 4. The Ministry clearly define what providing the people of BC with "access to safe, affordable and appropriate housing" means, and how the NPAT program will contribute to achieving it. This should include performance measures and targets; and | The OAG found that because the Ministry has not defined 'safe, affordable and appropriate housing', it cannot demonstrate how the NPAT program, or any program, achieves those objectives. | This issue requires further policy work and consideration. Government has committed to defining affordable housing as part of the new comprehensive housing strategy. |
| 5. The Ministry assess and mitigate the risks that the NPAT program introduces to social housing. This process should include evaluating how the provision of safe, affordable, and appropriate housing is affected by the move away from rent-geared-to-income units, the use of rental assistance and the change in delivery model. | <p>The OAG concluded that while the NPAT program provides funding for reinvestment in housing, it also introduces long-term costs and risks without an assurance of better long-term outcomes.</p> <p>The scope of this recommendation extends beyond the NPAT program to include broader risks associated with the expiry of federal operating agreements for social housing.</p> | BC Housing continues to monitor the provision of affordable housing by non-profit housing providers in the projects transferred under the NPAT program. There has been no reduction in the number of rent-geared-to-income units in these projects. |



Ministry of
Municipal Affairs
and Housing

FINANCIAL IMPLICATIONS:

- None

Attachments: (5)

1. Audit of BC Housing's Non-Profit Asset Transfer Program
2. Draft Presentation to the Public Accounts Committee
3. NPAT Detailed Action Plan prepared for the Public Accounts Committee
4. Public Accounts Committee Agenda January 31, 2018
5. Public Accounts Committee membership

PREPARED BY:

Hannah Rabinovitch, Senior Policy Analyst
Housing Policy Branch
(250) 480-8492

APPROVED BY:

Greg Steves, Assistant Deputy Minister
Office of Housing and Construction Standards

Jacqueline Dawes, Deputy Minister

DATE APPROVED:

January 15, 2018

March 2017



AN AUDIT OF BC HOUSING'S NON-PROFIT ASSET TRANSFER PROGRAM

www.bcauditor.com



OFFICE OF THE
Auditor General
of British Columbia

Page 007 of 286 to/à Page 046 of 286

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Select Standing Committee on Public Accounts January 31, 2018

Office of the Auditor General An Audit of BC Housing's Non-Profit Asset Transfer Program

Greg Steves
Assistant Deputy Minister
Office of Housing and Construction Standards
Ministry of Municipal Affairs and Housing

Shayne Ramsay
Chief Executive Officer
British Columbia Housing Management Commission



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Non-Profit Asset Transfer (NPAT) Program Overview

- Two types of transfers:
 - **Leased land** to non-profits that already own and operate housing on site
 - **Public housing** developments to non-profits to own and operate
- Program will complete at end of 2017/18 fiscal year





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Program Purpose

- Support a strong non-profit housing sector
- Transfer stock to the non-profit sector where appropriate
- Generate revenue for reinvestment in new affordable housing





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Transfer of Leased Properties e.g. Affordable Housing Societies





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Transfer of Public Housing

e.g. Stamps Place





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Reinvesting NPAT Assets

**Net Proceeds =
\$505 million**

**\$150 million =
Provincial Federal
Cost-Matching
Program**

**\$150 million =
Federal Funding
Program**

**\$355 million =
New construction
and renovation**



Short-Term Outcomes

1. Generate funding that can be reinvested into strengthening the social housing sector
2. Fulfil the province's cost-matching obligation of \$150 million for the federal government's Extension of the Investment in Affordable Housing (IAH) program
3. Impact government's fiscal plan positively and contribute to a balanced budget



Short-Term Outcomes

4. Assist more people through rental assistance programs
5. Allow BC Housing to move away from owning and operating social housing



Long-Term Outcomes

6. Support the non-profit sector to increase housing options
7. Ensure the long-term viability of non-profit organizations' current stock by allowing them the ability to leverage assets
8. Provide opportunities for redevelopment, efficiencies, innovation and charitable fundraising through non-profit ownership



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Examples of Leveraging

- Pacifica Housing Advisory Association

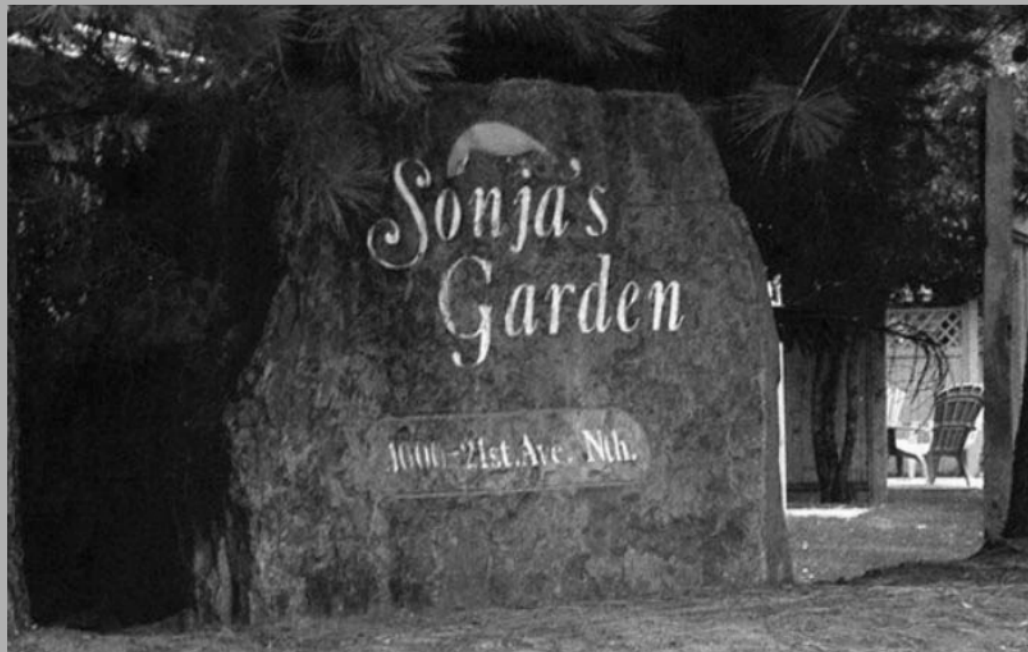




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Examples of Leveraging

- CMHA for the Kootenays





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NPAT Recognized by National Award

- Silver winner of Public Sector Leadership Awards in 2015





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Key Audit Report Findings

- The social housing sector was facing significant challenges
- Government did not define what “safe, affordable, appropriate” housing meant
- The outcomes of the program were not well-defined
- The province will provide non-profits with \$30 million per year to cover mortgage costs
- The Ministry did not adequately mitigate risks



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Government's Response

- The Ministry and BC Housing accept and have implemented all of the recommendations.
- Government will define affordable housing in the new comprehensive housing strategy.



Government's Response

- Government disagrees with the magnitude of risks introduced by NPAT. BC Housing has ensured that risk is contained and subsidies are maintained.
- The Ministry and BC Housing have reported quarterly to Treasury Board on the transfers.
- For every transfer, BC Housing's Executive Committee assesses the appropriateness of the transfer. The Board of Commissioners has improved the documentation of its criteria and assessment process for the transfer of directly managed buildings.



Summary

- Thank you to the Auditor General and her team for the report



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Questions?

Detailed Action Plan - Prepared for the Select Standing Committee of Public Accounts

Ministry of Municipal Affairs and Housing

An Audit of BC Housing's Non-Profit Asset Transfer Program Released March/17

http://www.bcauditor.com/sites/default/files/publications/reports/FINAL_BC_Housing.pdf

Initial PAC Meeting- [DD/MM/YY]

1st Action Plan Update [DD/MM/YY]

2nd Action Plan Update [DD/MM/YY]

| Rec. # | OAG Recommendations | Action Planned | Target Date | Assessment of Progress by Ministry of Municipal Affairs and Housing and BC Housing ¹ | Action Taken ² |
|--------|--|--|-------------|---|----------------------------------|
| 1. | The Ministry Responsible for Housing establish how the Non-Profit Asset Transfer (NPAT) program's intended outcomes for non-profit housing providers will be achieved, measured and monitored. | In 2017/18, the final transfers of properties under the NPAT program will be completed. BC Housing will continue to report to the Ministry Repsonisble for Housing on the number of properties transferred, the proceeds received and the progress in reinvesting the NPAT funds into new affordable housing projects. | April 2018 | Fully Implemented | Quarterly reporting is in place. |

¹The Select Standing Committee on Public Accounts (PAC) will request an update (i.e Assessment of Progress and Actions Taken column completed) on a yearly basis from the audited organization until all recommendations are fully implemented or otherwise addressed to the satisfaction of the PAC.

² This action plan and their subsequent updates have not been audited by the OAG. However, at a future date that Office may undertake work to determine whether the entity has accurately represented their progress in addressing the recommendations. The results of that work will be reported in a separate report prepared by the OAG.

Please provide your email response to:

Attention: Bruce Ralston, Chair of the Select Standing Committee on Public Accounts

Email: publicaccountscommittee@leg.bc.ca and Mary.Newell@leg.bc.ca

Cc email to: the Comptroller General's Office of the Government of British Columbia Comptroller.General@gov.bc.ca

Cc email to: the Office of the Auditor General of British Columbia actionplans@bcauditor.com

Detailed Action Plan - Prepared for the Select Standing Committee of Public Accounts

| Rec. # | OAG Recommendations | Action Planned | Target Date | Assessment of Progress by Ministry of Municipal Affairs and Housing ¹ | Action Taken ² |
|--------|--|---|-------------|--|---|
| 2. | The BC Housing Management Commission transfer housing assets based on a documented assessment of a non-profit provider's ability to meet the desired program outcomes. | BC Housing has taken steps to enhance documentation of all aspects of the assessment of non-profit providers' ability to meet desired program outcomes. | | Fully implemented | For every transfer under the NPAT program, BC Housing's Executive Committee assesses the appropriateness of the transfer and the non-profit provider's ability to continue to manage the affordable housing project. In addition the Board of Commissioners improved the documentation of its criteria and assessment process for the transfer of the directly managed buildings. |
| 3. | The BC Housing Management Commission monitor and report annually on progress made to achieve the NPAT program's intended outcomes for the non-profit sector. | The key long-term objective of the NPAT program was to strengthen the non-profit housing sector by transferring land assets to them and improving their ability to support better long term planning and self sufficiency. BC Housing will continue to report to the Ministry Responsible for Housing on the number of properties transferred, the proceeds received and the progress in reinvesting the NPAT funds into new affordable housing projects. | | Fully implemented | Quarterly reporting is in place. |
| 4. | The Ministry Responsible for Housing clearly define what providing the people of B.C. with "access to safe, affordable and appropriate housing" means, and how the NPAT program will contribute to achieving it. This should include performance measures and targets. | Government has committed to defining affordable housing as part of the new housing strategy. | | Partially implemented | The new housing strategy is under development. |

Please provide your email response to:

Attention: Bruce Ralston, Chair of the Select Standing Committee on Public Accounts

Email: publicaccountscommittee@leg.bc.ca and Mary.Newell@leg.bc.ca

Cc email to: the Comptroller General's Office of the Government of British Columbia Comptroller.General@gov.bc.ca

Cc email to: the Office of the Auditor General of British Columbia actionplans@bcauditor.com

Detailed Action Plan - Prepared for the Select Standing Committee of Public Accounts

| Rec. # | OAG Recommendations | Action Planned | Target Date | Assessment of Progress by Ministry of Municipal Affairs and Housing ¹ | Action Taken ² |
|--------|---|---|-------------|--|--|
| 5. | The Ministry Responsible for Housing assess and mitigate the risks that the NPAT program introduces to social housing. This process should include evaluating how the provision of safe, affordable and appropriate housing is affected by the move away from rent-geared-to-income units, the use of rental assistance and the change in delivery model. | BC Housing continues to monitor the provision of affordable housing by non-profit housing providers in the projects transferred under the NPAT program. There has been no reduction in the number of rent-geared-to-income units in these projects. | | Fully Implemented | For every transfer under the NPAT program, BC Housing's Executive Committee assesses the appropriateness of the transfer and the non-profit provider's ability to continue to manage the affordable housing project. These assessments have not identified any increased risk resulting from the transfer of land ownership. |

Prepared by: Ministry of Municipal Affairs and Housing

Please provide your email response to:
 Attention: Bruce Ralston, Chair of the Select Standing Committee on Public Accounts
 Email: publicaccountscommittee@leg.bc.ca and Mary.Newell@leg.bc.ca
 Cc email to: the Comptroller General's Office of the Government of British Columbia Comptroller.General@gov.bc.ca
 Cc email to: the Office of the Auditor General of British Columbia actionplans@bcauditor.com

DRAFT AGENDA

Select Standing Committee on Public Accounts

Wednesday, January 31, 2018

9:00 a.m. to 4:00 p.m.

Room 1400-1410, Segal Graduate School of Business
500 Granville Street, Vancouver, B.C.

1. Consideration of the Office of the Auditor General Report: *An Audit of BC Housing's Non-Profit Asset Transfer Program* (March 2017) (9 am to 12 noon)
Office of the Auditor General:
 - To be confirmed
Government:
 - To be confirmed

Committee Recess (12 noon to 1 pm)
2. Consideration of the Office of the Auditor General Report: *Progress Audit: Evergreen Line Rapid Transit Project* (February 2017) (12 1 pm to 2:30 pm)
Office of the Auditor General:
 - To be confirmed
Government:
 - To be confirmed
3. Consideration of the Office of the Auditor General Audit Report: *Follow-up on Missing Women's Commission of Inquiry* (December 2016) (2:30 pm to 4:00 pm)
Office of the Auditor General:
 - To be confirmed
Government:
 - To be confirmed
4. Any other business

Shirley Bond, MLA
Chair

Kate Ryan-Lloyd
Deputy Clerk and
Clerk of Committees

SELECT STANDING COMMITTEE ON PUBLIC ACCOUNTS (PAC)

MEMBERS

| NAME OF MEMBER | RIDING |
|---------------------------|--------------------------------------|
| Shirley Bond - Chair | Prince George-Valemount |
| Mitzi Dean - Deputy Chair | Esquimalt-Metchosin |
| John Yap | Richmond-Steveston |
| Garry Begg | Surrey-Guildford |
| Rick Glumac | Port Moody-Coquitlam |
| Bowinn Ma | North Vancouver-Lonsdale |
| Adam Olsen | Saanich North and the Islands |
| Ralph Sultan | West Vancouver-Capilano |
| Jane Thornewaite | North Vancouver-Seymour |
| | |
| Clerk to the Committee | |
| Kate Ryan-Lloyd | Deputy Clerk and Clerk of Committees |



BRIEFING NOTE FOR INFORMATION

Date: February 7, 2018
Prepared For: Honourable Selina Robinson, Minister of Municipal Affairs and Housing
Title: Non-Profit Asset Transfer Program Follow-up
Meeting With: BC NDP Government Caucus on February 8, 2018

SUMMARY:

- **January 31, 2018, Greg Steves and Shayne Ramsay presented at the Select Standing Committee on Public Accounts to review the Auditor General's report on the Non-profit Asset Transfer (NPAT) program released last spring.**
- **This is the final year of the NPAT program and there are no plans to extend it. Ten properties are currently in the process of being transferred.**

BACKGROUND:

Through the NPAT program, BC Housing has transferred ownership of social housing properties from the Provincial Rental Housing Corporation to non-profit societies that own and operate social housing on these properties on leased land. The program was introduced in the update to the provincial housing strategy in 2014.

In March 2017, the Office of the Auditor General (OAG) released *An Audit of BC Housing's Non-Profit Asset Transfer Program* (See Appendix 1).

On Wednesday January 31, 2018, the Auditor General and her staff presented to the Select Standing Committee on Public Accounts (PAC) on the NPAT Audit Report. Greg Steves and Shayne Ramsay responded on behalf of government. The transcript of the meeting is in Hansard (See Appendix 2).

This is the final year of the NPAT program and there are no plans to extend it. Ten properties are currently in the process of being transferred prior to the end of fiscal 2017/18.

DISCUSSION:

Ten projects are in the final stage of being transferred through NPAT, prior to the completion of the program. All properties are under executed contracts of purchase and sale, and will be transferred before March 31, 2018.

| | Community | Project Name | Non-profit Operator / Primary Lease Holder |
|----|-----------------|------------------------------|--|
| 1. | Maple Ridge | Haney Pioneer Village Co-op | Haney Pioneer Village Co-operative |
| 2. | New Hazelton | Roche Point Lodge | Roche View Lodge Society |
| 3. | Barriere | Yellowhead Pioneer Residence | Yellowhead Pioneer Residence Society |
| 4. | Queen Charlotte | Queen Charlotte City | Queen Charlottes Heritage Housing Society |



| | Community | Project Name | Non-profit Operator / Primary Lease Holder |
|-----|-----------------|------------------|--|
| 5. | Burnaby | Concordia Court | Affordable Housing Charitable Association |
| 6. | New Westminster | Legion Manor | The Royal City Legion Housing Society |
| 7. | Jaffray | Pinewood Manor | South Country Housing Project Society |
| 8. | Merritt | Phelan House | The Phelan Senior Citizen's Society |
| 9. | Kelowna | The Burtches | Orchard Valley Senior Housing Society |
| 10. | Vancouver | Golden Age Court | Vancouver Pacific Housing Society |

FINANCIAL IMPLICATIONS:

- None

Attachments: (2)

1. An Audit of BC Housing's Non-Profit Asset Transfer Program
2. Select Standing Committee on Public Accounts January 31, 2018, NPAT Audit Transcript

PREPARED BY:

Hannah Rabinovitch, Senior Policy Analyst
Housing Policy Branch
(250) 480-8492

APPROVED BY:

Greg Steves, Assistant Deputy Minister
Office of Housing and Construction Standards

Jacqueline Dawes, Deputy Minister

DATE APPROVED:

February 6, 2018

February 7, 2018

Second Session, 41st Parliament (2018)

This is a DRAFT TRANSCRIPT ONLY of debate in one sitting of the Legislative Assembly of British Columbia. This transcript is subject to corrections, and will be replaced by the final, official Hansard report.

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REPORT OF PROCEEDINGS**(HANSARD BLUES)****SELECT STANDING COMMITTEE ON
PUBLIC ACCOUNTS****WEDNESDAY, JANUARY 31, 2018**

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WEDNESDAY, JANUARY 31, 2018

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Page 073 of 286 to/à Page 114 of 286

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April 25, 2018

Ref: 235824

Ms. Kate Ryan-Lloyd
Deputy Clerk and Clerk of Committees
Select Standing Committee on Public Accounts
c/o Parliamentary Committees Office
Room 224, Parliament Buildings
Victoria BC V8V 1X4

Dear Ms. Ryan-Lloyd:

Re: Response to Outstanding Question posed at the Public Accounts Committee on the Non-Profit Asset Transfer Program – January 31, 2018

At the January 31, 2018 Public Accounts Committee on the Non-Profit Asset Transfer (NPAT) Program audit report, a question was posed that government was unable to respond to without further consultation, as it touched on information possibly covered by public interest immunity. Government committed to provide a response to the Clerk of the Committee.

This letter is intended to respond to the outstanding question, as well as provide background information with respect to claims of public interest immunity. I respectfully request that you bring this letter to the attention of the members of the Public Accounts Committee.

Question

MLA Glumac asked what options government considered when trying to address the problems the NPAT program was intended to solve. Government advised the committee it wished to seek guidance and consult before answering, given the concerns around public interest immunity.

Options Considered

I am able to advise that several options were considered by government to achieve the short term objectives of the NPAT program, specifically ensuring that the province could match the \$150 million federal funding requirement.

A request for a budget lift to BC Housing was considered by Minister Coleman and dismissed due to direction from the Ministry of Finance in 2010/2011 to not bring forward funding requests that would have a negative impact on the fiscal plan or affect government's ability to balance the budget.

The transfer or sale of properties through the Release of Assets for Economic Generation program and the transfer or sale of properties to a Real Estate Investment Trust were considered by Minister Coleman and dismissed due to the negative fiscal impact and the loss of affordable housing.

In addition to the NPAT program, the option of not proceeding with that program and instead directing the Ministry and BC Housing to look at new ways of generating the required funding was considered by Minister Coleman and dismissed.

Options were presented to Treasury Board; however, disclosure of this information would reveal the substance of deliberations of Treasury Board.


Public Interest Immunity

At the January 31, 2018 Public Accounts Committee, MLA Glumac asked what options government considered when trying to address the problems the NPAT program was intended to solve. To the extent that this touches on options presented and deliberated on by Treasury Board or Executive Council, this question relates to information possibly covered by public interest immunity

While government has a policy of transparency, there are situations where it is imperative to protect the confidentiality of documents and information. A common example is the need to protect open and frank discussions that enable Cabinet and Cabinet Committee members to make informed, responsible decisions. Public interest immunity normally operates to prevent disclosure of the protected information.

I trust this assists in answering the question posed by the Committee.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Steves', with a long horizontal line extending to the right.

Greg Steves
Assistant Deputy Minister

Sergeant, Christine OHCS:EX

From: Comptroller General, BC FIN:EX
Sent: March 5, 2019 10:44 AM
To: Swan, Jim L OHCS:EX
Cc: Steves, Gregory OHCS:EX; Comptroller General, BC FIN:EX; Wong, Gordon FIN:EX
Subject: RE: An Audit of BC Housing's Non-Profit Asset Transfer Program - Action Plan Progress Assessment and Request for Action - Now Due

Importance: High

This is reminder that your action plan submission is now due.

Also, **please note that there is a change in the submission instructions to our original email.**

The Office of the Auditor General requests they receive their copy of the action plan directly from the auditee so you are requested to also send a copy of your updated action plan to the Office of the Auditor General at: actionplans@bcauditor.com

We appreciate your assistance in this matter.

From: Comptroller General, BC FIN:EX
Sent: January 25, 2019 10:30 AM
To: Steves, Gregory OHCS:EX
Cc: Dawes, Jacquie MAH:EX ; Comptroller General, BC FIN:EX ; Bulmer, James G FIN:EX ; Wong, Gordon FIN:EX
Subject: An Audit of BC Housing's Non-Profit Asset Transfer Program - Action Plan Progress Assessment and Request for Action
Importance: High

We are writing you to inform you of the Action Plan follow up process on the audit "An Audit of BC Housing's Non-Profit Asset Transfer Program" to the Select Standing Committee on Public Accounts (PAC).

The action plan process is designed to provide PAC with information regarding the progress government organizations are making against recommendations they have received from the Office of the Auditor General (OAG). This process requires that, at the completion of each audit, the audited organization **prepare an Action Plan and Progress Assessment" (APPA)** for implementing the audit recommendations related to that organization and provide this to PAC. The APPA is to be used for both the initial action plan to be presented to PAC **as well as annual updates of progress made against the recommendations. The APPA may be published on the committee's website and annual progress assessments will be discussed at an annual PAC meeting.** For that meeting, the PAC may choose to call on an auditee to attend to provide more details or to answer questions.

On a yearly basis, the organization will also be asked by the Office of the Comptroller General (OCG) to provide PAC with an assessment of their **progress made against implementing the audit recommendations**. To assist the PAC in administering the process, OCG will then forward the APPA to the Chair and Deputy Chair of the PAC. The OAG will also be sent a copy of each APPA that is to be submitted to the PAC. For those audits with recommendations and actions plans that have cross government implications, the APPA may also be reviewed by the Deputy Ministers' Audit Committee (DMAC) before it is forwarded to the PAC.

Detailed Action Plan and Progress Assessment Template and instructions:

Please find below [web links to the Action Plan and Progress Assessment template and instructions](#) that is used for both the initial action plan to be presented to PAC as well as to update the **PAC on progress made against the recommendations**.

Request for Action Plan and Progress Assessment Completion:

The **Progress Assessments** and **Actions Taken** sections are to be filled out on an annual basis, starting approximately one year after the audit report was released. In this section you are to describe the progress that your organization has made against implementing the recommendations. If you need to adjust your original action plan in subsequent APPA updates, please identify the changes as "Revised" where necessary.

Organizations can choose 1 of 3 ways to describe their progress in implementing the recommendations:

- 1) Fully or substantially implemented - the recommendation has been fully addressed through action taken and/or there are only minor steps left outstanding that will be addressed within the year
- 2) Partially implemented – some action has been taken but there is still work to do to fully/substantially implement the recommendation
- 3) No action taken – there has been no action taken to implement the recommendation.

This section provides the organization an opportunity to describe the actions that they have taken and any future actions that they intend to take to fully implement each recommendation. Also include any relevant comments that will help PAC members understand your progress to date and your assessment of that progress.

Submitting the Detailed Action Plans

The action plans are **due no later than February 26, 2019**.

You can find the information to complete the Action using the following links:

- [Action Plan Template](#) (Note: updated as of January 2019)
- [Action Plan Template Instructions and Submission Details](#) (Note: updated as of January 2019)

Please submit in pdf format provide the completed APPA to the following recipient by email:

Comptroller General's Office of the Government of British Columbia Comptroller.General@gov.bc.ca

Key Contacts

For questions on the details of this process, please contact Gordon Wong Gordon.Wong@gov.bc.ca of the Comptroller General's Office.

If you have questions directly related to the audit work, please contact your key contact at the Office of the Auditor General.

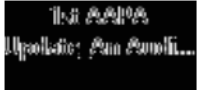
Thank you for assistance in this process.

Sergeant, Christine OHCS:EX

From: Gedney, Vanessa R MAH:EX
Sent: February 26, 2019 3:03 PM
To: Swan, Jim L OHCS:EX; Ramsay, Launa P OHCS:EX
Cc: Steves, Gregory OHCS:EX
Subject: FW: An Audit of BC Housing's Non-Profit Asset Transfer Program - Action Plan Progress Assessment and Request for Action

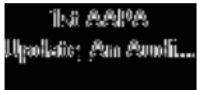
Importance: High

Finals for your records:



From: Gedney, Vanessa R MAH:EX
Sent: Tuesday, February 26, 2019 3:02 PM
To: 'actionplans@bcauditor.com'
Subject: FW: An Audit of BC Housing's Non-Profit Asset Transfer Program - Action Plan Progress Assessment and Request for Action
Importance: High

Good afternoon, please find attached, the above-noted Action Plan:



VANESSA R. GEDNEY

Director, Executive Operations

Office of the Deputy Minister

Ministry of Municipal Affairs and Housing

5th Floor, 800 Johnson St | Victoria BC V8W 9N7

Office: 778.698.3472 | Cell: 250.361.5403 | Fax: 250.387.7973

From: Comptroller General, BC FIN:EX

Sent: Friday, January 25, 2019 10:30 AM

To: Steves, Gregory OHCS:EX

Cc: Dawes, Jacquie MAH:EX ; Comptroller General, BC FIN:EX ; Bulmer, James G FIN:EX ; Wong, Gordon FIN:EX

Subject: An Audit of BC Housing's Non-Profit Asset Transfer Program - Action Plan Progress Assessment and Request for Action

Importance: High

We are writing you to inform you of the Action Plan follow up process on the audit "An Audit of BC Housing's Non-Profit Asset Transfer Program" to the Select Standing Committee on Public Accounts (PAC).

The action plan process is designed to provide PAC with information regarding the progress government organizations are making against recommendations they have received from the Office of the Auditor General (OAG). This process requires that, at the completion of each audit, the audited organization **prepare an Action Plan and Progress Assessment" (APPA)** for implementing the audit recommendations related to that organization and provide this to PAC. The APPA is to be used for both the initial action plan to be presented to PAC **as well as annual updates of progress made against the recommendations. The APPA may be published on the committee's website and annual progress assessments will be discussed at an annual PAC meeting.** For that meeting, the PAC may choose to call on an auditee to attend to provide more details or to answer questions.

On a yearly basis, the organization will also be asked by the Office of the Comptroller General (OCG) to provide PAC with an assessment of their **progress made against implementing the audit recommendations**. To assist the PAC in administering the process, OCG will then forward the APPA to the Chair and Deputy Chair of the PAC. The OAG will also be sent a copy of each APPA that is to be submitted to the PAC. For those audits with recommendations and actions plans that have cross government implications, the APPA may also be reviewed by the Deputy Ministers' Audit Committee (DMAC) before it is forwarded to the PAC.

Detailed Action Plan and Progress Assessment Template and instructions:

Please find below web links to the Action Plan and Progress Assessment template and instructions that is used for both the initial action plan to be presented to PAC **as well as to update the PAC on progress made against the recommendations.**

Request for Action Plan and Progress Assessment Completion:

The **Progress Assessments** and **Actions Taken** sections are to be filled out on an annual basis, starting approximately one year after the audit report was released. In this section you are to describe the progress that your organization has made against implementing the recommendations. If you need to adjust your original action plan in subsequent APPA updates, please identify the changes as "Revised" where necessary.

Organizations can choose 1 of 3 ways to describe their progress in implementing the recommendations:

- 1) Fully or substantially implemented - the recommendation has been fully addressed through action taken and/or there are only minor steps left outstanding that will be addressed within the year
- 2) Partially implemented – some action has been taken but there is still work to do to fully/substantially implement the recommendation
- 3) No action taken – there has been no action taken to implement the recommendation.

This section provides the organization an opportunity to describe the actions that they have taken and any future actions that they intend to take to fully implement each recommendation. Also include any relevant comments that will help PAC members understand your progress to date and your assessment of that progress.

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Action Plan and Progress Assessment (APPA) for the implementation of audit recommendations from the OAG- Prepared for the Select Standing Committee on Public Accounts
Attention: Shirley Bond, Chair and Mitzi Dean, Deputy Chair of the Select Standing Committee on Public Accounts

Audit of BC Housing's Non-Profit Asset Transfer Program] Released April 2017

<http://www.bcauditor.com/pubs>

PAC Meeting Plan¹ 31/01/18

Prepared by: Greg Steves ADM Ministry of Municipal Affairs and Housing

Reviewed by: Greg Steves ADM Ministry of Municipal Affairs and Housing

1st APPA Update 05/02/19

Prepared by: Jim Swan, Ministry of Municipal Affairs and Housing

Reviewed by: Greg Steves ADM Ministry of Municipal Affairs and Housing

| Rec. # Accepted? Yes / No ² | OAG Recommendations | Actions Planned & Target Date(s) ³ | Assessment of Progress to date ⁴ and Actions Taken ⁵ (APPA update) |
|--|--|--|---|
| 1 Yes | The Ministry Responsible for Housing establish how the Non-Profit Asset Transfer (NPAT) program's intended outcomes for non-profit housing providers will be achieved, measured and monitored. | In 2017/18, the final transfers of properties under the NPAT program will be completed. BC Housing will continue to report to the Ministry Responsible for Housing on the number of properties transferred, the proceeds received and the progress in reinvesting the NPAT funds into new affordable housing projects. | Fully Implemented - Quarterly reporting is in place. |

¹ The audited organization will be required to present their initial action plan at this meeting (i.e. First three columns completed for each OAG recommendation included in the audit report)

² For each recommendation, the audited organization should state whether or not they have accepted the recommendation and plan to implement it fully by typing either "Yes" or "No" under the number of the recommendation.

³ Target date is the date that audited organization expects to have "fully or substantially implemented" the recommendation. If several actions are planned to implement one recommendation, indicate target dates for each if they are different.

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| 3 Yes. | The BC Housing Management Commission monitor and report annually on progress made to achieve the NPAT program's intended outcomes for the non-profit sector. | The key long-term objective of the NPAT program was to strengthen the non-profit housing sector by transferring land assets to them and improving their ability to support better long-term planning and self sufficiency. BC Housing will continue to report to the Ministry Responsible for Housing on the number of properties transferred, the proceeds received and the progress in reinvesting the NPAT funds into new affordable housing projects. | Fully Implemented – Quarterly reporting in place |

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| 4 Yes. | The Ministry Responsible for Housing clearly define what providing the people of B.C. with “access to safe, affordable and appropriate housing” means, and how the NPAT program will contribute to achieving it. This should include performance measures and targets. | Government has committed to defining affordable housing as part of the new housing strategy. | <p>Partially Implemented - The new housing strategy is under development.</p> <p>(Revised 2019) Fully Implemented – Since the Public Accounts Committee meeting in January 2018, Government has released a new provincial housing strategy: <i>Homes for BC – A 30 Point Plan for Housing Affordability in British Columbia</i>. As part of this strategy, Government is developing a performance monitoring and reporting framework to monitor the implementation and impacts of the new strategy, including measures and targets, and clear definitions of housing affordability for government’s housing assistance programs.</p> <p>Canada Mortgage and Housing Corporation (CMHC) has traditionally used the 30 per cent of income standard, to define affordable housing, but there is no one-size-fits-all answer to define housing affordability. And in that context BC Housing is creating a range of affordable opportunities for different groups across much of the income spectrum for different groups, including:</p> <ul style="list-style-type: none"> • Thirty per cent of units rented at affordable market rents, based on CMHC average rental rates by unit size and community. • Fifty per cent of units rented to households with incomes below housing income limits, which range from \$21,000 to \$95,000 depending on the community and unit size, at rent geared-to-income rates (30 per cent of income). • Twenty per cent of units rented to very low income households (below \$15,000 up to \$30,000) at income assistance rates |

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Action Plan and Progress Assessment (APPA) for the implementation of audit recommendations from the OAG- Prepared for the Select Standing Committee of Public Accounts

Attention: Shirley Bond, Chair and Mitzi Dean, Deputy Chair of the Select Standing Committee on Public Accounts

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Please provide your email response to:

Email: Comptroller General's Office of the Government of British Columbia Comptroller.General@gov.bc.ca

Sergeant, Christine OHCS:EX

From: Rabinovitch, Hannah R OHCS:EX
Sent: June 5, 2018 11:06 AM
To: Rotgans, Trudy OHCS:EX
Cc: Swan, Jim L OHCS:EX; Page, Doug OHCS:EX
Subject: RE: PAC follow-up letter for review
Attachments: PAC_followup_NPAT_Audit_June042018.docx

Thanks Trudy.
Revised as request. Clean copy attached.

From: Rotgans, Trudy OHCS:EX
Sent: Tuesday, June 5, 2018 11:03 AM
To: Rabinovitch, Hannah R OHCS:EX
Cc: Swan, Jim L OHCS:EX; Page, Doug OHCS:EX
Subject: FW: PAC follow-up letter for review

Some further edits. Please finalize and then I'll send to Greg for his review. I think he wants to discuss with Carl prior to sending it.

From: Rabinovitch, Hannah R OHCS:EX
Sent: Tuesday, June 5, 2018 9:35 AM
To: Rotgans, Trudy OHCS:EX
Cc: Swan, Jim L OHCS:EX; Page, Doug OHCS:EX
Subject: RE: PAC follow-up letter for review

Hi Trudy,
Please find attached revised letter as per Doug's comments.
Thanks,
Hannah

From: Page, Doug OHCS:EX
Sent: Tuesday, June 5, 2018 9:31 AM
To: Rabinovitch, Hannah R OHCS:EX
Cc: Rotgans, Trudy OHCS:EX; Swan, Jim L OHCS:EX
Subject: FW: PAC follow-up letter for review
Importance: High

Hi Hannah, just some minor edits.

From: Rabinovitch, Hannah R OHCS:EX
Sent: Monday, June 4, 2018 2:44 PM
To: Page, Doug OHCS:EX; Rotgans, Trudy OHCS:EX
Subject: FW: PAC follow-up letter for review
Importance: High

Hi Trudy and Doug,

Please find attached a draft letter responding to the OCG's request for a follow-up for PAC. Carl Fischer asked for a letter along these lines mid-May (see email from Greg attached).

Could you please review and provide comments by tomorrow? Once approved, it will likely go from Greg to Carl directly, hopefully before next Tuesday's PAC meeting.

Thank you,
Hannah

From: Fischer, Carl M FIN:EX
Sent: Wednesday, May 23, 2018 1:10 PM
To: Steves, Gregory OHCS:EX
Cc: Rabinovitch, Hannah R OHCS:EX; Wong, Gordon FIN:EX
Subject: Re: Public Accounts

Hi Greg, there is an item on the agenda that says "discussion of correspondence in response to follow up questions". Gord will reach out to collect the responses but I will treat it as an opportunity to talk about the scheduled follow up process.

On May 23, 2018, at 11:55 AM, Steves, Gregory OHCS:EX <Gregory.Steves@gov.bc.ca> wrote:

Carl,

I just heard from OAG that Housing is on the agenda for the June 12 PAC meeting. I haven't seen the agenda, but it sounds like it is the earlier correspondence that we sent to the chair. Do you know anything further?

Also, any concerns with us sharing our response to the Chair with OAG?

Greg Steves RI

Assistant Deputy Minister

Office of Housing and Construction Standards
Ministry of Municipal Affairs and Housing
Gregory.steves@gov.bc.ca

June 5, 2018

Ms. Kate Ryan-Lloyd
Deputy Clerk and Clerk of Committees
Select Standing Committee on Public Accounts
c/o Parliamentary Committees Office
Room 224, Parliament Buildings

Dear Ms. Ryan-Lloyd

Re: Follow up request: progress on actions arising from recent Auditor General reports reviewed by the Public Accounts Committee – the Non-Profit Asset Transfer Program, January 31, 2018.

I am writing to provide follow-up to the Public Accounts Committee meeting January 31, 2018.

Government has continued to refine the Non-Profit Asset Transfer (NPAT) program and released a new provincial housing strategy since the Public Accounts Committee meeting January 31, 2018 that reviewed the *Audit of BC Housing's Non-Profit Asset Transfer Program*.

As of March 31, 2018, the final properties were transferred under the NPAT program. Government has indicated that there are no plans to extend the program. The final transfer of all properties followed the new documentation process of BC Housing's Executive Committee and Board of Commissioners in line with the recommendations of the Office of the Auditor General.

BC Housing has also now committed all proceeds from the NPAT program into the Provincial Investment in Affordable Housing (PIAH) funding program. The \$355 million proceeds from the final transfer of 202 properties were re-invested into 50 new social housing projects in 2016/17 and 2017/18. As of March 31, 2018, 1214 new units of affordable housing have been committed through the PIAH program.

Since the Public Accounts Committee meeting January 31, 2018, Government has released a new provincial housing strategy: *Homes for BC – A 30-Point Plan for Housing Affordability in British Columbia*. As part of this strategy, Government is developing a performance monitoring and reporting framework to monitor the implementation and impacts of the new strategy, including measures and targets, and clear definitions of housing affordability for government's housing assistance programs.

I trust this information responds to the committee's needs.

Sincerely,

Greg Steves

Assistant Deputy Minister



BRIEFING NOTE FOR INFORMATION

Date: February 6, 2018
Prepared For: Honourable Selina Robinson, Minister of Municipal Affairs and Housing
Title: Non-Profit Asset Transfer Program Follow-up
Issue: Follow-up from Select Standing Committee on Public Accounts meeting
Meeting With: Greg Steves, ADM, Office of Housing and Construction Standards

SUMMARY:

- **January 31, 2018, Greg Steves and Shayne Ramsay presented at the Select Standing Committee on Public Accounts to review the Auditor General's report on the Non-profit Asset Transfer (NPAT) program released last spring.**

s.12;s.13

BACKGROUND:

- Through the NPAT program, BC Housing has transferred ownership of social housing properties from the Provincial Rental Housing Corporation to non-profit societies that own and operate social housing on these properties on leased land. The program was introduced in the update to the provincial housing strategy in 2014.
- In March 2017, the Office of Auditor General (OAG) released *An Audit of BC Housing's Non-Profit Asset Transfer Program* (See Appendix 1).
- On Wednesday January 31, 2018, the Auditor General and her staff presented to the Select Standing Committee on Public Accounts (PAC) on the NPAT Audit Report. Greg Steves and Shayne Ramsay responded on behalf of government. The transcript of the meeting is in Hansard (See Appendix 2).

s.12;s.13

DISCUSSION:

s.12;s.13

Page 136 of 286

Withheld pursuant to/removed as

s.12 ; s.13

Page 137 of 286

Withheld pursuant to/removed as

s.12 ; s.13 ; s.14

Page 138 of 286 to/à Page 139 of 286

Withheld pursuant to/removed as

s.13

Page 140 of 286 to/à Page 141 of 286

Withheld pursuant to/removed as

DUPLICATE

Action Plan and Progress Assessment (APPA) for the implementation of audit recommendations from the OAG- Prepared for the Select Standing Committee of Public Accounts
Attention: Shirley Bond, Chair and Mitzi Dean, Deputy Chair of the Select Standing Committee on Public Accounts

Audit of BC Housing's Non-Profit Asset Transfer Program] Released April 2017

<http://www.bcauditor.com/pubs>

PAC Meeting Plan¹ [DD/MM/YY] Prepared by: [Name], [Organization Name]

Reviewed by: [Name of Deputy Minister or Assistant Deputy Minister]

1st APPA Update [05/02/19] Prepared by: Jim Swan, Ministry of Municipal Affairs and Housing

Reviewed by: Greg Steves ADM Ministry of Municipal Affairs and Housing

2nd APPA Update [DD/MM/YY] Prepared by: [Name], [Organization Name]

Reviewed by: [Name of Deputy Minister or Assistant Deputy Minister]

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| Rec. # Accepted? Yes / No ² | OAG Recommendations | Actions Planned & Target Date(s) ³ | Assessment of Progress to date ⁴ and Actions Taken ⁵ (APPA update) |
|--|--|---|--|
| 2. Yes | The BC Housing Management Commission transfer housing assets based on a documented assessment of a non-profit provider's ability to meet the desired program outcomes. | BC Housing has taken steps to enhance documentation of all aspects of the assessment of non-profit providers' ability to meet desired program outcomes. | Fully Implemented - For every transfer under the NPAT program, BC Housing's Executive Committee assesses the appropriateness of the transfer and the non-profit provider's ability to continue to manage the affordable housing project. In addition, the Board of Commissioners improved the documentation of its criteria and assessment process for the transfer of the directly managed buildings |
| 3 Yes. | The BC Housing Management Commission monitor and report annually on progress made to achieve the NPAT program's intended outcomes for the non-profit sector. | The key long-term objective of the NPAT program was to strengthen the non-profit housing sector by transferring land assets to them and improving their ability to support better long-term planning and self sufficiency. BC Housing will continue to report to the Ministry Responsible for Housing on the number of properties transferred, the proceeds received and the progress in reinvesting the NPAT funds into new affordable housing projects. | Fully Implemented – Quarterly reporting in place |
| 4 Yes. | The Ministry Responsible for Housing clearly define what providing the people of B.C. with "access to safe, affordable and appropriate housing" means, and how the NPAT program will contribute to achieving it. This should include performance measures and targets. | Government has committed to defining affordable housing as part of the new housing strategy. | Partially Implemented - The new housing strategy is under development. (Revised 2019) Fully Implemented – Since the Public Accounts Committee meeting in January 2018, Government has released a new provincial housing strategy: <i>Homes for BC – A 30 Point Plan for Housing Affordability in British Columbia</i> . As part of this strategy, Government is developing a performance monitoring and reporting framework to monitor the implementation and impacts of the new strategy, including measures and targets, and clear definitions of housing affordability for government's housing assistance programs |

Please provide your email response to:

Email: Comptroller General's Office of the Government of British Columbia Comptroller.General@gov.bc.ca

Action Plan and Progress Assessment (APPA) for the implementation of audit recommendations from the OAG- Prepared for the Select Standing Committee of Public Accounts

Attention: Shirley Bond, Chair and Mitzi Dean, Deputy Chair of the Select Standing Committee on Public Accounts

| Rec. # Accepted? Yes / No ² | OAG Recommendations | Actions Planned & Target Date(s) ³ | Assessment of Progress to date ⁴ and Actions Taken ⁵ (APPA update) |
|--|--|---|---|
| 5. Yes | The Ministry Responsible for Housing assess and mitigate the risks that the NPAT program introduces to social housing. This process should include evaluating how the provision of safe, affordable and appropriate housing is affected by the move away from rent-geared-to-income units, the use of rental assistance and the change in delivery model | BC Housing continues to monitor the provision of affordable housing by non-profit housing providers in the projects transferred under the NPAT program. There has been no reduction in the number of rent-geared-to-income units in these projects. | Fully Implemented - For every transfer under the NPAT program, BC Housing's Executive Committee assesses the appropriateness of the transfer and the non-profit provider's ability to continue to manage the affordable housing project. These assessments have not identified any increased risk resulting from the transfer of land ownership. |

Please provide your email response to:

Email: Comptroller General's Office of the Government of British Columbia Comptroller.General@gov.bc.ca

Page 145 of 286 to/à Page 155 of 286

Withheld pursuant to/removed as

s.12 ; s.13

Page 156 of 286 to/à Page 171 of 286

Withheld pursuant to/removed as

DUPLICATE

Page 172 of 286

Withheld pursuant to/removed as

s.12 ; s.13 ; s.14 ; s.22

Page 173 of 286

Withheld pursuant to/removed as

s.12 ; s.13

Page 174 of 286

Withheld pursuant to/removed as

s.12 ; s.13 ; s.14

Page 175 of 286 to/à Page 217 of 286

Withheld pursuant to/removed as

DUPLICATE

At the January 31, 2018 Public Accounts Committee on the Non-Profit Asset Transfer (NPAT) Program audit report, a question was posed that government was unable to respond to without further consultation as it touched on public interest immunity. Government committed to provide a response to the Clerk of the Committee.

MLA Glumac asked what options government considered when trying to address the problems the NPAT program was intended to solve. Government advised the committee it wished to seek guidance and consult before answering, given the concerns around public interest immunity.

Several options were considered to achieve the short term objectives of the NPAT program, specifically ensuring that the province could match the \$150 million federal funding requirement.

A request for a budget lift to BC Housing was considered and dismissed due to direction from the Ministry of Finance in 2010/2011 to not bring forward funding requests that would have a negative impact on the fiscal plan or affect government's ability to balance the budget.

s.12,s.13

Government is seeking direction on disclosure of the above information in response to the question posed in Public Accounts Committee.

Page 219 of 286

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Page 220 of 286 to/à Page 221 of 286

Withheld pursuant to/removed as

s.13

June 5, 2018

Ms. Kate Ryan-Lloyd
Deputy Clerk and Clerk of Committees
Select Standing Committee on Public Accounts
c/o Parliamentary Committees Office
Room 224, Parliament Buildings

Dear Ms. Ryan-Lloyd

Re: Follow up request: progress on actions arising from recent Auditor General reports reviewed by the Public Accounts Committee – the Non-Profit Asset Transfer Program, January 31, 2018.

I am writing to follow-up on the request to revisit progress on actions arising from the Auditor General report reviewed by Public Accounts Committee meeting January 31, 2018.

Government has continued to refine the Non-Profit Asset Transfer (NPAT) program and released a new provincial housing strategy since the Public Accounts Committee meeting January 31, 2018 that reviewed the *Audit of BC Housing's Non-Profit Asset Transfer Program*.

As of March 31, 2018, the final properties were transferred under the NPAT program. In total, 202 properties were transferred through the program, with \$505 million in proceeds, and \$30 million in annual mortgage subsidies for transferred properties over the next 35 years. Government has indicated that there are no plans to extend the program. The final transfer of all properties followed the new documentation process of BC Housing's Executive Committee and Board of Commissioners in line with the recommendations of the Office of the Auditor General.

The \$150 million proceeds cost-matched the Federal Government's Investment in Affordable Housing, which funded new affordable rental housing, created the new Homeless Prevention Program, and enhanced rental assistance benefits for low-income seniors and families renting in the private market under the Shelter Aid for Elderly Renters (SAFER) and the Rental Assistance Programs (RAP).

BC Housing has also now committed all remaining proceeds from the NPAT program into the Provincial Investment in Affordable Housing (PIAH) funding program. The \$355 million proceeds were re-invested into 50 new social housing projects in 2016/17 and 2017/18. As of March 31, 2018, 2,002 new units of affordable housing have been committed through the PIAH program.

Since the Public Accounts Committee meeting January 31, 2018, Government has released a new provincial housing strategy: *Homes for BC – A 30-Point Plan for Housing Affordability in British Columbia*. As part of this strategy, Government is developing a performance monitoring and reporting framework to monitor the implementation and impacts of the new strategy, including measures and targets, and clear definitions of housing affordability for government's housing assistance programs.

I trust this information responds to the committee's needs.

Sincerely,

Greg Steves

Assistant Deputy Minister

Page 224 of 286 to/à Page 227 of 286

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s.13

| Project Status | File # | Proj # | Project name | Site Address | City | Region | Total Units | PRHC Units | Total Capital Budget | PIAH |
|----------------|-------------|-----------|---|--|--------------------|-------------------|-------------|------------|----------------------|------------|
| A | 94022 | 7406 | Hearthstone Place, Abbotsford | 2719 Gladys Ave, General Delivery | Abbotsford | Fraser | 31 | 31 | 6,044,300 | 5,100,000 |
| A | 94130 | 7569 | Lighthouse | 11960 239 St | Maple Ridge | Fraser | 5 | 5 | 1,000,000 | 1,000,000 |
| A | 94077 | 7489 | 356 E Hastings Street | 356 Hastings St E | Vancouver | Vancouver Coastal | 60 | 60 | 2,297,000 | 2,297,000 |
| A | 94077 | 7489 | 356 E Hastings Street | 356 Hastings St E | Vancouver | Vancouver Coastal | 1 | 1 | 2,443,340 | 2,443,340 |
| A | 91449 | 7551/7979 | Mount Edwards Court | 1002 Vancouver St | Victoria | Vancouver Island | 93 | 93 | 8,545,222 | 8,545,222 |
| A | 91445 | 7641 | 844 Johnson St | 844 Johnson Street | Victoria | Vancouver Island | 147 | 147 | 13,936,910 | 13,936,910 |
| A | 94160 | 7620 | Douglas Street Community | 2915 Douglas St | Victoria | Vancouver Island | 101 | 101 | 9,019,464 | 9,019,464 |
| A | 28801 | 7772 | Chestnut Place | 439/453 Winnipeg Street and 232 Wad | Penticton | Interior | 33 | 33 | 812,401 | 812,401 |
| A | 94194 | 7659 | Semiahmoo Land | 1880-152 St, General Delivery | Surrey | Fraser | 0 | 0 | 9,049,900 | 9,049,900 |
| A | 94324 | 7816 | s.19 | s.19 | s.19 | Fraser | 8 | 8 | 1,919,900 | 1,800,940 |
| A | 94118 | 7557 | Victoria Youth Custody Centre | 94 Talcott Rd, View Royal, BC | View Royal | Vancouver Island | 60 | 60 | 17,164,854 | 1,754,854 |
| A | 94333 | 7825 | Cheshire Place | 9419 Woodbine St. | Chilliwack | Fraser | 10 | 10 | 1,522,850 | 1,522,850 |
| A | 94326 | 7818 | s.19 | | Richmond | Vancouver Coastal | 15 | 15 | 3,248,000 | 3,248,000 |
| A | 94295 | 7773 | Nanaimo Aboriginal King Arthur Court | 564 Fifth Street | Nanaimo | Vancouver Island | 34 | 34 | 5,141,993 | 5,096,993 |
| A | 94304 | 7796 | Chilliwack Temporary Modular Shelter | 45748 Yale Rd | Chilliwack | Fraser | 46 | 46 | 1,500,000 | 1,500,000 |
| A | 94276 | 8154 | Stuart Lake Coop Housing | 174 W 2nd Ave | Fort St James | Northern | 16 | 16 | 2,788,000 | 2,788,000 |
| A | 94539 | 8126 | 1451-1469 Bertram, Kelowna | 1451-1469 Bertram Street | Kelowna | Interior | 25 | 25 | 6,581,200 | 6,581,200 |
| A | 94582 | 8207 | 12344-224th St. Land Purchase | 12344-224th Street | Maple Ridge | Fraser | 0 | 0 | 1,400,000 | 1,400,000 |
| COM | 94023 | 7407/7644 | s.19 | | Vancouver | Vancouver Coastal | 31 | 4 | 13,180,000 | 1,445,000 |
| COM | 94035 | 7438 | s.19 | | Vancouver | Vancouver Coastal | 172 | 104 | 39,539,000 | 14,053,082 |
| COM | 93719 | 6927/7679 | 284-298 Brunswick, Penticton | 287 Brunswick St | Penticton | Interior | 56 | 23 | 9,984,850 | 5,408,000 |
| COM | 94021 | 7405 | Cedar Place Redevelopment Phase 1 | 7683, 15th street | Burnaby | Fraser | 90 | 90 | 44,747,063 | 53,818,146 |
| COM | 94068 | 7480 | Cedar Place Redevelopment Phase 2 | 7121 14th Ave | Burnaby | Fraser | 91 | 91 | 28,694,382 | 5,797,536 |
| COM | 90974 | 7497 | 708 Granville Avenue, Enderby | 708 Granville Ave | Enderby | Interior | 33 | 33 | 9,138,239 | 8,500,000 |
| COM | 94267/182 | 7746/7756 | Mountain View Manor North (PRHC site) | 815 7th Ave, Keremeos, BC and 412 12t | Keremeos | Interior | 24 | 8 | 4,677,000 | 1,500,000 |
| COM | 94397 | 7940 | 12040 Horseshoe Way | 12040 Horseshoe Way | Richmond | Vancouver Coastal | 37 | 37 | 11,893,000 | 5,700,000 |
| COM | 94303 | 7795 | Langley Supportive Housing - 6465-201 St. Langley | 6465 201 street | Langley | Fraser | 49 | 49 | 9,297,000 | 9,297,000 |
| COM | 94411 | 7955 | 2639 Hwy 97 N, Kelowna (Howard Johnson) | 2639 HIGHWAY 97 N (Howard Johnson) | Kelowna | Interior | 42 | 42 | 7,350,000 | 7,350,000 |
| COM | 94284 | 7769 | 770 Pacific Ave, Port Edward | 770 Pacific Avenue | Port Edward | Northern | 8 | 8 | 2,628,300 | 2,250,000 |
| COM | 94270 | 7752 | 259 Backstreet Blvd | 259 Backstreet | Penticton | Interior | 40 | 40 | 14,204,390 | 14,204,390 |
| COM | 94474 | 8048 | s.19 | | Campbell River | Vancouver Island | 0 | 0 | 293,975 | 293,975 |
| PPA | 94169 | 7629 | 3680 E 22nd Ave (Purchase) | 3680 E 22nd Ave | Vancouver | Vancouver Coastal | 23 | 23 | 4,042,500 | 4,042,500 |
| PPA | 94165 | 7625 | 395 Elliott Street | 395 Elliott St | Quesnel | Northern | 30 | 30 | 6,020,000 | 6,020,000 |
| PPA | 94266 | 7743 | 170 Drysdale Blvd. (EOI No. 1070-1516-117) | 170 Drysdale Blvd. | Kelowna | Interior | 21 | 10 | 8,234,293 | 3,700,000 |
| PPA | 94323 | 7815 | MQHS Abbotsford | 2714, 2728, 2738 Fuller St and 33309 O | Abbotsford | Fraser | 60 | 60 | 17,852,659 | 10,007,773 |
| PPA | 32001 | 7917 | Croftonbrook Phase2 | A-132 Corbett Rd | Salt Spring Island | Vancouver Island | 20 | 9 | 4,373,700 | 2,010,000 |
| PPA | 94217 | 7694 | 15385 99th Avenue, Surrey | 15385 99 Ave | Surrey | Fraser | 83 | 23 | 30,550,000 | 8,300,000 |
| PPA | 94201 | 7666 | Lily Lake Seniors Housing | 12730 Lagoon Road, Madeira Park, BC | Madeira Parl | Vancouver Coastal | 14 | 10 | 3,946,370 | 2,750,000 |
| PPA | 94285 | 7771 | Rosewood - EFry Units | 9687, 9677 & 9671 - 137th Street | Surrey | Fraser | 42 | 42 | 19,469,741 | 7,300,000 |
| PPA | 94285 | 7991 | Rosewood - EFry Shelter Beds | 9687, 9677 & 9671 - 137th Street | Surrey | Fraser | 40 | 40 | - | - |
| PPA | 94285 | 7912 | Rosewood - FRAFCA Youth Units (PRHC) | 9687, 9677 & 9671 - 137th Street | Surrey | Fraser | 8 | 8 | 3,324,969 | 1,342,400 |
| PPA | 92063 | 7777 | Makola Station Ave Phase 1 | 731 Station Avenue | Langford | Vancouver Island | 60 | 31 | 23,561,647 | 12,050,000 |
| PPA | 93666 | 7870 | Riel's House (EOI 1070-1617/11) | 975 Singh Street | Kamloops | Interior | 31 | 31 | 6,821,579 | 4,676,400 |
| PRO | 94310/93665 | 7802/6860 | 577-591 Royal Ave Kamloops MOU | 577-591 Royal Ave and 1050 McMurdo | Kamloops | Interior | 60 | 20 | 5,000,000 | 5,000,000 |
| PRO | 94179 | 7639 | Sechelt Supportive Housing | No civic assigned | Sechelt | Vancouver Coastal | 40 | 40 | 823,000 | 823,000 |
| PRO | 94520 | 8107 | PCRS Youth Treatment Beds | 45456 Yale Rd | Chilliwack | Fraser | 20 | 20 | 1,760,000 | 1,760,000 |
| PRO | 94534 | 8121 | 11749 Burnett Street | 11749/11761 Burnett Street | Maple Ridge | Fraser | 85 | 85 | 3,631,000 | 3,631,000 |
| PRO | 94285 | 7913 | Rosewood - FRAFCA Youth Units (FRAFCA) | 9687, 9677 & 9671 - 137th Street | Surrey | Fraser | 7 | 7 | - | - |
| PRO | 94556 | 8181 | 22534 Royal Crescent | 22534, 22548 and 22566 Royal Crescent | Maple Ridge | Fraser | 0 | 0 | 4,938,000 | 4,938,000 |

| | | | | | | | | | |
|-----|-------|------|------|----------------|------------------|-------|-------|-------------|-------------|
| PRO | 94475 | 8049 | s.19 | Campbell River | Vancouver Island | 0 | 0 | 293,975 | 293,975 |
| | | | | | | 2,002 | 1,703 | 434,685,966 | 286,159,251 |

Page 230 of 286 to/à Page 235 of 286

Withheld pursuant to/removed as

DUPLICATE

Sergeant, Christine OHCS:EX

From: Rabinovitch, Hannah R OHCS:EX
Sent: January 3, 2018 10:09 AM
To: Steves, Gregory OHCS:EX
Cc: Rotgans, Trudy OHCS:EX; Page, Doug OHCS:EX; John Bell; Ramsay, Launa P OHCS:EX
Subject: FW: An Audit of BC Housing's Non-Profit Asset Transfer Program - Presentation Due by January 22, 2018
Attachments: PAC_2018-01-31_Agenda.pdf

Hi Greg,

Re: NPAT Audit Presentation Jan 31

The agenda from the Comptroller General's Office had the NPAT item down for 3 hours. I reached out to the Comptroller General's Office, who confirmed that the discussion will be up to 3 hours depending on questions from the committee members.

He indicated that the presentation should be 10 – 30 mins, depending on the complexity of the report. John Bell and I are on it.

Thank you and Happy New Year!
Hannah

From: Steves, Gregory OHCS:EX
Sent: Monday, December 18, 2017 9:20 PM
To: Rotgans, Trudy OHCS:EX
Cc: Rabinovitch, Hannah R OHCS:EX; Campbell, Tracy MAH:EX
Subject: Fwd: An Audit of BC Housing's Non-Profit Asset Transfer Program - Presentation Due by January 22, 2018

FYI

Sent from my iPhone

Begin forwarded message:

From: "Bacon, Tracey FIN:EX" <Tracey.Bacon@gov.bc.ca>
Date: December 18, 2017 at 3:41:56 PM PST
To: "Steves, Gregory OHCS:EX" <Gregory.Steves@gov.bc.ca>, "XT:HLTH Ramsay, Shayne" <sramsay@bchousing.org>
Cc: "Wong, Gordon FIN:EX" <Gordon.Wong@gov.bc.ca>, "Comptroller General, BC FIN:EX" <Comptroller.General@gov.bc.ca>
Subject: An Audit of BC Housing's Non-Profit Asset Transfer Program - Presentation Due by January 22, 2018

Good Afternoon:

Meeting Presentation Required for the Select Standing Committee on Public Accounts no later than:

- **January 22, 2018**

IMPORTANT information regarding the Select Standing Committee on Public Accounts:

- **An Audit of BC Housing's Non-Profit Asset Transfer Program**

Notification of a draft agenda from the Deputy Clerk and Clerk of Committees for the forthcoming meetings of the **Select Standing Committee on Public Accounts** has been received for Consideration of the Office of the Auditor General's report titled:

- **An Audit of BC Housing's Non-Profit Asset Transfer Program**

➤ **DATE:** January 31, 2018

➤ **VENUE:** Room 1400-1410, Segal Graduate School of Business
500 Granville Street, Vancouver BC

- ❖ **YOUR PRESENTATION:** in response to the Auditor General's report (presentation guidelines below) **is due via email to the following address: Comptroller.General@gov.bc.ca** To be emailed on or before: January 22, 2018.
- ❖ **Please bring a copy of your presentation on a USB Memory Stick (as a back-up precaution).**

Presentation Guidelines:

Please read the Select Standing Committee on Public Accounts information below to ensure you understand the process and what is required of you.

- Please call Gordon Wong at: 778-698-5402.

To help you with the process, the links below will help to explain how the committee works, what is expected of you as a witness and a link to the template for the presentation. However, please remember you will need to keep your presentation brief and be prepared to answer questions from the Committee. Depending on the complexity of the audit report and whether it is a new item or a follow up, presentations range from 10 minutes to half an hour. Presenters must

be aware of time allotted and stay within that time frame. Approximately 50% of the allocation should be set aside for the Committee to ask questions. The Committee's agenda indicates the approximate time for each item, as a guide.

Guideline for formatting presentation - please follow the requirements as specified below:

Please note: Information on PowerPoint format can be found at the Auditor General Audits – Information & Resources site at:

<https://financeocg.gov.bc.ca/OAG/default.aspx>

PAC Presentation PowerPoint template at:

<https://financeocg.gov.bc.ca/OAG/Templates/PAC%20Presentation%20PowerPoint%20template.pptx>

Thank you,

Tracey Bacon

Executive Administrative Assistant to Carl Fischer

Comptroller General's Office

Ministry of Finance

Phone: (250) 387-6692

Tracey.Bacon@gov.bc.ca

Sergeant, Christine OHCS:EX

From: Page, Doug OHCS:EX
Sent: May 18, 2018 3:39 PM
To: Rabinovitch, Hannah R OHCS:EX
Subject: FW: NPAT follow-up letter for review
Attachments: Fwd: PAC Follow Up requests

Hannah, FYI Greg asked that we connect with Carl Fischer (OCG) before sending the NPAT audit letter. I'm assuming that means drafting an email with the draft letter attached for Greg to send to Carl for review.

Doug

From: Page, Doug OHCS:EX
Sent: Monday, May 14, 2018 4:38 PM
To: Rabinovitch, Hannah R OHCS:EX
Cc: Rotgans, Trudy OHCS:EX
Subject: FW: NPAT follow-up letter for review

Hannah, I've suggested some edits.

Doug

From: Rabinovitch, Hannah R OHCS:EX
Sent: Friday, May 11, 2018 11:58 AM
To: Rotgans, Trudy OHCS:EX; Page, Doug OHCS:EX
Subject: NPAT follow-up letter for review

Hi Trudy and Doug,

Below is a link to the letter I drafted in response to the request from Carl Fischer (attached). Could you please review and make edits? I've solicited information from BC Housing on PIAH, but was unable to receive the info ^{s.22}. Hoping to get the letter out the door quickly ^{s.22}

[G:\HBPOLICY\4. FINANCIAL MANAGEMENT \(900-1299\)\975 AUDITS AND COMPLIANCE REVIEWS\20 External review files\NPAT documents for OAG\PAC\PAC Followup\PAC followup NPAT Audit May112018.docx](G:\HBPOLICY\4. FINANCIAL MANAGEMENT (900-1299)\975 AUDITS AND COMPLIANCE REVIEWS\20 External review files\NPAT documents for OAG\PAC\PAC Followup\PAC followup NPAT Audit May112018.docx)

Thank you so much,
Hannah

Hannah Rabinovitch, MPP
Senior Policy Analyst, Housing Policy Branch
Office of Housing and Construction Standards
Ministry of Municipal Affairs and Housing
Ph: (250) 480-8492

Page 241 of 286 to/à Page 242 of 286

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NR

Sergeant, Christine OHCS:EX

From: Rabinovitch, Hannah R OHCS:EX
Sent: January 2, 2018 10:00 AM
To: Wong, Gordon FIN:EX
Subject: FW: An Audit of BC Housing's Non-Profit Asset Transfer Program - Presentation Due by January 22, 2018
Attachments: PAC_2018-01-31_Agenda.pdf

Hi Gordon,

Happy 2018! On the Jan 31 PAC agenda, the NPAT Audit presentation is slotted for 3 hours. Do you anticipate that this will be a three hour discussion, and should the presentation be more fulsome in light of the agenda?

Thank you so much,

Hannah

Hannah Rabinovitch, MPP

Senior Policy Analyst, Housing Policy Branch
Office of Housing and Construction Standards
Ministry of Municipal Affairs and Housing
Ph: (250) 480-8492

From: Steves, Gregory OHCS:EX
Sent: Monday, December 18, 2017 9:20 PM
To: Rotgans, Trudy OHCS:EX
Cc: Rabinovitch, Hannah R OHCS:EX; Campbell, Tracy MAH:EX
Subject: Fwd: An Audit of BC Housing's Non-Profit Asset Transfer Program - Presentation Due by January 22, 2018

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To: "Steves, Gregory OHCS:EX" <Gregory.Steves@gov.bc.ca>, "XT:HLTH Ramsay, Shayne" <sramsay@bchousing.org>
Cc: "Wong, Gordon FIN:EX" <Gordon.Wong@gov.bc.ca>, "Comptroller General, BC FIN:EX" <Comptroller.General@gov.bc.ca>
Subject: An Audit of BC Housing's Non-Profit Asset Transfer Program - Presentation Due by January 22, 2018

Good Afternoon:

Meeting Presentation Required for the Select Standing Committee on Public Accounts no later than:

- **January 22, 2018**

IMPORTANT information regarding the Select Standing Committee on Public Accounts:

- **An Audit of BC Housing's Non-Profit Asset Transfer Program**

Notification of a draft agenda from the Deputy Clerk and Clerk of Committees for the forthcoming meetings of the **Select Standing Committee on Public Accounts** has been received for Consideration of the Office of the Auditor General's report titled:

- **An Audit of BC Housing's Non-Profit Asset Transfer Program**

➤ **DATE:** January 31, 2018

➤ **VENUE:** Room 1400-1410, Segal Graduate School of Business
500 Granville Street, Vancouver BC

- ❖ **YOUR PRESENTATION: in response to the Auditor General's report (presentation guidelines below) is due via email to the following address: Comptroller.General@gov.bc.ca To be emailed on or before: January 22, 2018.**
- ❖ **Please bring a copy of your presentation on a USB Memory Stick (as a back-up precaution).**

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<https://financeocg.gov.bc.ca/OAG/default.aspx>

PAC Presentation PowerPoint template at:

<https://financeocg.gov.bc.ca/OAG/Templates/PAC%20Presentation%20PowerPoint%20template.pptx>

Thank you,

Tracey Bacon

Executive Administrative Assistant to Carl Fischer

Comptroller General's Office

Ministry of Finance

Phone: (250) 387-6692

Tracey.Bacon@gov.bc.ca

Page 246 of 286

Withheld pursuant to/removed as

DUPLICATE

Sergeant, Christine OHCS:EX

From: Rabinovitch, Hannah R OHCS:EX
Sent: January 2, 2018 8:57 AM
To: Ramsay, Launa P OHCS:EX
Cc: Page, Doug OHCS:EX
Subject: FW: An Audit of BC Housing's Non-Profit Asset Transfer Program - Presentation Due by January 22, 2018
Attachments: PAC_2018-01-31_Agenda.pdf

FYI – NPAT Audit PPT for Public Accounts Committee (PAC) due to Comptroller General Jan 22. Given that PAC is a public committee and the presentation will go onto Hansard, this will require Minister approval. We will be developing the deck with BC Housing. Could you help develop an approval timeline?

Thank you,
Hannah

From: Steves, Gregory OHCS:EX
Sent: Monday, December 18, 2017 9:20 PM
To: Rotgans, Trudy OHCS:EX
Cc: Rabinovitch, Hannah R OHCS:EX; Campbell, Tracy MAH:EX
Subject: Fwd: An Audit of BC Housing's Non-Profit Asset Transfer Program - Presentation Due by January 22, 2018

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Date: December 18, 2017 at 3:41:56 PM PST
To: "Steves, Gregory OHCS:EX" <Gregory.Steves@gov.bc.ca>, "XT:HLTH Ramsay, Shayne" <sramsay@bchousing.org>
Cc: "Wong, Gordon FIN:EX" <Gordon.Wong@gov.bc.ca>, "Comptroller General, BC FIN:EX" <Comptroller.General@gov.bc.ca>
Subject: **An Audit of BC Housing's Non-Profit Asset Transfer Program - Presentation Due by January 22, 2018**

Good Afternoon:

Meeting Presentation Required for the Select Standing Committee on Public Accounts no later than:

- January 22, 2018

IMPORTANT information regarding the Select Standing Committee on Public Accounts:

- **An Audit of BC Housing's Non-Profit Asset Transfer Program**

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- ❖ Please bring a copy of your presentation on a USB Memory Stick (as a back-up precaution).

Presentation Guidelines:

Please read the Select Standing Committee on Public Accounts information below to ensure you understand the process and what is required of you.

- Please call Gordon Wong at: 778-698-5402.

To help you with the process, the links below will help to explain how the committee works, what is expected of you as a witness and a link to the template for the presentation. However, please remember you will need to keep your presentation brief and be prepared to answer questions from the Committee. Depending on the complexity of the audit report and whether it is a new item or a follow up, presentations range from 10 minutes to half an hour. Presenters must be aware of time allotted and stay within that time frame. Approximately 50% of the allocation should be set aside for the Committee to ask questions. The Committee's agenda indicates the approximate time for each item, as a guide.

Guideline for formatting presentation - please follow the requirements as specified below:

Please note: Information on PowerPoint format can be found at the Auditor General Audits – Information & Resources site at: <https://financeoag.gov.bc.ca/OAG/default.aspx>

PAC Presentation PowerPoint template at:
<https://financeoag.gov.bc.ca/OAG/Templates/PAC%20Presentation%20PowerPoint%20template.pptx>

Thank you,

Tracey Bacon

Executive Administrative Assistant to Carl Fischer
Comptroller General's Office
Ministry of Finance
Phone: (250) 387-6692
Tracey.Bacon@gov.bc.ca

Page 250 of 286

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Page 251 of 286 to/à Page 252 of 286

Withheld pursuant to/removed as

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From: [Rotgans, Trudy AEST:EX](#)
To: [Steves, Gregory OHCS:EX](#)
Cc: [Hold - 181122 - Rabinovitch, Hannah R OHCS:EX](#); [Lam, Roger OHCS:EX](#)
Subject: FW: PAC follow-up letter for review
Date: June 5, 2018 12:20:14 PM
Attachments: [PAC_followup_NPAT_Audit_June042018.docx](#)

Hi Greg,

Please find attached a draft letter responding to the OCG's request for a follow-up for PAC. Carl Fischer asked for a letter along these lines mid-May (see email from Greg attached).

Once approved, it will likely go from you to Carl directly, hopefully before next Tuesday's PAC meeting.

Please let me know if you require any changes and if you want us to run it by Carl prior to sending it out.

Thanks,
Trudy

From: Fischer, Carl M FIN:EX
Sent: Wednesday, May 23, 2018 1:10 PM
To: Steves, Gregory OHCS:EX
Cc: Rabinovitch, Hannah R OHCS:EX; Wong, Gordon FIN:EX
Subject: Re: Public Accounts

Hi Greg, there is an item on the agenda that says "discussion of correspondence in response to follow up questions". Gord will reach out to collect the responses but I will treat it as an opportunity to talk about the scheduled follow up process.

On May 23, 2018, at 11:55 AM, Steves, Gregory OHCS:EX <Gregory.Steves@gov.bc.ca> wrote:

Carl,

I just heard from OAG that Housing is on the agenda for the June 12 PAC meeting. I haven't seen the agenda, but it sounds like it is the earlier correspondence that we sent to the chair. Do you know anything further?

Also, any concerns with us sharing our response to the Chair with OAG?

Greg Steves RI
Assistant Deputy Minister

Office of Housing and Construction Standards

Ministry of Municipal Affairs and Housing
Gregory.steves@gov.bc.ca

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Page 255 of 286

Withheld pursuant to/removal as

DUPLICATE

Page 256 of 286 to/à Page 257 of 286

Withheld pursuant to/removed as

s.13 ; s.14

Page 258 of 286 to/à Page 270 of 286

Withheld pursuant to/removed as

s.12 ; s.13 ; s.14

Page 271 of 286 to/à Page 277 of 286

Withheld pursuant to/removed as

s.13 ; s.14

Page 279 of 286 to/à Page 286 of 286

Withheld pursuant to/removed as

s.13 ; s.14