

Merrifield, Katy PREM:EX

From: Merrifield, Katy PREM:EX
Sent: Monday, September 19, 2016 1:07 PM
To: Boudreau, Marc GCPE:EX; Harbord, Darren GCPE:EX; Ash, Christine GCPE:EX; Wolford, Jessica GCPE:EX; Kay, Maclean PREM:EX; Smart, Stephen PREM:EX; Dolan, Chelsea PREM:EX
Cc: Kerr, Grant GCPE:EX; Horlor, Shannon GCPE:EX
Subject: RE: DRAFT: B.C. makes largest housing investment ever in province's history

Approved

-----Original Message-----

From: Boudreau, Marc GCPE:EX
Sent: Monday, September 19, 2016 11:39 AM
To: Harbord, Darren GCPE:EX; Ash, Christine GCPE:EX; Wolford, Jessica GCPE:EX; Kay, Maclean PREM:EX; Smart, Stephen PREM:EX; Dolan, Chelsea PREM:EX; Merrifield, Katy PREM:EX
Cc: Kerr, Grant GCPE:EX; Horlor, Shannon GCPE:EX
Subject: RE: DRAFT: B.C. makes largest housing investment ever in province's history

Haven't received approval from the PO yet. I'll send it over as soon as I do.

-----Original Message-----

From: Harbord, Darren GCPE:EX
Sent: Monday, September 19, 2016 11:30 AM
To: Boudreau, Marc GCPE:EX; Ash, Christine GCPE:EX; Wolford, Jessica GCPE:EX; Kay, Maclean PREM:EX; Smart, Stephen PREM:EX; Dolan, Chelsea PREM:EX; Merrifield, Katy PREM:EX
Cc: Kerr, Grant GCPE:EX; Horlor, Shannon GCPE:EX
Subject: RE: DRAFT: B.C. makes largest housing investment ever in province's history

Hi all, just checking in to see if we can get the V5 yet?

Thanks
Darren

-----Original Message-----

From: Boudreau, Marc GCPE:EX
Sent: Monday, September 19, 2016 9:21 AM
To: Harbord, Darren GCPE:EX; Ash, Christine GCPE:EX; Wolford, Jessica GCPE:EX; Kay, Maclean PREM:EX; Smart, Stephen PREM:EX; Dolan, Chelsea PREM:EX; Merrifield, Katy PREM:EX
Cc: Kerr, Grant GCPE:EX; Horlor, Shannon GCPE:EX
Subject: RE: DRAFT: B.C. makes largest housing investment ever in province's history

Thanks Darren! I'll wait for approval from the PO and then send around the finals before queueing this up.

marc

-----Original Message-----

From: Harbord, Darren GCPE:EX
Sent: Monday, September 19, 2016 9:20 AM

To: Boudreau, Marc GCPE:EX; Ash, Christine GCPE:EX; Wolford, Jessica GCPE:EX; Kay, Maclean PREM:EX; Smart, Stephen PREM:EX; Dolan, Chelsea PREM:EX; Merrifield, Katy PREM:EX
Cc: Kerr, Grant GCPE:EX; Horlor, Shannon GCPE:EX
Subject: RE: DRAFT: B.C. makes largest housing investment ever in province's history

Good to go on our end Marc, thanks!

-----Original Message-----

From: Boudreau, Marc GCPE:EX
Sent: Monday, September 19, 2016 9:12 AM
To: Harbord, Darren GCPE:EX; Ash, Christine GCPE:EX; Wolford, Jessica GCPE:EX; Kay, Maclean PREM:EX; Smart, Stephen PREM:EX; Dolan, Chelsea PREM:EX; Merrifield, Katy PREM:EX
Cc: Kerr, Grant GCPE:EX; Horlor, Shannon GCPE:EX
Subject: FW: DRAFT: B.C. makes largest housing investment ever in province's history

Good morning,

Please find your news release attached for final edits and approval.

Once approved we'll queue this to go at 2:15 PM, provincewide including all ethnic media.

Please call my cell with any edits.

Thanks!
Marc
778 677-4864

-----Original Message-----

From: Boudreau, Marc GCPE:EX [mailto:Marc.Boudreau@gov.bc.ca]
Sent: Monday, September 19, 2016 9:11 AM
To: Boudreau, Marc GCPE:EX
Subject: DRAFT: B.C. makes largest housing investment ever in province's history

Please refer to the files attached to this email. The following is the summary of the News Release

NR Number: Not Approved
NR Type: News Release
State: Planned
Planned Release Date: September 19, 2016 at 2:15 pm No Lead Organization
Headline: B.C. makes largest housing investment ever in province's history

This email was auto-generated.

Not Approved
Sept. 19, 2016

Office of the Premier
Ministry of Natural Gas Development and Responsible for Housing

NEWS RELEASE
B.C. makes largest housing investment ever in province's history

BURNABY - The Government of B.C. is committing \$500 million to ensure more British Columbian families have access to affordable rental housing, the largest housing investment in a single year by any province in Canada.

A total of 2,900 rental units will be created, in partnership with non-profit societies, local governments, government agencies, community organizations and the private sector.

This is in addition to \$355 million announced earlier this year in February to create 2,000 additional new units of affordable rental housing throughout B.C., bringing the Province's total investment announced this year to \$855 million.

"This is another significant step towards helping more people find an affordable place to live," said Premier Christy Clark. "Thanks to our growing, diverse economy, we're able to make the largest affordable housing investment in one year by any province in Canadian history, and we will continue to work with community partners and all levels of government to keep putting British Columbians first."

A mix of new housing will be developed to meet the needs of a wide variety of people in communities throughout the province, including low-to moderate-income renters, seniors, youth, students, adults with developmental disabilities, Aboriginal people and women and children.

Funding for these projects will be provided from the government's newly-created Housing Priority Initiatives Special Account, and projects will include a combination of acquisition of existing units from the private market as well as new construction.

"We are taking meaningful steps to address housing affordability challenges in B.C.," said Rich Coleman, Minister of Natural Gas Development and Responsible for Housing. "The purchase of existing units from the private market helps provide an immediate housing solution while the construction of new housing will ensure that the developments are predesigned to meet the specific needs of individuals and families."

Funding allocations will be determined on a project specific basis. The Province has already identified several projects and announcements will be made upon approval in the coming months. All projects will be identified and approved by March 2017. Newly constructed housing will be completed over the next 24 to 36 months.

Today's announcement builds on the other housing affordability actions recently taken by the Province, including:

- * Implementing a 15% additional property transfer tax that applies to foreign purchasers of residential real estate in Metro Vancouver;
- * Strengthening consumer protection in B.C.'s real estate market through increased oversight and accountability of real estate licensees;
- * Introducing a new luxury tax on properties that sell for more than \$2 million; and
- * Introducing a Newly Built Homes exemption, which has helped nearly 5,500 families save an average of \$7,600 on their newly built homes.

The Province will continue to work on additional measures in the coming months to address housing affordability and supply challenges. These actions will align with our 6 Principles of Housing Affordability:

1. Ensuring the dream of home ownership remains within the reach of the middle class
2. Increasing housing supply

3. Smart transit expansion
4. Supporting first-time home buyers
5. Ensuring consumer protection
6. Increasing rental supply

Learn More:

To learn more about the Province's actions on housing affordability, visit: <http://housingaffordability.gov.bc.ca/>

For information on housing affordability programs and services in B.C., visit:
<http://housingaffordability.gov.bc.ca/categories/housing-affordability-programs-and-services/>

A backgrounder follows.

Media Contacts:

Stephen Smart
Press Secretary
Office of the Premier
778 389-6202

Lindsay Byers
Ministry of Natural Gas Development and Responsible for Housing
250 952-0617
Laura Mathews
BC Housing
604 454-5426

BACKGROUNDER

Projects to be funded from \$500 million investment

The Province will fund a wide range of affordable housing projects throughout B.C. Below are some examples of the types of housing that will be created.

Affordable Rental Projects

Purchase of existing units from the private market or in new developments for low-to moderate-income renters.

Specialty Housing

Purchase and construction of units that can be designed for high functioning adults with developmental disabilities and youth aging out of care (18+).

Rural Seniors Housing

Modular construction of affordable seniors' rental housing developments in rural areas of the province.

Non-Rural Seniors Housing

Purchase and construction of units for affordable senior's rental housing in non-rural areas of the province.

Student Housing

Through partnerships with post secondary institutions, construction of new student housing.

Youth Transition Housing

Purchase and renovation of homes across the province that can be repurposed into youth transition housing.

Aboriginal People

Through partnerships with the Aboriginal housing sector as well as First Nations, construction of new rental housing both on and off reserve.

Women and Children

Construction of new housing targeted to low-to moderate-income single women and children who are fleeing abuse.

Acquisitions

Strategic acquisitions of sites to protect the supply of affordable rental housing.

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Connect with the Province of B.C. at: www.gov.bc.ca/connect

Merrifield, Katy PREM:EX

From: Merrifield, Katy PREM:EX
Sent: Monday, September 19, 2016 7:15 AM
To: Zylmans, Will PREM:EX
Subject: Today's materials
Attachments: NR_BG_\$500M Invesment in Affordable Housing_Sept_18_2016_DRAFT.DOCX; QA_\$500M Investment in Affordable Housing_Sept_16_2016_DRAFT.DOCX; KM_\$500M Investment in Affordable Housing_Sept_16_2016_DRAFT.DOCX

Most up to date

NEWS RELEASE

For Immediate Release
[release number]
Sept. 19, 2016

Office of the Premier
Ministry of Natural Gas Development and
Responsible for Housing

B.C. makes largest housing investment ever in Province's history

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A mix of new housing will be developed to meet the needs of a wide variety of people in communities across the province, including low-to moderate-income renters, seniors, youth, students, adults with developmental disabilities, Aboriginal people and women and children.

Funding for these projects will be provided from the government's newly-created Housing Priority Initiatives Special Account, and projects will include a combination of acquisition of existing units from the private market as well as new construction.

"We are taking meaningful steps to address housing affordability challenges in B.C.," said Rich Coleman, Minister of Natural Gas Development and Responsible for Housing. "The purchase of existing units from the private market helps provide an immediate housing solution while the construction of new housing will ensure that the developments are predesigned to meet the specific needs of individuals and families."

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- Introducing a Newly Built Homes exemption, which has helped nearly 5,500 families save an average of \$7,600 on their newly built homes.

The Province will continue to work on additional measures in the coming months to address housing affordability and supply challenges. These actions will align with our 6 Principles of Housing Affordability:

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Media Contacts:

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Press Secretary
Office of the Premier
778 389-6202

Lindsay Byers
Ministry of Natural Gas Development and Responsible for Housing
250 952-0617

Laura Mathews
BC Housing
604 454-5426

A backgrounder follows.

BACKGROUND

For Immediate Release
[release number]
Sept. 19, 2016

Office of the Premier
Ministry of Natural Gas Development and
Responsible for Housing

Projects to be funded from \$500 million investment

The Province will fund a wide range of affordable housing projects throughout B.C. Below are some examples of the types of housing that will be created.

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Modular construction of affordable seniors' rental housing developments in rural areas of the province.

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Through partnerships with post secondary institutions, construction of new student housing.

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Purchase and renovation of homes across the province that can be repurposed into youth transition housing.

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Through partnerships with the Aboriginal housing sector as well as First Nations, construction of new rental housing both on and off reserve.

Women and Children

Construction of new housing targeted to low-to moderate-income single women and children who are fleeing abuse.

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Strategic acquisitions of sites to protect the supply of affordable rental housing.

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Laura Mathews
BC Housing
604 454-5426

\$500M INVESTMENT IN AFFORDABLE HOUSING

Topic: On Sept. 19, 2016, the Premier will announce a commitment of \$500 million to create 2,900 units of affordable rental housing. The funding will be generated from the recently announced Housing Priority Initiatives Special Account.

- Today's announcement ensures British Columbians are first in line for affordable rental housing.
- This is the largest housing investment in a single year by any Province in Canada and a meaningful next step to address affordability and liveability challenges faced by British Columbian families.
- B.C.'s strong economy and 4 consecutive balanced budgets make these types of investments possible.
- We will create 2,900 units of affordable rental housing for a wide variety of people in need:
 - Low-to moderate-income renters
 - Youth aging out of care
 - Students
 - Adults with developmental disabilities
 - Seniors
 - Aboriginal people
 - Women and children
- This announcement builds on our recent investment of \$355 million to create 2,000 new rental units, announced in February.

- We will continue to encourage all levels of government to support the Province's efforts and make sure we increase housing and rental supply to meet demand.
- We will continue to work on additional measures in the coming months to address housing affordability and supply challenges. This will include a determined action on our Housing Affordability 6 principles:
 - Ensuring the dream of home ownership remains within the reach of the middle class
 - Increasing housing supply
 - Smart transit expansion
 - Supporting first-time home buyers
 - Ensuring consumer protection
 - Increasing rental supply

Key Housing Accomplishments:

- Since 2001, we have invested \$4.9 billion to provide affordable housing for low income individuals, seniors and families.
- More than 104,000 B.C. households benefit from a diverse range of provincial housing programs and services.
- Since 2001, we have added more than 26,000 new units of affordable housing. Nearly 24,000 new units are complete. The remainder are in development or under construction.

Background:

A series of province-wide initiatives to address housing affordability challenges and supply, funded by the Housing Priority Initiatives Special Account, will be implemented and administered by BC Housing.

The first of these initiatives is a \$500 million investment to create new affordable rental housing throughout B.C. The Province will:

- Make a significant one-time investment of \$300 million in 2016/17 into innovative housing projects; and
- Provide \$200 million to fund the construction financing needs of the projects, creating 2,900 affordable rental units.

Projects will include a combination of acquisition and new construction. The purchase of existing units from the private market provides an immediate housing solution, and the construction of new housing will ensure that the developments are predesigned to meet the specific needs of seniors, students, adults with developmental disabilities and youth.

All projects will be identified and approved by March 2017.

Newly constructed housing will be completed over the next 24 to 36 months.

Q&A
Ministry of Natural Gas Development and
Responsible for Housing
Announcement of \$500 million Investment in Affordable Housing
Sept. 19, 2016

What are you announcing?

We are investing \$500 million to ensure more British Columbians have access to affordable rental housing.

This is the largest housing investment in a single year by any Province in Canada and a meaningful next step to address affordability and liveability challenges faced by British Columbian families.

2,900 new units of affordable rental housing will be created across the province.

Projects will include a combination of acquisition and new construction.

Is the \$500 million all new money? Is it being spent this year – how does it breakdown?

Yes, this is new money which is being funded from the Housing Priority Initiatives Special Account.

Of the \$500 million, \$300 million will be provided this fiscal year as capital grants into affordable rental housing across the province.

\$200 million will be used to meet BC Housing's construction financing requirement for the projects funded through this initiative.

How is this the largest housing investment in Canada? Didn't Quebec and Ontario make bigger announcements (Quebec \$1.2B / Ontario \$800M)?

Investments announced by Quebec and Ontario are being made over several years.

Our \$500 million investment will be committed to projects this fiscal year, making it the largest housing investment in a single year by any Province in Canada.

When will the projects be announced?

We have already identified several projects and announcements will be made upon approval in the coming months. All projects will be identified and approved by March 2017.

When will the new housing be ready?

Newly constructed housing will be completed over the next 24 – 36 months.

Properties we acquire from the private market will be ready as soon they can be made available for occupancy – this will depend on the condition of each building.

Where will the projects be located?

Projects will be distributed across the province and will be selected based on readiness to proceed and ability to provide affordable housing.

What types of projects are expected to be funded?

A mix of new housing will be developed to meet the needs of a wide variety of people, including:

- Low-to moderate-income renters
- Youth aging out of care
- Students
- Adults with developmental disabilities
- Seniors
- Aboriginal people
- Women and children

Will the funding be based on population -- will Vancouver get more funding and units due to its population base?

No, the funding is not proportional based. Projects will be distributed across the province, and projects will be selected based on readiness to proceed and ability to provide affordable housing.

How will people apply for the new housing?

Individuals will be able to apply via BC Housing and will be assessed against eligibility requirements for various social housing programs.

How much will rent be?

Rents will be set below the CMHC average rents for the community where the housing is located.

How will the projects be selected? Is there specific criteria?

BC Housing will evaluate project proposals submitted by local governments, non-profit societies and other potential partners.

Projects will be selected based on their ability to provide affordable housing and their readiness to proceed.

Are there limits to funding per project or community?

No, the amount of funding invested into projects will be determined on a project specific basis.

Who will operate these projects once they are completed?

The projects will be owned and operated by non-profit societies.

Will BC Housing provide ongoing operating costs to these projects?

Operating and support subsidies from BC Housing will not be provided. The projects must be self-sufficient where tenant revenues and/or other revenue sources are sufficient to fully fund the project's operating costs.

Where projects involve supports or services to residents, additional funding from other programs and/or commitments from other funders will be necessary to ensure projects are viable.

Can non-profit housing providers access this funding?

Yes, BC Housing will partner with non-profit societies who will own and operate the new affordable rental housing projects.

Can private sector developers apply for funding – what percentage of units in a building will need to be allocated to affordable rental units?

Private sector developers are encouraged to partner with non-profit societies.

All units funded must be affordable rental units and may be located within a larger development.

Will the Province work with municipalities to avoid delays in development approval processes?

Yes, local governments have a key role to play in supporting this initiative and strong two way partnerships with local governments will be required to deliver these units in a timely way.

When will you be announcing projects from the \$355 million you announced in February?

Successful proponents for the first round of funding from the \$355 million program are expected to be announced in October 2016.

Merrifield, Katy PREM:EX

From: Merrifield, Katy PREM:EX
Sent: Friday, September 16, 2016 4:23 PM
To: McPhee, Adam PREM:EX
Cc: Kay, Maclean PREM:EX; Smart, Stephen PREM:EX; Dolan, Chelsea PREM:EX
Subject: FW: Final drafts - Housing Announcement
Attachments: NR_BG_\$500M Invesment in Affordable Housing_Sept_16_2016_DRAFT.docx; QA_\$500M Investment in Affordable Housing_Sept_16_2016_DRAFT.docx; KM_\$500M Investment in Affordable Housing_Sept_16_2016_DRAFT.docx

Hi Adam,

We have the final drafts for Monday's announcement. Chelsea will send the package of SN's, including PCC's Monday remarks to you but I wanted you to have these as well. I would hold off passing these ones on until Sunday unless asked just in case there are edits over the weekend.

Katy

From: Wolford, Jessica GCPE:EX
Sent: Friday, September 16, 2016 3:46 PM
To: Merrifield, Katy PREM:EX; Smart, Stephen PREM:EX; Chin, Ben PREM:EX; Mills, Shane PREM:EX
Cc: Fraser, John Paul GCPE:EX
Subject: Final drafts - Housing Announcement

Hi all, please see the final drafts attached. NR has been updated as per our call.

NEWS RELEASE

For Immediate Release
[release number]
Sept. 19, 2016

Office of the Premier
Ministry of Natural Gas Development and
Responsible for Housing

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"This is another significant step towards helping more people find an affordable place to live," said Premier Christy Clark. "Thanks to our growing, diverse economy, we're able to make the largest affordable housing investment in one year by any province in Canadian history, and we will continue to work with community partners and all levels of government to keep putting British Columbians first."

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Funding for these projects will be provided from the government's newly-created Housing Priority Initiatives Special Account, and projects will include a combination of acquisition of existing units from the private market as well as new construction.

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Today's announcement builds on the other housing affordability actions already taken by the Province.

Introduced with Budget 2016, the Newly Built Homes exemption can save purchasers up to \$13,000 in property transfer tax when purchasing a newly constructed or subdivided home worth up to \$750,000. Since its introduction, the Newly Built Homes exemption has helped nearly 5,500 families save an average of \$7,600 on their newly built homes.

The Province also provides the First Time Home Buyer's program, which can save first-time buyers up to \$7,500 when purchasing their first home. More than 15,000 families have benefited from the program so far this year.

The Province is helping to manage foreign demand in the market by introducing a 15% additional property transfer tax that applies to purchases of residential real estate by foreign entities in Metro Vancouver. The Ministry of Finance has begun collecting new information from buyers to help assess the impact of the additional property transfer tax on Metro Vancouver's real estate market and monitor any changes in the level of foreign demand. The B.C. government has significantly strengthened consumer protection in B.C.'s real estate market through increased oversight and accountability of real estate licensees.

The government is also working with the federal government in identifying strategies to strengthen information sharing among various levels of government, in an effort to prevent tax evasion and money laundering in real estate.

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A backgrounder follows.

BACKGROUND

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This is the largest housing investment in a single year by any Province in Canada and a meaningful next step to address affordability and liveability challenges faced by British Columbian families.

2,900 new units of affordable rental housing will be created across the province.

Projects will include a combination of acquisition and new construction.

Is the \$500 million all new money? Is it being spent this year – how does it breakdown?

Yes, this is new money which is being funded from the Housing Priority Initiatives Special Account.

Of the \$500 million, \$300 million will be provided this fiscal year as capital grants into affordable rental housing across the province.

\$200 million will be used to meet BC Housing's construction financing requirement for the projects funded through this initiative.

How is this the largest housing investment in Canada? Didn't Quebec and Ontario make bigger announcements (Quebec \$1.2B / Ontario \$800M)?

Investments announced by Quebec and Ontario are being made over several years.

Our \$500 million investment will be committed to projects this fiscal year, making it the largest housing investment in a single year by any Province in Canada.

When will the projects be announced?

We have already identified several projects and announcements will be made upon approval in the coming months. All projects will be identified and approved by March 2017.

When will the new housing be ready?

Newly constructed housing will be completed over the next 24 – 36 months.

Properties we acquire from the private market will be ready as soon they can be made available for occupancy – this will depend on the condition of each building.

Where will the projects be located?

Projects will be distributed across the province and will be selected based on readiness to proceed and ability to provide affordable housing.

What types of projects are expected to be funded?

A mix of new housing will be developed to meet the needs of a wide variety of people, including:

- Low-to moderate-income renters
- Youth aging out of care
- Students
- Adults with developmental disabilities
- Seniors
- Aboriginal people
- Women and children

Will the funding be based on population -- will Vancouver get more funding and units due to its population base?

No, the funding is not proportional based. Projects will be distributed across the province, and projects will be selected based on readiness to proceed and ability to provide affordable housing.

How will people apply for the new housing?

Individuals will be able to apply via BC Housing and will be assessed against eligibility requirements for various social housing programs.

How much will rent be?

Rents will be set below the CMHC average rents for the community where the housing is located.

How will the projects be selected? Is there specific criteria?

BC Housing will evaluate project proposals submitted by local governments, non-profit societies and other potential partners.

Projects will be selected based on their ability to provide affordable housing and their readiness to proceed.

Are there limits to funding per project or community?

No, the amount of funding invested into projects will be determined on a project specific basis.

Who will operate these projects once they are completed?

The projects will be owned and operated by non-profit societies.

Will BC Housing provide ongoing operating costs to these projects?

Operating and support subsidies from BC Housing will not be provided. The projects must be self-sufficient where tenant revenues and/or other revenue sources are sufficient to fully fund the project's operating costs.

Where projects involve supports or services to residents, additional funding from other programs and/or commitments from other funders will be necessary to ensure projects are viable.

Can non-profit housing providers access this funding?

Yes, BC Housing will partner with non-profit societies who will own and operate the new affordable rental housing projects.

Can private sector developers apply for funding – what percentage of units in a building will need to be allocated to affordable rental units?

Private sector developers are encouraged to partner with non-profit societies.

All units funded must be affordable rental units and may be located within a larger development.

Will the Province work with municipalities to avoid delays in development approval processes?

Yes, local governments have a key role to play in supporting this initiative and strong two way partnerships with local governments will be required to deliver these units in a timely way.

When will you be announcing projects from the \$355 million you announced in February?

Successful proponents for the first round of funding from the \$355 million program are expected to be announced in October 2016.

Merrifield, Katy PREM:EX

From: Merrifield, Katy PREM:EX
Sent: Sunday, September 18, 2016 5:22 PM
To: McPhee, Adam PREM:EX
Subject: Revised NR - housing
Attachments: NR_BG_\$500M Invesment in Affordable Housing_Sept_18_2016_DRAFT.DOCX

Hi Adam,

QA is the same – here is the revised NR. It adds in a reference to the \$355 announced in Feb with some other minor structural changes.

Katy Merrifield
Director of Communications
Office of the Premier
Office: (250) 387-1514
Katy.Merrifield@gov.bc.ca

NEWS RELEASE

For Immediate Release
[release number]
Sept. 19, 2016

Office of the Premier
Ministry of Natural Gas Development and
Responsible for Housing

B.C. makes largest housing investment ever in Province's history

BURNABY – The Government of B.C. is committing \$500 million to ensure more British Columbian families have access to affordable rental housing, the largest housing investment in a single year by any province in Canada.

A total of 2,900 rental units will be created, in partnership with non-profit societies, local governments, government agencies, community organizations and the private sector.

This is in addition to \$355 million announced earlier this year in February to create 2,000 additional new units of affordable rental housing throughout B.C., bringing the Province's total investment announced this year to \$855 million.

"This is another significant step towards helping more people find an affordable place to live," said Premier Christy Clark. "Thanks to our growing, diverse economy, we're able to make the largest affordable housing investment in one year by any province in Canadian history, and we will continue to work with community partners and all levels of government to keep putting British Columbians first."

A mix of new housing will be developed to meet the needs of a wide variety of people in communities across the province, including low-to moderate-income renters, seniors, youth, students, adults with developmental disabilities, Aboriginal people and women and children.

Funding for these projects will be provided from the government's newly-created Housing Priority Initiatives Special Account, and projects will include a combination of acquisition of existing units from the private market as well as new construction.

"We are taking meaningful steps to address housing affordability challenges in B.C.," said Rich Coleman, Minister of Natural Gas Development and Responsible for Housing. "The purchase of existing units from the private market helps provide an immediate housing solution while the construction of new housing will ensure that the developments are predesigned to meet the specific needs of individuals and families."

Funding allocations will be determined on a project specific basis. The Province has already identified several projects and announcements will be made upon approval in the coming months. All projects will be identified and approved by March 2017. Newly constructed housing will be completed over the next 24 to 36 months.

Today's announcement builds on the other housing affordability actions recently taken by the Province, including:

- Implementing a 15% additional property transfer tax that applies to foreign purchasers of residential real estate in Metro Vancouver;
- Strengthening consumer protection in B.C.'s real estate market through increased oversight and accountability of real estate licensees;
- Introducing a new luxury tax on properties that sell for more than \$2 million; and
- Introducing a Newly Built Homes exemption, which has helped nearly 5,500 families save an average of \$7,600 on their newly built homes.

The Province will continue to work on additional measures in the coming months to address housing affordability and supply challenges. These actions will align with our 6 Principles of Housing Affordability:

1. Ensuring the dream of home ownership remains within the reach of the middle class
2. Increasing housing supply
3. Smart transit expansion
4. Supporting first-time home buyers
5. Ensuring consumer protection
6. Increasing rental supply

Learn More:

To learn more about the Province's actions on housing affordability, visit:

<http://housingaffordability.gov.bc.ca/>

For information on housing affordability programs and services in B.C., visit:

<http://housingaffordability.gov.bc.ca/categories/housing-affordability-programs-and-services/>

Media Contacts:

Stephen Smart
Press Secretary
Office of the Premier
778 389-6202

Lindsay Byers
Ministry of Natural Gas Development and Responsible for Housing
250 952-0617

Laura Mathews
BC Housing
604 454-5426

A backgrounder follows.

BACKGROUNDER

For Immediate Release
[release number]
Sept. 19, 2016

Office of the Premier
Ministry of Natural Gas Development and
Responsible for Housing

Projects to be funded from \$500 million investment

The Province will fund a wide range of affordable housing projects throughout B.C. Below are some examples of the types of housing that will be created.

Affordable Rental Projects

Purchase of existing units from the private market or in new developments for low-to moderate-income renters.

Specialty Housing

Purchase and construction of units that can be designed for high functioning adults with developmental disabilities and youth aging out of care (18+).

Rural Seniors Housing

Modular construction of affordable seniors' rental housing developments in rural areas of the province.

Non-Rural Seniors Housing

Purchase and construction of units for affordable senior's rental housing in non-rural areas of the province.

Student Housing

Through partnerships with post secondary institutions, construction of new student housing.

Youth Transition Housing

Purchase and renovation of homes across the province that can be repurposed into youth transition housing.

Aboriginal People

Through partnerships with the Aboriginal housing sector as well as First Nations, construction of new rental housing both on and off reserve.

Women and Children

Construction of new housing targeted to low-to moderate-income single women and children who are fleeing abuse.

Acquisitions

Strategic acquisitions of sites to protect the supply of affordable rental housing.

Media Contacts:

Stephen Smart
Press Secretary
Office of the Premier
778 389-6202

Lindsay Byers
Ministry of Natural Gas Development
and Responsible for Housing
250 952-0617

Laura Mathews
BC Housing
604 454-5426

Merrifield, Katy PREM:EX

From: Merrifield, Katy PREM:EX
Sent: Monday, September 19, 2016 7:13 AM
To: Cadario, Michele PREM:EX
Subject: RE: today's materials
Attachments: NR_BG_\$500M Invesment in Affordable Housing_Sept_18_2016_DRAFT.DOCX; QA_\$500M Investment in Affordable Housing_Sept_16_2016_DRAFT.DOCX; KM_\$500M Investment in Affordable Housing_Sept_16_2016_DRAFT.DOCX

Here you go

From: Cadario, Michele PREM:EX
Sent: Monday, September 19, 2016 7:12 AM
To: Merrifield, Katy PREM:EX
Subject: today's materials

Can you send me the material for today's announcement again please?

M

Michele Cadario
Deputy Chief of Staff to Premier Christy Clark

NEWS RELEASE

For Immediate Release
[release number]
Sept. 19, 2016

Office of the Premier
Ministry of Natural Gas Development and
Responsible for Housing

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"This is another significant step towards helping more people find an affordable place to live," said Premier Christy Clark. "Thanks to our growing, diverse economy, we're able to make the largest affordable housing investment in one year by any province in Canadian history, and we will continue to work with community partners and all levels of government to keep putting British Columbians first."

A mix of new housing will be developed to meet the needs of a wide variety of people in communities across the province, including low-to moderate-income renters, seniors, youth, students, adults with developmental disabilities, Aboriginal people and women and children.

Funding for these projects will be provided from the government's newly-created Housing Priority Initiatives Special Account, and projects will include a combination of acquisition of existing units from the private market as well as new construction.

"We are taking meaningful steps to address housing affordability challenges in B.C.," said Rich Coleman, Minister of Natural Gas Development and Responsible for Housing. "The purchase of existing units from the private market helps provide an immediate housing solution while the construction of new housing will ensure that the developments are predesigned to meet the specific needs of individuals and families."

Funding allocations will be determined on a project specific basis. The Province has already identified several projects and announcements will be made upon approval in the coming months. All projects will be identified and approved by March 2017. Newly constructed housing will be completed over the next 24 to 36 months.

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Lindsay Byers
Ministry of Natural Gas Development and Responsible for Housing
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Laura Mathews
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A backgrounder follows.

BACKGROUND

For Immediate Release
[release number]
Sept. 19, 2016

Office of the Premier
Ministry of Natural Gas Development and
Responsible for Housing

Projects to be funded from \$500 million investment

The Province will fund a wide range of affordable housing projects throughout B.C. Below are some examples of the types of housing that will be created.

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Ministry of Natural Gas Development
and Responsible for Housing
250 952-0617

Laura Mathews
BC Housing
604 454-5426

\$500M INVESTMENT IN AFFORDABLE HOUSING

Topic: On Sept. 19, 2016, the Premier will announce a commitment of \$500 million to create 2,900 units of affordable rental housing. The funding will be generated from the recently announced Housing Priority Initiatives Special Account.

- Today's announcement ensures British Columbians are first in line for affordable rental housing.
- This is the largest housing investment in a single year by any Province in Canada and a meaningful next step to address affordability and liveability challenges faced by British Columbian families.
- B.C.'s strong economy and 4 consecutive balanced budgets make these types of investments possible.
- We will create 2,900 units of affordable rental housing for a wide variety of people in need:
 - Low-to moderate-income renters
 - Youth aging out of care
 - Students
 - Adults with developmental disabilities
 - Seniors
 - Aboriginal people
 - Women and children
- This announcement builds on our recent investment of \$355 million to create 2,000 new rental units, announced in February.

- We will continue to encourage all levels of government to support the Province's efforts and make sure we increase housing and rental supply to meet demand.
- We will continue to work on additional measures in the coming months to address housing affordability and supply challenges. This will include a determined action on our Housing Affordability 6 principles:
 - Ensuring the dream of home ownership remains within the reach of the middle class
 - Increasing housing supply
 - Smart transit expansion
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 - Ensuring consumer protection
 - Increasing rental supply

Key Housing Accomplishments:

- Since 2001, we have invested \$4.9 billion to provide affordable housing for low income individuals, seniors and families.
- More than 104,000 B.C. households benefit from a diverse range of provincial housing programs and services.
- Since 2001, we have added more than 26,000 new units of affordable housing. Nearly 24,000 new units are complete. The remainder are in development or under construction.

Background:

A series of province-wide initiatives to address housing affordability challenges and supply, funded by the Housing Priority Initiatives Special Account, will be implemented and administered by BC Housing.

The first of these initiatives is a \$500 million investment to create new affordable rental housing throughout B.C. The Province will:

- Make a significant one-time investment of \$300 million in 2016/17 into innovative housing projects; and
- Provide \$200 million to fund the construction financing needs of the projects, creating 2,900 affordable rental units.

Projects will include a combination of acquisition and new construction. The purchase of existing units from the private market provides an immediate housing solution, and the construction of new housing will ensure that the developments are predesigned to meet the specific needs of seniors, students, adults with developmental disabilities and youth.

All projects will be identified and approved by March 2017.

Newly constructed housing will be completed over the next 24 to 36 months.

Q&A
Ministry of Natural Gas Development and
Responsible for Housing
Announcement of \$500 million Investment in Affordable Housing
Sept. 19, 2016

What are you announcing?

We are investing \$500 million to ensure more British Columbians have access to affordable rental housing.

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When will you be announcing projects from the \$355 million you announced in February?

Successful proponents for the first round of funding from the \$355 million program are expected to be announced in October 2016.

McPhee, Jordan PREM:EX

From: Mann, Carter GCPE:EX
Sent: Monday, September 19, 2016 1:40 PM
To: Smart, Stephen PREM:EX; McPhee, Jordan PREM:EX; McPhee, Adam PREM:EX; Merrifield, Katy PREM:EX
Subject: Re: Setup

The camera guys tell me the tent is not visible in their shot

Sent from my iPhone

> On Sep 19, 2016, at 13:39, Mann, Carter GCPE:EX <Carter.Mann@gov.bc.ca> wrote:

>

>

>

> Sent from my iPhone

> <image1.JPG>

McPhee, Jordan PREM:EX

From: Mann, Carter GCPE:EX
Sent: Monday, September 19, 2016 11:35 AM
To: McPhee, Jordan PREM:EX
Subject: Fwd: Invitation - Sept. 19 - Christy Clark & Hon. R. Coleman

Sent from my iPhone

Begin forwarded message:

From: Heather Schoemaker <Heather.Schoemaker@metrovanancouver.org>
Date: September 19, 2016 at 11:33:18 PDT
To: "Mann, Carter GCPE:EX" <Carter.Mann@gov.bc.ca>
Subject: RE: Invitation - Sept. 19 - Christy Clark & Hon. R. Coleman

Can the invitation be extended to Mike Clay, Chair, Metro Vancouver Housing Committee and Mayor, City of Port Moody.

Heather

Heather Schoemaker
Senior Director
External Relations Department
t. 604.432.6364
c. 604.314.4922
metrovanancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

-----Original Message-----

From: Mann, Carter GCPE:EX [<mailto:Carter.Mann@gov.bc.ca>]
Sent: Monday, September 19, 2016 10:44 AM
To: Heather Schoemaker
Subject: RE: Invitation - Sept. 19 - Christy Clark & Hon. R. Coleman

It was sent to Don Littleford and Margeret Eberle. Both have confirmed their attendance.

-----Original Message-----

From: Heather Schoemaker [<mailto:Heather.Schoemaker@metrovanancouver.org>]
Sent: Monday, September 19, 2016 10:41 AM
To: Mann, Carter GCPE:EX
Subject: Fwd: Invitation - Sept. 19 - Christy Clark & Hon. R. Coleman

Hi Carter,

Can you tell me if this invitation was sent to Greg Moore, the Chair of the Metro Vancouver Board or Mike Clay the Chair of Metro Vancouver's Housing Committee?

Thank you,

Heather

Heather Schoemaker
Senior Director
External Relations Department
t. 604.432.6364<tel:604.432.6364>
c. 604.314.4922<tel:604.314.4922>

metrovancover<<http://www.metrovancover.org/>>
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

From: Mann, Carter GCPE:EX [<mailto:Carter.Mann@gov.bc.ca>]
Sent: Friday, September 16, 2016 2:38 PM
To: Mann, Carter GCPE:EX <Carter.Mann@gov.bc.ca<<mailto:Carter.Mann@gov.bc.ca>>>
Subject: Invitation - Sept. 19

Good afternoon,

Please see the attached invitation.

Carter Mann
Government Communications and Public Engagement Office of the Premier

McPhee, Jordan PREM:EX

From: Mann, Carter GCPE:EX
Sent: Friday, September 16, 2016 12:12 PM
To: McPhee, Jordan PREM:EX; Smart, Stephen PREM:EX
Subject: FW: FINAL- Invitation List for Sept 19th
Attachments: BC Housing_Invitation List_Sept 19_Final.xls

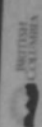
Invite list for monday

McPhee, Jordan PREM:EX

From: Mann, Carter GCPE:EX
Sent: Friday, September 16, 2016 11:44 AM
To: McPhee, Jordan PREM:EX; Smart, Stephen PREM:EX
Subject: invitation for approval
Attachments: Invitation with BC logo and 2 people.doc



Action on Housing Affordability
British Columbians First



Affordable Housing for British Columbians

George Derby Centre
7550 Cumberland St., Burnaby
Note: entrance is via 8601 16th Ave.

Date: Monday, September 19th
Podium: Yes

Arrival Time: 1:45 PM
Dress: Business

Event Summary: Premier announces new funding to support construction of affordable housing units in the Lower Mainland

Action/Visual: Premier at podium with construction site visual in background. Six poster boards on easels complement the shot.

Venue Audience: Industry stakeholders, NGOs, media

Other VIPs: Bill Osborne, VP Derby Manor Society

MLAs attending: Minister of Natural Gas Development and Housing Rich Coleman
MLA Richard Lee

Media Relations: Stephen Smart, Premier's Press Secretary
Dial In info: TBD

Time	Event Itinerary
11:00 am	Carter and SW AV on site for setup
1:45 PM	Premier arrives and is greeted by Carter Mann. s.15
1:50 PM	Pre-briefing led by Carter Mann including: <ul style="list-style-type: none">- Premier- Minister Coleman- Richard Lee- Bill Osborne
12:55 PM	Premier and official party proceed from hold to event site Note: walk is approx. 200m outdoors and strong likelihood of rain
2:00 PM	Minister Coleman welcomes guests and introduces Premier
2:03 PM	Premier delivers remarks
2:08 PM	Bill Osborne delivers remarks
2:11 PM	Photo-op with platform party holding podium sign with construction visual in background
2:13 PM	Media availability moderated by Stephen Smart
2:23 PM	Media availability concludes. Premier departs

Contacts:

Events Coordinator – Carter Mann

Phone Number: s.17

Last updated: 2016-10-07 11:47 AM

Page 1 of 1



The Honourable Christy Clark

Premier of British Columbia

and

The Honourable Rich Coleman

Minister of Natural Gas Development and Housing

invite you to attend an important announcement regarding
affordable housing for British Columbians

**2:00 p.m.
Monday, September 19th, 2016**

**8601 16th Ave.
Burnaby, British Columbia**
Note: Street parking available along 16th Ave.
Access to event site on 16th Ave.

Please note this invitation is non-transferrable

Please RSVP to Carter Mann— Events Coordinator
Carter.Mann@gov.bc.ca

McPhee, Jordan PREM:EX

From: McPhee, Jordan PREM:EX
Sent: Thursday, September 15, 2016 8:35 PM
To: Mann, Carter GCPE:EX
Subject: Re: Request for quotes

Trust your judgment based on the venue. I would suspect 20x30 could work

Sent from my BlackBerry 10 smartphone on the TELUS network.

Original Message

From: Mann, Carter GCPE:EX
Sent: Thursday, September 15, 2016 5:22 PM
To: McPhee, Jordan PREM:EX
Subject: Fw: Request for quotes

for monday. thoughts?

From: Tim Lang <timlang@proshow.com>
Sent: September-15-16 5:19 PM
To: Mann, Carter GCPE:EX; John Sharpe
Subject: RE: Request for quotes

If they have both 20x30 and 30x30 options available, do you have a preference on size?

McPhee, Jordan PREM:EX

From: McPhee, Jordan PREM:EX
Sent: Friday, September 16, 2016 2:16 PM
To: Mann, Carter GCPE:EX; Smart, Stephen PREM:EX; McPhee, Adam PREM:EX
Cc: Wolford, Jessica GCPE:EX; Brendeland, Deb GCPE:EX; Dwivedi, Anish GCPE:EX; Gleeson, Kelly T GCPE:EX
Subject: RE: Draft itinerary - Housing

Looks good to me.

From: Mann, Carter GCPE:EX
Sent: Friday, September 16, 2016 12:29 PM
To: McPhee, Jordan PREM:EX; Smart, Stephen PREM:EX; McPhee, Adam PREM:EX
Cc: Wolford, Jessica GCPE:EX; Brendeland, Deb GCPE:EX; Dwivedi, Anish GCPE:EX; Gleeson, Kelly T GCPE:EX
Subject: RE: Draft itinerary - Housing

Use this one instead

From: Mann, Carter GCPE:EX
Sent: Friday, September 16, 2016 12:28 PM
To: McPhee, Jordan PREM:EX; Smart, Stephen PREM:EX; McPhee, Adam PREM:EX
Cc: Wolford, Jessica GCPE:EX; Brendeland, Deb GCPE:EX; Dwivedi, Anish GCPE:EX; Gleeson, Kelly T GCPE:EX
Subject: Draft itinerary - Housing

Attached is the draft itinerary for Monday's housing announcement.

McPhee, Jordan PREM:EX

From: McPhee, Jordan PREM:EX
Sent: Friday, September 16, 2016 2:16 PM
To: Mann, Carter GCPE:EX; Smart, Stephen PREM:EX
Subject: RE: FINAL- Invitation List for Sept 19th

Good by me if the shop approves.

From: Mann, Carter GCPE:EX
Sent: Friday, September 16, 2016 12:12 PM
To: McPhee, Jordan PREM:EX; Smart, Stephen PREM:EX
Subject: FW: FINAL- Invitation List for Sept 19th

Invite list for monday

McPhee, Jordan PREM:EX

From: McPhee, Jordan PREM:EX
Sent: Friday, September 16, 2016 2:16 PM
To: Mann, Carter GCPE:EX; Smart, Stephen PREM:EX
Subject: RE: invitation for approval

Good by me.

From: Mann, Carter GCPE:EX
Sent: Friday, September 16, 2016 11:44 AM
To: McPhee, Jordan PREM:EX; Smart, Stephen PREM:EX
Subject: invitation for approval

Dolan, Chelsea PREM:EX

From: Boudreau, Marc GCPE:EX
Sent: Monday, September 19, 2016 2:38 PM
To: "Ops@marketwired.com" (Ops@marketwired.com)
Cc: Bajwa, Pavan GCPE:EX; Carruthers, Dana GCPE:EX; Carson, Primrose LASS:EX; Chant, Jon GCPE:EX; Chin, Ben PREM:EX; Cordeiro, Shantel GCPE:EX; Dila, Mary GCPE:EX; Dolan, Chelsea PREM:EX; Fraser, John Paul GCPE:EX; Gleeson, Kelly T GCPE:EX; Glover, Hannah GCPE:EX; Gordon, Matt GCPE:EX; Harper, Katie GCPE:EX; Howard, Chelsea GCPE:EX; James, Ben LASS:EX; Karn, David GCPE:EX; Kerr, Carleen GCPE:EX; Kerr, Grant GCPE:EX; McCray, Lindsay GCPE:EX; McLean, Matt GCPE:EX; Merrifield, Katy PREM:EX; Mills, Shane PREM:EX; Smart, Stephen PREM:EX; Stagg, Linda R GCPE:EX; van Marum, Karen GCPE:EX; Wilson, Ashlea GCPE:EX
Subject: Release is now good to go ASAP - RE: Please change to HOLD FOR CALL - RE: NR to go at 2:15 PM (pacific) to LEGIS, MEDIA, PROVI and ALL ETHNIC

-----Original Message-----

From: Boudreau, Marc GCPE:EX
Sent: Monday, September 19, 2016 1:32 PM
To: "Ops@marketwired.com" (Ops@marketwired.com)
Cc: Bajwa, Pavan GCPE:EX; Carruthers, Dana GCPE:EX; Carson, Primrose LASS:EX; Chant, Jon GCPE:EX; Chin, Ben PREM:EX; Cordeiro, Shantel GCPE:EX; Dila, Mary GCPE:EX; Dolan, Chelsea PREM:EX; Fraser, John Paul GCPE:EX; Gleeson, Kelly T GCPE:EX; Glover, Hannah GCPE:EX; Gordon, Matt GCPE:EX; Harper, Katie GCPE:EX; Howard, Chelsea GCPE:EX; James, Ben LASS:EX; Karn, David GCPE:EX; Kerr, Carleen GCPE:EX; Kerr, Grant GCPE:EX; McCray, Lindsay GCPE:EX; McLean, Matt GCPE:EX; Merrifield, Katy PREM:EX; Mills, Shane PREM:EX; Smart, Stephen PREM:EX; Stagg, Linda R GCPE:EX; van Marum, Karen GCPE:EX; Wilson, Ashlea GCPE:EX
Subject: Please change to HOLD FOR CALL - RE: NR to go at 2:15 PM (pacific) to LEGIS, MEDIA, PROVI and ALL ETHNIC

-----Original Message-----

From: Boudreau, Marc GCPE:EX
Sent: Monday, September 19, 2016 1:13 PM
To: "Ops@marketwired.com" (Ops@marketwired.com)
Cc: Bajwa, Pavan GCPE:EX; Boudreau, Marc GCPE:EX; Carruthers, Dana GCPE:EX; Carson, Primrose LASS:EX; Chant, Jon GCPE:EX; Chin, Ben PREM:EX; Cordeiro, Shantel GCPE:EX; Dila, Mary GCPE:EX; Dolan, Chelsea PREM:EX; Fraser, John Paul GCPE:EX; Gleeson, Kelly T GCPE:EX; Glover, Hannah GCPE:EX; Gordon, Matt GCPE:EX; Harper, Katie GCPE:EX; Howard, Chelsea GCPE:EX; James, Ben LASS:EX; Karn, David GCPE:EX; Kerr, Carleen GCPE:EX; Kerr, Grant GCPE:EX; McCray, Lindsay GCPE:EX; McLean, Matt GCPE:EX; Merrifield, Katy PREM:EX; Mills, Shane PREM:EX; Smart, Stephen PREM:EX; Stagg, Linda R GCPE:EX; van Marum, Karen GCPE:EX; Wilson, Ashlea GCPE:EX
Subject: NR to go at 2:15 PM (pacific) to LEGIS, MEDIA, PROVI and ALL ETHNIC

For Immediate Release
2016PREM0109-001734
Sept. 19, 2016

Office of the Premier
Ministry of Natural Gas Development and Responsible for Housing

NEWS RELEASE

B.C. makes largest housing investment ever in province's history

BURNABY - The Government of B.C. is committing \$500 million to ensure more British Columbian families have access to affordable rental housing, the largest housing investment in a single year by any province in Canada.

A total of 2,900 rental units will be created, in partnership with non-profit societies, local governments, government agencies, community organizations and the private sector.

This is in addition to \$355 million announced earlier this year in February to create 2,000 additional new units of affordable rental housing throughout B.C., bringing the Province's total investment announced this year to \$855 million.

"This is another significant step towards helping more people find an affordable place to live," said Premier Christy Clark. "Thanks to our growing, diverse economy, we're able to make the largest affordable housing investment in one year by any province in Canadian history, and we will continue to work with community partners and all levels of government to keep putting British Columbians first."

A mix of new housing will be developed to meet the needs of a wide variety of people in communities throughout the province, including low-to moderate-income renters, seniors, youth, students, adults with developmental disabilities, Aboriginal people and women and children.

Funding for these projects will be provided from the government's newly-created Housing Priority Initiatives Special Account, and projects will include a combination of acquisition of existing units from the private market as well as new construction.

"We are taking meaningful steps to address housing affordability challenges in B.C.," said Rich Coleman, Minister of Natural Gas Development and Responsible for Housing. "The purchase of existing units from the private market helps provide an immediate housing solution while the construction of new housing will ensure that the developments are predesigned to meet the specific needs of individuals and families."

Funding allocations will be determined on a project specific basis. The Province has already identified several projects and announcements will be made upon approval in the coming months. All projects will be identified and approved by March 2017. Newly constructed housing will be completed over the next 24 to 36 months.

Today's announcement builds on the other housing affordability actions recently taken by the Province, including:

- * Implementing a 15% additional property transfer tax that applies to foreign purchasers of residential real estate in Metro Vancouver;
- * Strengthening consumer protection in B.C.'s real estate market through increased oversight and accountability of real estate licensees;
- * Introducing a new luxury tax on properties that sell for more than \$2 million; and
- * Introducing a Newly Built Homes exemption, which has helped nearly 5,500 families save an average of \$7,600 on their newly built homes.

The Province will continue to work on additional measures in the coming months to address housing affordability and supply challenges. These actions will align with our 6 Principles of Housing Affordability:

1. Ensuring the dream of home ownership remains within the reach of the middle class

2. Increasing housing supply

3. Smart transit expansion

4. Supporting first-time home buyers

5. Ensuring consumer protection

6. Increasing rental supply

Learn More:

To learn more about the Province's actions on housing affordability, visit: <http://housingaffordability.gov.bc.ca/>

For information on housing affordability programs and services in B.C., visit:
<http://housingaffordability.gov.bc.ca/categories/housing-affordability-programs-and-services/>

A backgrounder follows.

Media Contacts:

Stephen Smart
Press Secretary
Office of the Premier
778 389-6202

Lindsay Byers
Ministry of Natural Gas Development and Responsible for Housing
250 952-0617

Laura Mathews
BC Housing
604 454-5426

BACKGROUNDER

Projects to be funded from \$500 million investment

The Province will fund a wide range of affordable housing projects throughout B.C. Below are some examples of the types of housing that will be created.

Affordable Rental Projects

Purchase of existing units from the private market or in new developments for low-to moderate-income renters.

Specialty Housing

Purchase and construction of units that can be designed for high functioning adults with developmental disabilities and youth aging out of care (18+).

Rural Seniors Housing

Modular construction of affordable seniors' rental housing developments in rural areas of the province.

Non-Rural Seniors Housing

Purchase and construction of units for affordable senior's rental housing in non-rural areas of the province.

Student Housing

Through partnerships with post secondary institutions, construction of new student housing.

Youth Transition Housing

Purchase and renovation of homes across the province that can be repurposed into youth transition housing.

Aboriginal People

Through partnerships with the Aboriginal housing sector as well as First Nations, construction of new rental housing both on and off reserve.

Women and Children

Construction of new housing targeted to low-to moderate-income single women and children who are fleeing abuse.

Acquisitions

Strategic acquisitions of sites to protect the supply of affordable rental housing.

Media Contacts:

Stephen Smart
Press Secretary
Office of the Premier
778 389-6202

Lindsay Byers
Ministry of Natural Gas Development and Responsible for Housing
250 952-0617

Laura Mathews
BC Housing
604 454-5426

Connect with the Province of B.C. at: www.gov.bc.ca/connect

Dolan, Chelsea PREM:EX

From: Boudreau, Marc GCPE:EX
Sent: Monday, September 19, 2016 2:38 PM
To: Smart, Stephen PREM:EX
Cc: Merrifield, Katy PREM:EX; Harbord, Darren GCPE:EX; Ash, Christine GCPE:EX; Wolford, Jessica GCPE:EX; Kay, Maclean PREM:EX; Dolan, Chelsea PREM:EX; Kerr, Grant GCPE:EX
Subject: RE: final copy - B.C. makes largest housing investment ever in province's history

Thanks! I'll get it out ASAP!

-----Original Message-----

From: Smart, Stephen PREM:EX
Sent: Monday, September 19, 2016 2:36 PM
To: Boudreau, Marc GCPE:EX
Cc: Merrifield, Katy PREM:EX; Harbord, Darren GCPE:EX; Ash, Christine GCPE:EX; Wolford, Jessica GCPE:EX; Kay, Maclean PREM:EX; Dolan, Chelsea PREM:EX; Kerr, Grant GCPE:EX
Subject: Re: final copy - B.C. makes largest housing investment ever in province's history

This is good to go.

> On Sep 19, 2016, at 1:31 PM, Boudreau, Marc GCPE:EX <Marc.Boudreau@gov.bc.ca> wrote:

>

> Thanks Stephen, we'll set this as hold for call

>

> -----Original Message-----

> **From:** Smart, Stephen PREM:EX

> **Sent:** Monday, September 19, 2016 1:13 PM

> **To:** Boudreau, Marc GCPE:EX

> **Cc:** Merrifield, Katy PREM:EX; Harbord, Darren GCPE:EX; Ash, Christine

> GCPE:EX; Wolford, Jessica GCPE:EX; Kay, Maclean PREM:EX; Dolan,

> Chelsea PREM:EX; Kerr, Grant GCPE:EX

> **Subject:** Re: final copy - B.C. makes largest housing investment ever

> in province's history

>

> Can we please make this a hair-trigger release? I will give the go ahead.

>

>> On Sep 19, 2016, at 1:12 PM, Boudreau, Marc GCPE:EX <Marc.Boudreau@gov.bc.ca> wrote:

>>

>> Hello,

>>

>> Please find the final copy of your release attached.

>>

>> I'll queue this to go at 2:15 PM, provincewide including all ethnic media.

>>

>> Have a great day!

>> marc

>>

>> -----Original Message-----

>> **From:** Boudreau, Marc GCPE:EX [mailto:Marc.Boudreau@gov.bc.ca]

>> Sent: Monday, September 19, 2016 1:12 PM
>> To: Boudreau, Marc GCPE:EX
>> Subject: B.C. makes largest housing investment ever in province's
>> history
>>
>> Please refer to the files attached to this email. The following is
>> the summary of the News Release
>>
>> Permalink: <https://news.gov.bc.ca/12084>
>>
>> News ID: NEWS-12084
>> NR Number: 2016PREM0109-001734
>> NR Type: News Release
>> State: Planned
>> Planned Release Date: September 19, 2016 at 2:15 pm Lead Organization:
>> Office of the Premier
>> Headline: B.C. makes largest housing investment ever in province's
>> history
>>
>> This email was auto-generated.
>>
>> For Immediate Release
>> 2016PREM0109-001734
>> Sept. 19, 2016
>>
>> Office of the Premier
>> Ministry of Natural Gas Development and Responsible for Housing
>>
>> NEWS RELEASE
>> B.C. makes largest housing investment ever in province's history
>>
>> BURNABY - The Government of B.C. is committing \$500 million to ensure more British Columbian families have access to affordable rental housing, the largest housing investment in a single year by any province in Canada.
>>
>> A total of 2,900 rental units will be created, in partnership with non-profit societies, local governments, government agencies, community organizations and the private sector.
>>
>> This is in addition to \$355 million announced earlier this year in February to create 2,000 additional new units of affordable rental housing throughout B.C., bringing the Province's total investment announced this year to \$855 million.
>>
>> "This is another significant step towards helping more people find an affordable place to live," said Premier Christy Clark. "Thanks to our growing, diverse economy, we're able to make the largest affordable housing investment in one year by any province in Canadian history, and we will continue to work with community partners and all levels of government to keep putting British Columbians first."
>>
>> A mix of new housing will be developed to meet the needs of a wide variety of people in communities throughout the province, including low-to moderate-income renters, seniors, youth, students, adults with developmental disabilities, Aboriginal people and women and children.
>>
>> Funding for these projects will be provided from the government's newly-created Housing Priority Initiatives Special Account, and projects will include a combination of acquisition of existing units from the private market as well as new construction.

>>

>> "We are taking meaningful steps to address housing affordability challenges in B.C.," said Rich Coleman, Minister of Natural Gas Development and Responsible for Housing. "The purchase of existing units from the private market helps provide an immediate housing solution while the construction of new housing will ensure that the developments are predesigned to meet the specific needs of individuals and families."

>>

>> Funding allocations will be determined on a project specific basis. The Province has already identified several projects and announcements will be made upon approval in the coming months. All projects will be identified and approved by March 2017. Newly constructed housing will be completed over the next 24 to 36 months.

>>

>> Today's announcement builds on the other housing affordability actions recently taken by the Province, including:

>>

>> * Implementing a 15% additional property transfer tax that applies to

>> foreign purchasers of residential real estate in Metro Vancouver;

>>

>> * Strengthening consumer protection in B.C.'s real estate market

>> through increased oversight and accountability of real estate

>> licensees;

>>

>> * Introducing a new luxury tax on properties that sell for more than

>> \$2 million; and

>>

>> * Introducing a Newly Built Homes exemption, which has helped nearly 5,500 families save an average of \$7,600 on their newly built homes.

>>

>> The Province will continue to work on additional measures in the coming months to address housing affordability and supply challenges. These actions will align with our 6 Principles of Housing Affordability:

>>

>> 1. Ensuring the dream of home ownership remains within the reach of

>> the middle class

>>

>> 2. Increasing housing supply

>>

>> 3. Smart transit expansion

>>

>> 4. Supporting first-time home buyers

>>

>> 5. Ensuring consumer protection

>>

>> 6. Increasing rental supply

>>

>> Learn More:

>>

>> To learn more about the Province's actions on housing affordability,

>> visit: <http://housingaffordability.gov.bc.ca/>

>>

>> For information on housing affordability programs and services in

>> B.C., visit:

>> <http://housingaffordability.gov.bc.ca/categories/housing-affordabilit>

>> y

>> -programs-and-services/

>>

>> A backgrounder follows.

>>

>> Media Contacts:

>>

>> Stephen Smart

>> Press Secretary

>> Office of the Premier

>> 778 389-6202

>>

>> Lindsay Byers

>> Ministry of Natural Gas Development and Responsible for Housing

>> 250 952-0617 Laura Mathews

>> BC Housing

>> 604 454-5426

>>

>> BACKGROUNDER

>> Projects to be funded from \$500 million investment

>>

>> The Province will fund a wide range of affordable housing projects throughout B.C. Below are some examples of the types of housing that will be created.

>>

>> Affordable Rental Projects

>>

>> Purchase of existing units from the private market or in new developments for low-to moderate-income renters.

>>

>> Specialty Housing

>>

>> Purchase and construction of units that can be designed for high functioning adults with developmental disabilities and youth aging out of care (18+).

>>

>> Rural Seniors Housing

>>

>> Modular construction of affordable seniors' rental housing developments in rural areas of the province.

>>

>> Non-Rural Seniors Housing

>>

>> Purchase and construction of units for affordable senior's rental housing in non-rural areas of the province.

>>

>> Student Housing

>>

>> Through partnerships with post secondary institutions, construction of new student housing.

>>

>> Youth Transition Housing

>>

>> Purchase and renovation of homes across the province that can be repurposed into youth transition housing.

>>

>> Aboriginal People

>>

>> Through partnerships with the Aboriginal housing sector as well as First Nations, construction of new rental housing both on and off reserve.

>>

>> Women and Children

>>
>> Construction of new housing targeted to low-to moderate-income single women and children who are fleeing abuse.
>>
>> Acquisitions
>>
>> Strategic acquisitions of sites to protect the supply of affordable rental housing.
>>
>> Media Contacts:
>>
>> Stephen Smart
>> Press Secretary
>> Office of the Premier
>> 778 389-6202
>>
>> Lindsay Byers
>> Ministry of Natural Gas Development and Responsible for Housing
>> 250 952-0617 Laura Mathews
>> BC Housing
>> 604 454-5426
>>
>> Connect with the Province of B.C. at: www.gov.bc.ca/connect
>> <2016PREM0109-001734.pdf>

Dolan, Chelsea PREM:EX

From: Bains, Parm GCPE:EX
Sent: Monday, September 19, 2016 2:10 PM
To: Mann, Carter GCPE:EX; Gjoka, Ina PREM:EX; Cadario, Michele PREM:EX; Kay, Maclean PREM:EX; Dolan, Chelsea PREM:EX; Merrifield, Katy PREM:EX; Chin, Ben PREM:EX; Smart, Stephen PREM:EX; McPhee, Jordan PREM:EX; McPhee, Adam PREM:EX
Cc: van Marum, Karen GCPE:EX; Ross, Kara L PREM:EX; Kerr, Carleen GCPE:EX; Gleeson, Kelly T GCPE:EX; Brendeland, Deb GCPE:EX; Wong, Tim GCPE:EX; Dwivedi, Anish GCPE:EX; Cordeiro, Shantel GCPE:EX; Glover, Hannah GCPE:EX
Subject: Re: Final Itinerary - HOusing

Media in attendance:

Global, Fairchild TV, CBC TV, CKNW, CityTV, News1130, Province/Sun, CP, CTV/OMNI, MingPao, Burnaby Now, Fairchild Radio, Roundhouse Radio, Sing Tao, Globe&Mail

Sent from my BlackBerry 10 smartphone on the TELUS network.

From: Mann, Carter GCPE:EX
Sent: Saturday, September 17, 2016 6:16 PM
To: Bains, Parm GCPE:EX; Gjoka, Ina PREM:EX; Cadario, Michele PREM:EX; Kay, Maclean PREM:EX; Dolan, Chelsea PREM:EX; Merrifield, Katy PREM:EX; Chin, Ben PREM:EX; Smart, Stephen PREM:EX; McPhee, Jordan PREM:EX; McPhee, Adam PREM:EX
Cc: van Marum, Karen GCPE:EX; Ross, Kara L PREM:EX; Kerr, Carleen GCPE:EX; Gleeson, Kelly T GCPE:EX; Brendeland, Deb GCPE:EX; Wong, Tim GCPE:EX; Dwivedi, Anish GCPE:EX; Cordeiro, Shantel GCPE:EX
Subject: Final Itinerary - HOusing

Good afternoon,

Attached is the final itinerary for Monday's event.

Carter

Affordable Housing for British Columbians

George Derby Centre

7550 Cumberland St., Burnaby

Note: Media and guest entrance is via 8601 16th Ave.

Date:	Monday, September 19th	Arrival Time:	2:00 PM
Podium:	Yes	Dress:	<u>Business</u>

Event Summary:

Premier and Minister Coleman announce new funding to support construction of affordable housing units in the Lower Mainland

Action/Visual:

Premier at podium with construction site visual in background. Six poster boards on easels complement

Venue Audience:

Other VIPs:

MLAs attending:

Media Relations:

Time

11:00 am

2:00 PM

2:15 PM

2:16 PM

2:20 PM

2:25 PM

2:28 PM

2:33 PM

2:35 PM

2:37 PM

2:47 PM

Contacts:

Rhonda Morris, BC Housing
s.17

Adam Young, SW AV
s.17

the shot.

Industry stakeholders, NGOs, media

Bill Osborne, VP Derby Manor Society

Minister of Natural Gas Development and Housing

Rich Coleman

MLA Richard Lee

Stephen Smart, Premier's Press Secretary

Dial In info: 604-681-0260

Vancouver

1-877-353-9184

from Canada and

USA

Participant Passcode: s.15

Event Itinerary

Carter and SW AV on site for setup

Premier arrives and is greeted by Carter Mann. Premier proceeds to Town Hall s.15 where residents are engaging in afternoon tea. Premier has opportunity to circulate and chat with residents

Premier proceeds to hold room for pre-brief s.15

Pre-briefing led by Carter Mann including:

- Premier
- Minister Coleman
- Richard Lee
- Bill Osborne

Premier and official party proceed from hold to event site

Note: walk is approx. 200m outdoors across paved parking lot and strong likelihood of rain

Note: a 30x30 tent has been sourced to cover the event site

Minister Coleman positions at podium and welcomes guests, introduces Premier

Premier delivers remarks

Bill Osborne delivers remarks

Photo-op with platform party holding podium sign with construction visual and posters on easels in background

Media availability moderated by Stephen Smart

Media availability concludes. Premier departs

Dolan, Chelsea PREM:EX

From: Government of British Columbia <GCPE.News@gov.bc.ca>
Sent: Monday, September 19, 2016 8:45 AM
To: Dolan, Chelsea PREM:EX
Subject: MEDIA ADVISORY - Office of the Premier and Ministry of Natural Gas and Responsible for Housing

Sept. 19, 2016

MEDIA ADVISORY - Office of the Premier and Ministry of Natural Gas and Responsible for Housing

BURNABY - Join Premier Christy Clark and Minister of Natural Gas Development and Minister Responsible for Housing Rich Coleman for a special announcement regarding housing affordability.

Event Date: Monday, Sept. 19, 2016

Start time: 2 p.m.

Media asked to arrive by 1:45pm

Location:

George Derby Centre
7550 Cumberland St.
Burnaby

Special Instructions:

Event site can be accessed off 16th at 8601 16th Ave.

For media unable to attend the event in person, a listen-only dial in is available for the 2 p.m. announcement.

Dial in: 1 877 353-9184 or 604 681-0260 (Lower Mainland)

Participant Pass Code: s.15

Media contacts:

Stephen Smart
Press Secretary
Office of the Premier
778 389-6202

Dolan, Chelsea PREM:EX

From: Boudreau, Marc GCPE:EX
Sent: Sunday, September 18, 2016 6:54 PM
To: Smart, Stephen PREM:EX; Wolford, Jessica GCPE:EX; Kay, Maclean PREM:EX; Dolan, Chelsea PREM:EX; Merrifield, Katy PREM:EX
Cc: Mann, Carter GCPE:EX
Subject: RE: for final edits/approval - MEDIA ADVISORY - Office of the Premier and Ministry of Natural Gas and Housing - Burnaby
Attachments: HousingAnnouncement - Sept. 19.pdf; HousingAnnouncement - Sept. 19.docx

Hello!

Please find your MA attached for final edits and approval.

Once approved I'll queue this to go at 7 AM, provincewide including all ethnic media.

Please call with any edits.

Thanks!
Marc
778 677-4864

From: Smart, Stephen PREM:EX
Sent: Sunday, September 18, 2016 6:45 PM
To: Wolford, Jessica GCPE:EX; GCPE Editors
Cc: Mann, Carter GCPE:EX
Subject: Re: MEDIA ADVISORY - Office of the Premier and Ministry of Natural Gas and Housing - Burnaby

Not hearing any objections from Carter... Sending to the editors now for 7am delivery Monday morning Province-wide.

Thanks!

Sept. 19, 2016

MEDIA ADVISORY – Office of the Premier and Ministry of Natural Gas and Housing

BURNABY – Join Premier Christy Clark and Natural Gas and Housing Minister Rich Coleman for a special announcement regarding housing affordability.

Event Date: Monday, Sept. 19, 2016

Start time: 2 p.m.
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Dial in: 1 877 353-9184 or 604 681-0260 (Lower Mainland) Participant Pass Code: 's.15

Media contacts:

Stephen Smart
Press Secretary
Office of the Premier
778 389-6202

Chin, Ben PREM:EX

From: Chin, Ben PREM:EX
Sent: Thursday, September 8, 2016 10:53 AM
To: Woolley, Paul GCPE:EX
Cc: Fraser, John Paul GCPE:EX; Wolford, Jessica GCPE:EX; Gordon, Matt GCPE:EX; Gleeson, Kelly T GCPE:EX; Myers, Tobie A MNGD:EX; Merrifield, Katy PREM:EX
Subject: RE: Rollout_Provincial Housing Affordability

s.13,s.17

From: Woolley, Paul GCPE:EX
Sent: Thursday, September 8, 2016 10:31 AM
To: Chin, Ben PREM:EX
Cc: Fraser, John Paul GCPE:EX; Wolford, Jessica GCPE:EX; Gordon, Matt GCPE:EX; Gleeson, Kelly T GCPE:EX; Myers, Tobie A MNGD:EX
Subject: Rollout_Provincial Housing Affordability

Hi Ben,

Am hearing there is a desire to roll out the anticipated new housing initiatives as a series of events over the next few months, once details are finalized and approved. Right now, this is my understanding of how things would roll out.

In terms of the first event proposed for Sept. 19, was wondering if we are able to lock down the day and time? Also wondering if there is any appetite to start the roll out below a couple weeks later to allow the Royal visit/UBCM to finish (perhaps Oct. 2 or 4)?

Also, please note, the second event listed below was originally announced several months ago. We anticipate being in a position to roll out those details out during Homelessness Action week, which is the second week in October.

Would appreciate your feedback on the "draft" roll out.

Naturally, we will come forward with event plans and support materials on each opportunity as we can lock down details...just would appreciate your take on the approach first. Hope that's OK

Cheers!
Paul

Week of Sept 19, date TBD	EVENT: Announce Investment into Innovative Housing program - \$500M investment to create 2,900 new units of affordable rental housing throughout B.C.	GCPE/BC Housing
October, date TBD (could be held during	EVENT: Announce successful proponents for the first round of PIAH funding (\$355M to construct 2,000 units of affordable rental housing, announced by the	GCPE/BC Housing

Homelessness Action Week (Oct. 9-15)	Premier in Feb. 2016)		
--	-----------------------	--	--

s.13,s.17

Chin, Ben PREM:EX

From: Chin, Ben PREM:EX
Sent: Saturday, September 17, 2016 10:16 AM
To: Wolford, Jessica GCPE:EX
Cc: Merrifield, Katy PREM:EX; Smart, Stephen PREM:EX; Mills, Shane PREM:EX; Fraser, John Paul GCPE:EX
Subject: Re: Final drafts - Housing Announcement

Looks good...but

We dont mention the 355 million announced earlier this year

And can we shorten, or turn into bullets actions we've already taken this year, and in reverse chronological order

le. Today's announcement builds on actions by the gov to makes sure bcians come first on housing, including a 15 % tax on foreign purchasers in the lower mainland, creation of housing fund, consumer protection, a tax on luxury homes, and a ptt exemption on new builds which has saved 5000 homebuyers an avg of xxx

Ben Chin
Executive Director
Communications & Issues Mgmt
Office of Premier Christy Clark
Government of British Columbia
250-588-3113

On Sep 16, 2016, at 3:45 PM, Wolford, Jessica GCPE:EX <Jessica.Wolford@gov.bc.ca> wrote:

Hi all, please see the final drafts attached. NR has been updated as per our call.

<NR_BG_\$500M Invesment in Affordable Housing_Sept_16_2016_DRAFT.docx>

<QA_\$500M Investment in Affordable Housing_Sept_16_2016_DRAFT.docx>

<KM_\$500M Investment in Affordable Housing_Sept_16_2016_DRAFT.docx>

Chin, Ben PREM:EX

From: Chin, Ben PREM:EX
Sent: Sunday, September 18, 2016 8:00 AM
To: Wolford, Jessica GCPE:EX; Smart, Stephen PREM:EX
Cc: Mills, Shane PREM:EX; Merrifield, Katy PREM:EX; Fraser, John Paul GCPE:EX
Subject: Re: Revised Housing NR

Much better but let's say:

This is in addition to 355 announced in feb

Let's simplify/shorten bullet one and take out words like 'entities' to 'a 15 per cent tax on foreign purchasers of residential real estate in Metro van'

Ben Chin
Executive Director
Communications and Issues Mgmt
Office of Premier Christy Clark
250.588.3113

Sent from my BlackBerry 10 smartphone on the Rogers network.

From: Wolford, Jessica GCPE:EX
Sent: Sunday, September 18, 2016 7:49 AM
To: Chin, Ben PREM:EX; Smart, Stephen PREM:EX
Cc: Mills, Shane PREM:EX; Merrifield, Katy PREM:EX; Fraser, John Paul GCPE:EX
Subject: Revised Housing NR

For approval

Chin, Ben PREM:EX

From: Chin, Ben PREM:EX
Sent: Sunday, September 18, 2016 8:06 AM
To: Wolford, Jessica GCPE:EX; Smart, Stephen PREM:EX
Cc: Mills, Shane PREM:EX; Merrifield, Katy PREM:EX; Fraser, John Paul GCPE:EX
Subject: Re: Revised Housing NR

Also, back to QA's does Housing have any further detail on below

"Properties we acquire from the private market will be ready as soon they can be made available for occupancy – this will depend on the condition of each building."

Ben Chin
Executive Director
Communications and Issues Mgmt
Office of Premier Christy Clark
250.588.3113

Sent from my BlackBerry 10 smartphone on the Rogers network.

From: Chin, Ben PREM:EX
Sent: Sunday, September 18, 2016 8:00 AM
To: Wolford, Jessica GCPE:EX; Smart, Stephen PREM:EX
Cc: Mills, Shane PREM:EX; Merrifield, Katy PREM:EX; Fraser, John Paul GCPE:EX
Subject: Re: Revised Housing NR

Much better but let's say:

This is in addition to 355 announced in feb

Let's simplify/shorten bullet one and take out words like 'entities' to 'a 15 per cent tax on foreign purchasers of residential real estate in Metro van'

Ben Chin
Executive Director
Communications and Issues Mgmt
Office of Premier Christy Clark
250.588.3113

Sent from my BlackBerry 10 smartphone on the Rogers network.

From: Wolford, Jessica GCPE:EX
Sent: Sunday, September 18, 2016 7:49 AM

To: Chin, Ren PREM:EX; Smart, Stephen PREM:EX

Cc: Mills, Shane PREM:EX; Merrifield, Katy PREM:EX; Fraser, John Paul GCPE:EX

Subject: Revised Housing NR

For approval

Chin, Ben PREM:EX

From: Chin, Ben PREM:EX
Sent: Sunday, September 18, 2016 9:10 AM
To: Wolford, Jessica GCPE:EX; Smart, Stephen PREM:EX
Cc: Mills, Shane PREM:EX; Merrifield, Katy PREM:EX; Fraser, John Paul GCPE:EX
Subject: Re: Revised Housing NR

Great

Ben Chin
Executive Director
Communications and Issues Mgmt
Office of Premier Christy Clark
250.588.3113

Sent from my BlackBerry 10 smartphone on the Rogers network.

From: Wolford, Jessica GCPE:EX
Sent: Sunday, September 18, 2016 8:51 AM
To: Chin, Ben PREM:EX; Smart, Stephen PREM:EX
Cc: Mills, Shane PREM:EX; Merrifield, Katy PREM:EX; Fraser, John Paul GCPE:EX
Subject: RE: Revised Housing NR

Revised

From: Chin, Ben PREM:EX
Sent: Sunday, September 18, 2016 8:00 AM
To: Wolford, Jessica GCPE:EX; Smart, Stephen PREM:EX
Cc: Mills, Shane PREM:EX; Merrifield, Katy PREM:EX; Fraser, John Paul GCPE:EX
Subject: Re: Revised Housing NR

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This is in addition to 355 announced in feb

Let's simplify/shorten bullet one and take out words like 'entities' to 'a 15 per cent tax on foreign purchasers of residential real estate in Metro van'

Ben Chin
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Sent: Sunday, September 18, 2016 7:49 AM

To: Chin, Ben PREM:EX; Smart, Stephen PREM:EX

Cc: Mills, Shane PREM:EX; Merrifield, Katy PREM:EX; Fraser, John Paul GCPE:EX

Subject: Revised Housing NR

For approval

Chin, Ben PREM:EX

From: Wolford, Jessica GCPE:EX
Sent: Sunday, September 18, 2016 11:51 AM
To: Chin, Ben PREM:EX
Cc: Smart, Stephen PREM:EX; Merrifield, Katy PREM:EX; Mills, Shane PREM:EX; Fraser, John Paul GCPE:EX
Subject: Revised NR
Attachments: NR_BG_\$500M Invesment in Affordable Housing_Sept_18_2016_DRAFT.docx; ATT00001.htm

NEWS RELEASE

For Immediate Release
[release number]
Sept. 19, 2016

Office of the Premier
Ministry of Natural Gas Development and
Responsible for Housing

B.C. makes largest housing investment ever in Province's history

BURNABY – The Government of B.C. is committing \$500 million to ensure more British Columbian families have access to affordable rental housing, the largest housing investment in a single year by any province in Canada.

A total of 2,900 rental units will be created, in partnership with non-profit societies, local governments, government agencies, community organizations and the private sector.

This is in addition to \$355 million announced earlier this year in February to create 2,000 additional new units of affordable rental housing throughout B.C., bringing the Province's total investment announced this year to \$855 million.

"This is another significant step towards helping more people find an affordable place to live," said Premier Christy Clark. "Thanks to our growing, diverse economy, we're able to make the largest affordable housing investment in one year by any province in Canadian history, and we will continue to work with community partners and all levels of government to keep putting British Columbians first."

A mix of new housing will be developed to meet the needs of a wide variety of people in communities across the province, including low-to moderate-income renters, seniors, youth, students, adults with developmental disabilities, Aboriginal people and women and children.

Funding for these projects will be provided from the government's newly-created Housing Priority Initiatives Special Account, and projects will include a combination of acquisition of existing units from the private market as well as new construction.

"We are taking meaningful steps to address housing affordability challenges in B.C.," said Rich Coleman, Minister of Natural Gas Development and Responsible for Housing. "The purchase of existing units from the private market helps provide an immediate housing solution while the construction of new housing will ensure that the developments are predesigned to meet the specific needs of individuals and families."

Funding allocations will be determined on a project specific basis. The Province has already identified several projects and announcements will be made upon approval in the coming months. All projects will be identified and approved by March 2017. Newly constructed housing will be completed over the next 24 to 36 months.

Today's announcement builds on the other housing affordability actions recently taken by the Province, including:

- Implementing a 15% additional property transfer tax that applies to foreign purchasers of residential real estate in Metro Vancouver;
- Strengthening consumer protection in B.C.'s real estate market through increased oversight and accountability of real estate licensees;
- Introducing a new luxury tax on properties that sell for more than \$2 million; and
- Introducing a Newly Built Homes exemption, which has helped nearly 5,500 families save an average of \$7,600 on their newly built homes.

The Province will continue to work on additional measures in the coming months to address housing affordability and supply challenges. These actions will align with our 6 Principles of Housing Affordability:

1. Ensuring the dream of home ownership remains within the reach of the middle class
2. Increasing housing supply
3. Smart transit expansion
4. Supporting first-time home buyers
5. Ensuring consumer protection
6. Increasing rental supply

Learn More:

To learn more about the Province's actions on housing affordability, visit:

<http://housingaffordability.gov.bc.ca/>

For information on housing affordability programs and services in B.C., visit:

<http://housingaffordability.gov.bc.ca/categories/housing-affordability-programs-and-services/>

Media Contacts:

Stephen Smart
Press Secretary
Office of the Premier
778 389-6202

Lindsay Byers
Ministry of Natural Gas Development and Responsible for Housing
250 952-0617

Laura Mathews
BC Housing
604 454-5426

A backgrounder follows.

BACKGROUND

For Immediate Release
[release number]
Sept. 19, 2016

Office of the Premier
Ministry of Natural Gas Development and
Responsible for Housing

Projects to be funded from \$500 million investment

The Province will fund a wide range of affordable housing projects throughout B.C. Below are some examples of the types of housing that will be created.

Affordable Rental Projects

Purchase of existing units from the private market or in new developments for low-to moderate-income renters.

Specialty Housing

Purchase and construction of units that can be designed for high functioning adults with developmental disabilities and youth aging out of care (18+).

Rural Seniors Housing

Modular construction of affordable seniors' rental housing developments in rural areas of the province.

Non-Rural Seniors Housing

Purchase and construction of units for affordable senior's rental housing in non-rural areas of the province.

Student Housing

Through partnerships with post secondary institutions, construction of new student housing.

Youth Transition Housing

Purchase and renovation of homes across the province that can be repurposed into youth transition housing.

Aboriginal People

Through partnerships with the Aboriginal housing sector as well as First Nations, construction of new rental housing both on and off reserve.

Women and Children

Construction of new housing targeted to low-to moderate-income single women and children who are fleeing abuse.

Acquisitions

Strategic acquisitions of sites to protect the supply of affordable rental housing.

Media Contacts:

Stephen Smart
Press Secretary
Office of the Premier
778 389-6202

Lindsay Byers
Ministry of Natural Gas Development
and Responsible for Housing
250 952-0617

Laura Mathews
BC Housing
604 454-5426

Chin, Ben PREM:EX

From: Sweeney, Neil PREM:EX
Sent: Sunday, September 18, 2016 2:48 PM
To: Chin, Ben PREM:EX; Wolford, Jessica GCPE:EX
Subject: Fwd: New housing units

Sent from my iPhone

Begin forwarded message:

From: "Nikolejsin, Dave MNGD:EX" <Dave.Nikolejsin@gov.bc.ca>
Date: September 18, 2016 at 2:42:51 PM PDT
To: "Sweeney, Neil PREM:EX" <Neil.Sweeney@gov.bc.ca>
Subject: RE: New housing units

There are about 2000 under construction right now. Will get you the number that will be avail by March 31

-----Original Message-----

From: Sweeney, Neil PREM:EX
Sent: Sunday, September 18, 2016 8:46 AM
To: Nikolejsin, Dave MNGD:EX
Subject: New housing units

Hi Dave hope you are having a good am.

Quick question for you.

Of the new 2900 units being announced tomorrow, will any be ready for occupancy by March 31/17?

Thx

N

Sent from my iPhone

Chin, Ben PREM:EX

From: Wolford, Jessica GCPE:EX
Sent: Sunday, September 18, 2016 2:58 PM
To: Sweeney, Neil PREM:EX
Cc: Chin, Ben PREM:EX
Subject: Re: New housing units

Thanks! I asked the same

Sent from my iPhone

On Sep 18, 2016, at 2:47 PM, Sweeney, Neil PREM:EX <Neil.Sweeney@gov.bc.ca> wrote:

Sent from my iPhone

Begin forwarded message:

From: "Nikolejsin, Dave MNGD:EX" <Dave.Nikolejsin@gov.bc.ca>
Date: September 18, 2016 at 2:42:51 PM PDT
To: "Sweeney, Neil PREM:EX" <Neil.Sweeney@gov.bc.ca>
Subject: RE: New housing units

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To: Nikolejsin, Dave MNGD:EX
Subject: New housing units

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Quick question for you.

Of the new 2900 units being announced tomorrow, will any be ready for occupancy by March 31/17?

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Sent from my iPhone

Chin, Ben PREM:EX

From: Wolford, Jessica GCPE:EX
Sent: Monday, September 19, 2016 8:57 AM
To: Mills, Shane PREM:EX; Chin, Ben PREM:EX; Smart, Stephen PREM:EX; Merrifield, Katy PREM:EX
Cc: Fraser, John Paul GCPE:EX
Subject: Final materials - Housing announcement
Attachments: NR_BG_\$500M Invesment in Affordable Housing_Sept_18_2016_DRAFT.docx; KM_\$500M Investment in Affordable Housing_Sept_19_2016_FINAL.docx; QA_\$500M Investment in Affordable Housing_Sept_19_2016.docx; Final itinerary - Housing.docx

NEWS RELEASE

For Immediate Release
[release number]
Sept. 19, 2016

Office of the Premier
Ministry of Natural Gas Development and
Responsible for Housing

B.C. makes largest housing investment ever in Province's history

BURNABY – The Government of B.C. is committing \$500 million to ensure more British Columbian families have access to affordable rental housing, the largest housing investment in a single year by any province in Canada.

A total of 2,900 rental units will be created, in partnership with non-profit societies, local governments, government agencies, community organizations and the private sector.

This is in addition to \$355 million announced earlier this year in February to create 2,000 additional new units of affordable rental housing throughout B.C., bringing the Province's total investment announced this year to \$855 million.

"This is another significant step towards helping more people find an affordable place to live," said Premier Christy Clark. "Thanks to our growing, diverse economy, we're able to make the largest affordable housing investment in one year by any province in Canadian history, and we will continue to work with community partners and all levels of government to keep putting British Columbians first."

A mix of new housing will be developed to meet the needs of a wide variety of people in communities across the province, including low-to moderate-income renters, seniors, youth, students, adults with developmental disabilities, Aboriginal people and women and children.

Funding for these projects will be provided from the government's newly-created Housing Priority Initiatives Special Account, and projects will include a combination of acquisition of existing units from the private market as well as new construction.

"We are taking meaningful steps to address housing affordability challenges in B.C.," said Rich Coleman, Minister of Natural Gas Development and Responsible for Housing. "The purchase of existing units from the private market helps provide an immediate housing solution while the construction of new housing will ensure that the developments are predesigned to meet the specific needs of individuals and families."

Funding allocations will be determined on a project specific basis. The Province has already identified several projects and announcements will be made upon approval in the coming months. All projects will be identified and approved by March 2017. Newly constructed housing will be completed over the next 24 to 36 months.

Today's announcement builds on the other housing affordability actions recently taken by the Province, including:

- Implementing a 15% additional property transfer tax that applies to foreign purchasers of residential real estate in Metro Vancouver;
- Strengthening consumer protection in B.C.'s real estate market through increased oversight and accountability of real estate licensees;
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- Introducing a Newly Built Homes exemption, which has helped nearly 5,500 families save an average of \$7,600 on their newly built homes.

The Province will continue to work on additional measures in the coming months to address housing affordability and supply challenges. These actions will align with our 6 Principles of Housing Affordability:

1. Ensuring the dream of home ownership remains within the reach of the middle class
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4. Supporting first-time home buyers
5. Ensuring consumer protection
6. Increasing rental supply

Learn More:

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<http://housingaffordability.gov.bc.ca/>

For information on housing affordability programs and services in B.C., visit:
<http://housingaffordability.gov.bc.ca/categories/housing-affordability-programs-and-services/>

Media Contacts:

Stephen Smart
 Press Secretary
 Office of the Premier
 778 389-6202

Lindsay Byers
 Ministry of Natural Gas Development and Responsible for Housing
 250 952-0617

Laura Mathews
 BC Housing
 604 454-5426

A backgrounder follows.

BACKGROUND

For Immediate Release
[release number]
Sept. 19, 2016

Office of the Premier
Ministry of Natural Gas Development and
Responsible for Housing

Projects to be funded from \$500 million investment

The Province will fund a wide range of affordable housing projects throughout B.C. Below are some examples of the types of housing that will be created.

Affordable Rental Projects

Purchase of existing units from the private market or in new developments for low-to moderate-income renters.

Specialty Housing

Purchase and construction of units that can be designed for high functioning adults with developmental disabilities and youth aging out of care (18+).

Rural Seniors Housing

Modular construction of affordable seniors' rental housing developments in rural areas of the province.

Non-Rural Seniors Housing

Purchase and construction of units for affordable senior's rental housing in non-rural areas of the province.

Student Housing

Through partnerships with post secondary institutions, construction of new student housing.

Youth Transition Housing

Purchase and renovation of homes across the province that can be repurposed into youth transition housing.

Aboriginal People

Through partnerships with the Aboriginal housing sector as well as First Nations, construction of new rental housing both on and off reserve.

Women and Children

Construction of new housing targeted to low-to moderate-income single women and children who are fleeing abuse.

Acquisitions

Strategic acquisitions of sites to protect the supply of affordable rental housing.

Media Contacts:

Stephen Smart
Press Secretary
Office of the Premier
778 389-6202

Lindsay Byers
Ministry of Natural Gas Development
and Responsible for Housing
250 952-0617

Laura Mathews
BC Housing
604 454-5426

\$500M INVESTMENT IN AFFORDABLE HOUSING

Topic: On Sept. 19, 2016, the Premier will announce a commitment of \$500 million to create 2,900 units of affordable rental housing. The funding will be generated from the recently announced Housing Priority Initiatives Special Account.

- Today's announcement ensures British Columbians are first in line for affordable rental housing.
- This is the largest housing investment in a single year by any Province in Canada and a meaningful next step to address affordability and liveability challenges faced by British Columbian families.
- B.C.'s strong economy and 4 consecutive balanced budgets make these types of investments possible.
- We will create 2,900 units of affordable rental housing for a wide variety of people in need:
 - Low-to moderate-income renters
 - Youth aging out of care
 - Students
 - Adults with developmental disabilities
 - Seniors
 - Aboriginal people
 - Women and children
- This announcement builds on our recent investment of \$355 million to create 2,000 new rental units, announced in February.

- We will continue to encourage all levels of government to support the Province's efforts and make sure we increase housing and rental supply to meet demand.
- We will continue to work on additional measures in the coming months to address housing affordability and supply challenges. This will include a determined action on our Housing Affordability 6 principles:
 - Ensuring the dream of home ownership remains within the reach of the middle class
 - Increasing housing supply
 - Smart transit expansion
 - Supporting first-time home buyers
 - Ensuring consumer protection
 - Increasing rental supply

Key Housing Accomplishments:

- Since 2001, we have invested \$4.9 billion to provide affordable housing for low income individuals, seniors and families.
- More than 104,000 B.C. households benefit from a diverse range of provincial housing programs and services.
- Since 2001, we have added more than 26,000 new units of affordable housing. Nearly 24,000 new units are complete. The remainder are in development or under construction.

Sept. 19, 2016

Background:

A series of province-wide initiatives to address housing affordability challenges and supply, funded by the Housing Priority Initiatives Special Account, will be implemented and administered by BC Housing.

The first of these initiatives is a \$500 million investment to create new affordable rental housing throughout B.C. The Province will:

- Make a significant one-time investment of \$300 million in 2016/17 into innovative housing projects; and
- Provide \$200 million to fund the construction financing needs of the projects, creating 2,900 affordable rental units.

Projects will include a combination of acquisition and new construction. The purchase of existing units from the private market provides an immediate housing solution, and the construction of new housing will ensure that the developments are predesigned to meet the specific needs of seniors, students, adults with developmental disabilities and youth.

All projects will be identified and approved by March 2017.

Newly constructed housing will be completed over the next 24 to 36 months.

Q&A
Ministry of Natural Gas Development and
Responsible for Housing
Announcement of \$500 million Investment in Affordable Housing
Sept. 19, 2016

What are you announcing?

We are investing \$500 million to ensure more British Columbians have access to affordable rental housing.

This is the largest housing investment in a single year by any Province in Canada and a meaningful next step to address affordability and liveability challenges faced by British Columbian families.

2,900 new units of affordable rental housing will be created across the province.

Projects will include a combination of acquisition and new construction.

Is the \$500 million all new money? Is it being spent this year – how does it breakdown?

Yes, this is new money which is being funded from the Housing Priority Initiatives Special Account.

Of the \$500 million, \$300 million will be provided this fiscal year as capital grants into affordable rental housing across the province.

\$200 million will be used to meet BC Housing's construction financing requirement for the projects funded through this initiative.

How is this the largest housing investment in Canada? Didn't Quebec and Ontario make bigger announcements (Quebec \$1.2B / Ontario \$800M)?

Investments announced by Quebec and Ontario are being made over several years.

Our \$500 million investment will be committed to projects this fiscal year, making it the largest housing investment in a single year by any Province in Canada.

When will the projects be announced?

We have already identified several projects and announcements will be made upon approval in the coming months. All projects will be identified and approved by March 2017.

When will the new housing be ready?

Newly constructed housing will be completed over the next 24 – 36 months.

Properties we acquire from the private market will be ready as soon they can be made available for occupancy – this will depend on the condition of each building.

Where will the projects be located?

Projects will be distributed across the province and will be selected based on readiness to proceed and ability to provide affordable housing.

What types of projects are expected to be funded?

A mix of new housing will be developed to meet the needs of a wide variety of people, including:

- Low-to moderate-income renters
- Youth aging out of care
- Students
- Adults with developmental disabilities
- Seniors
- Aboriginal people
- Women and children

Will the funding be based on population -- will Vancouver get more funding and units due to its population base?

No, the funding is not proportional based. Projects will be distributed across the province, and projects will be selected based on readiness to proceed and ability to provide affordable housing.

How will people apply for the new housing?

Individuals will be able to apply via BC Housing and will be assessed against eligibility requirements for various social housing programs.

How much will rent be?

Rents will be set below the CMHC average rents for the community where the housing is located.

How will the projects be selected? Is there specific criteria?

BC Housing will evaluate project proposals submitted by local governments, non-profit societies and other potential partners.

Projects will be selected based on their ability to provide affordable housing and their readiness to proceed.

Are there limits to funding per project or community?

No, the amount of funding invested into projects will be determined on a project specific basis.

Who will operate these projects once they are completed?

The projects will be owned and operated by non-profit societies.

Will BC Housing provide ongoing operating costs to these projects?

Operating and support subsidies from BC Housing will not be provided. The projects must be self-sufficient where tenant revenues and/or other revenue sources are sufficient to fully fund the project's operating costs.

Where projects involve supports or services to residents, additional funding from other programs and/or commitments from other funders will be necessary to ensure projects are viable.

Can non-profit housing providers access this funding?

Yes, BC Housing will partner with non-profit societies who will own and operate the new affordable rental housing projects.

Can private sector developers apply for funding – what percentage of units in a building will need to be allocated to affordable rental units?

Private sector developers are encouraged to partner with non-profit societies.

All units funded must be affordable rental units and may be located within a larger development.

Will the Province work with municipalities to avoid delays in development approval processes?

Yes, local governments have a key role to play in supporting this initiative and strong two way partnerships with local governments will be required to deliver these units in a timely way.

When will you be announcing projects from the \$355 million you announced in February?

Successful proponents for the first round of funding from the \$355 million program are expected to be announced in October 2016.

Chin, Ben PREM:EX

From: Wolford, Jessica GCPE:EX
Sent: Monday, September 19, 2016 11:31 AM
To: Chin, Ben PREM:EX; Sweeney, Neil PREM:EX
Cc: Mills, Shane PREM:EX; Smart, Stephen PREM:EX
Subject: Fwd: Housing question

Below are some of the projects people are expected to move into by May

Sent from my iPhone

Begin forwarded message:

From: "Harbord, Darren GCPE:EX" <Darren.Harbord@gov.bc.ca>
Date: September 19, 2016 at 11:22:59 AM PDT
To: "Wolford, Jessica GCPE:EX" <Jessica.Wolford@gov.bc.ca>, "Ash, Christine GCPE:EX" <Christine.Ash@gov.bc.ca>
Subject: RE: Housing question

Jessica, here are some projects that are expected to be ready for occupancy by May - could be a couple of others as well.

Community	Clients Served	Estimated Operational Date
s.13,s.17		

-----Original Message-----

From: Wolford, Jessica GCPE:EX
Sent: Monday, September 19, 2016 9:14 AM
To: Harbord, Darren GCPE:EX; Ash, Christine GCPE:EX
Subject: RE: Housing question
Importance: High

Hi all - following up on this. Can BC Housing share something asap? thanks

-----Original Message-----

From: Harbord, Darren GCPE:EX
Sent: Sunday, September 18, 2016 9:29 AM
To: Wolford, Jessica GCPE:EX; Ash, Christine GCPE:EX

Subject: RE: Housing question

Hey Jessica, BC Housing says yes, likely a few will be ready for people to move in before April, including a project in Victoria that could be ready as early as next month.

They will put together a full list for us in the morning.

Thanks

Darren

-----Original Message-----

From: Wolford, Jessica GCPE:EX

Sent: Sunday, September 18, 2016 8:15 AM

To: Harbord, Darren GCPE:EX; Ash, Christine GCPE:EX

Subject: Housing question

Hi all

Question: does housing know of any projects that will be move-in ready before April. I know it's dependent on condition of building etc, but are they aware of any projects that may be quick projects, or units in developments that are near completion.

Projects that people could move into before April?

Sent from my iPhone

Page 103 to/à Page 105

Withheld pursuant to/removed as

s.13

BRIEFING NOTE

Announcement of \$500 million investment in Affordable Housing

BACKGROUND

- The Housing Priority Initiatives Special Account was created by new legislation, and includes revenue generated by the 15% property transfer tax purchasers of residential real estate who are foreign nationals or foreign-controlled corporations.
- A series of province-wide initiatives to address housing affordability challenges and supply, funded by this special account, will be implemented and administered by BC Housing.
- The first of these initiatives – a **\$500 million** investment to create new affordable rental housing – will be announced by the Premier on Sept. 19 in Vancouver. The Province will:
 - Make a significant one-time investment of \$300 million in 2016/17 into innovative housing projects; and
 - Provide \$200 million to fund the construction financing needs of the projects, creating **2,900 affordable rental units** throughout B.C.
- Projects will include a combination of acquisition and new construction and will meet the needs of a wide variety of clients:
 - Low-to moderate-income renters
 - Youth
 - Students
 - Adults with developmental disabilities
 - Seniors
 - Aboriginal people
 - Women and children
- The purchase of existing units from the private market provides an immediate housing solution, and the construction of new housing will ensure that the developments are predesigned to meet the specific needs of seniors, students, adults with developmental disabilities and youth.
- All projects will be identified and approved by March 2017.
- Newly constructed housing will be completed over the next 24 to 36 months.
- This announcement builds on the \$355 million dollar investment in affordable housing announced by the Premier in Feb. 2016. The Province is partnering with municipalities, non-profit housing providers, community groups and the private sector to create more than 2,000 affordable rental housing units. The first round of successful applicants will be ready to be announced in October 2016.

Subject: Re: 4457_Housing_PodiumSign

Date: Wednesday, September 14, 2016 at 1:43:28 PM Pacific Daylight Time

From: Smart, Stephen PREM:EX

To: Mann, Carter GCPE:EX, McPhee, Jordan PREM:EX, Merrifield, Katy PREM:EX, Kay, Maclean PREM:EX

PO has not approved anything on this – at least that Katy or I have been involved in. We'll come up with some options now.

Stephen Smart

Press Secretary

Office of the Premier of British Columbia

Phone: (778) 389-6202

Email: stephen.smart@gov.bc.ca

From: Carter Mann <carter.mann@gov.bc.ca>

Date: Wednesday, September 14, 2016 at 1:37 PM

To: Stephen Smart <stephen.smart@gov.bc.ca>, Jordan McPhee <Jordan.McPhee@gov.bc.ca>, Katy Merrifield <Katy.Merrifield@gov.bc.ca>, Maclean Kay <Maclean.Kay@gov.bc.ca>

Subject: RE: 4457_Housing_PodiumSign

The email from the shop indicated the language had been approved. If you want something else, let me know.

From: Smart, Stephen PREM:EX

Sent: Wednesday, September 14, 2016 1:36 PM

To: Mann, Carter GCPE:EX; McPhee, Jordan PREM:EX; Merrifield, Katy PREM:EX; Kay, Maclean PREM:EX

Subject: Re: 4457_Housing_PodiumSign

Importance: High

Don't we want to incorporate #BCFirst messaging? I don't remember seeing podium options for this one.

Stephen Smart

Press Secretary

Office of the Premier of British Columbia

Phone: (778) 389-6202

Email: stephen.smart@gov.bc.ca

From: Carter Mann <carter.mann@gov.bc.ca>

Date: Wednesday, September 14, 2016 at 1:31 PM

To: Jordan McPhee <Jordan.McPhee@gov.bc.ca>, Stephen Smart <stephen.smart@gov.bc.ca>, Katy Merrifield <Katy.Merrifield@gov.bc.ca>, Maclean Kay <Maclean.Kay@gov.bc.ca>

Subject: FW: 4457_Housing_PodiumSign

For approval

Subject: Re: Housing Signage Options

Date: Wednesday, September 14, 2016 at 3:05:43 PM Pacific Daylight Time

From: Smart, Stephen PREM:EX

To: Merrifield, Katy PREM:EX, Kay, Maclean PREM:EX

CC: Mann, Carter GCPE:EX, McPhee, Jordan PREM:EX

Good by me.

Stephen Smart

Press Secretary

Office of the Premier of British Columbia

Phone: (778) 389-6202

Email: stephen.smart@gov.bc.ca

From: Katy Merrifield <Katy.Merrifield@gov.bc.ca>

Date: Wednesday, September 14, 2016 at 3:04 PM

To: Maclean Kay <Maclean.Kay@gov.bc.ca>, Stephen Smart <stephen.smart@gov.bc.ca>

Cc: Carter Mann <carter.mann@gov.bc.ca>, Jordan McPhee <Jordan.McPhee@gov.bc.ca>

Subject: RE: Housing Signage Options

Should we keep the same signage for consistency? Thoughts?

From: Kay, Maclean PREM:EX

Sent: Wednesday, September 14, 2016 3:01 PM

To: Smart, Stephen PREM:EX; Merrifield, Katy PREM:EX

Cc: Mann, Carter GCPE:EX; McPhee, Jordan PREM:EX

Subject: RE: Housing Signage Options

Don't think so



From: Smart, Stephen PREM:EX
Sent: Wednesday, September 14, 2016 3:00 PM
To: Merrifield, Katy PREM:EX
Cc: Mann, Carter GCPE:EX; McPhee, Jordan PREM:EX; Kay, Maclean PREM:EX
Subject: Re: Housing Signage Options

Didn't we for the 15% annct?

On Sep 14, 2016, at 2:52 PM, Merrifield, Katy PREM:EX <Katy.Merrifield@gov.bc.ca> wrote:

I like the language but have we used a hashtag in a podium sign before?

From: Smart, Stephen PREM:EX
Sent: Wednesday, September 14, 2016 2:12 PM
To: Mann, Carter GCPE:EX; McPhee, Jordan PREM:EX; Merrifield, Katy PREM:EX; Kay, Maclean PREM:EX
Subject: Housing Signage Options

Here are a few quick options... please send better suggestions if you have them

Investing in Affordable Housing #BCFirst

Taking Action on Housing #BCFirst

Taking Action on Affordable Housing #BCFirst

Stephen Smart
Press Secretary
Office of the Premier of British Columbia
Phone: (778) 389-6202
Email: stephen.smart@gov.bc.ca

From: Carter Mann <carter.mann@gov.bc.ca>
Date: Wednesday, September 14, 2016 at 1:37 PM
To: Stephen Smart <stephen.smart@gov.bc.ca>, Jordan McPhee <Jordan.McPhee@gov.bc.ca>, Katy Merrifield <Katy.Merrifield@gov.bc.ca>, Maclean Kay <Maclean.Kay@gov.bc.ca>
Subject: RE: 4457_Housing_PodiumSign

The email from the shop indicated the language had been approved. If you want something else, let me know.

From: Smart, Stephen PREM:EX
Sent: Wednesday, September 14, 2016 1:36 PM
To: Mann, Carter GCPE:EX; McPhee, Jordan PREM:EX; Merrifield, Katy PREM:EX; Kay, Maclean PREM:EX
Subject: Re: 4457_Housing_PodiumSign
Importance: High

Don't we want to incorporate #BCFirst messaging? I don't remember seeing podium options for this one.

Stephen Smart
Press Secretary
Office of the Premier of British Columbia
Phone: (778) 389-6202
Email: stephen.smart@gov.bc.ca

From: Carter Mann <carter.mann@gov.bc.ca>
Date: Wednesday, September 14, 2016 at 1:31 PM
To: Jordan McPhee <Jordan.McPhee@gov.bc.ca>, Stephen Smart <stephen.smart@gov.bc.ca>, Katy Merrifield <Katy.Merrifield@gov.bc.ca>, Maclean Kay <Maclean.Kay@gov.bc.ca>
Subject: FW: 4457_Housing_PodiumSign

For approval

Subject: Re: revised for approval

Date: Friday, September 16, 2016 at 9:23:20 AM Pacific Daylight Time

From: Smart, Stephen PREM:EX

To: Mann, Carter GCPE:EX

CC: McPhee, Jordan PREM:EX, Merrifield, Katy PREM:EX, Kay, Maclean PREM:EX

Approved. Thanks.

On Sep 16, 2016, at 9:22 AM, Mann, Carter GCPE:EX <Carter.Mann@gov.bc.ca> wrote:

This has to get to the printers asap

<4457_Housing_PodiumSign.pdf>

Subject: FW: FINAL- Invitation List for Sept 19th

Date: Friday, September 16, 2016 at 12:11:34 PM Pacific Daylight Time

From: Mann, Carter GCPE:EX

To: McPhee, Jordan PREM:EX, Smart, Stephen PREM:EX

Invite list for monday

Subject: RE: Draft itinerary - Housing

Date: Friday, September 16, 2016 at 12:28:38 PM Pacific Daylight Time

From: Mann, Carter GCPE:EX

To: McPhee, Jordan PREM:EX, Smart, Stephen PREM:EX, McPhee, Adam PREM:EX

CC: Wolford, Jessica GCPE:EX, Brendeland, Deb GCPE:EX, Dwivedi, Anish GCPE:EX, Gleeson, Kelly T GCPE:EX

Use this one instead

From: Mann, Carter GCPE:EX

Sent: Friday, September 16, 2016 12:28 PM

To: McPhee, Jordan PREM:EX; Smart, Stephen PREM:EX; McPhee, Adam PREM:EX

Cc: Wolford, Jessica GCPE:EX; Brendeland, Deb GCPE:EX; Dwivedi, Anish GCPE:EX; Gleeson, Kelly T GCPE:EX

Subject: Draft itinerary - Housing

Attached is the draft itinerary for Monday's housing announcement.

Affordable Housing for British Columbians

George Derby Centre
7550 Cumberland St., Burnaby
Note: entrance is via 8601 16th Ave.

Date: Monday, September 19th

Podium: Yes

Arrival Time: 1:45 PM

Dress: Business

Event Summary: Premier announces new funding to support construction of affordable housing units in the Lower Mainland

Action/Visual: Premier at podium with construction site visual in background. Six poster boards on easels complement the shot.

Venue Audience: Industry stakeholders, NGOs, media

Other VIPs: Bill Osborne, VP Derby Manor Society

MLAs attending: Minister of Natural Gas Development and Housing Rich Coleman
MLA Richard Lee

Media Relations: Stephen Smart, Premier's Press Secretary
Dial In info: TBD

Time	Event Itinerary
11:00 am	Carter and SW AV on site for setup
1:45 PM	Premier arrives and is greeted by Carter Mann. s.15
1:50 PM	Pre-briefing led by Carter Mann including: <ul style="list-style-type: none">- Premier- Minister Coleman- Richard Lee- Bill Osborne
1:55 PM	Premier and official party proceed from hold to event site Note: walk is approx. 200m outdoors and strong likelihood of rain
2:00 PM	Minister Coleman welcomes guests and introduces Premier
2:03 PM	Premier delivers remarks
2:08 PM	Bill Osborne delivers remarks
2:11 PM	Photo-op with platform party holding podium sign with construction visual in background
2:13 PM	Media availability moderated by Stephen Smart
2:23 PM	Media availability concludes. Premier departs

Contacts:

Subject: RE: Housing location

Date: Friday, September 16, 2016 at 4:04:24 PM Pacific Daylight Time

From: Mann, Carter GCPE:EX

To: Smart, Stephen PREM:EX

No not yet

From: Smart, Stephen PREM:EX

Sent: Friday, September 16, 2016 4:02 PM

To: Mann, Carter GCPE:EX

Subject: Housing location

Hey... did you already send me all of the info I need for the housing MA?

S.

Stephen Smart

Press Secretary

Office of the Premier of British Columbia

Phone: (778) 389-6202

Email: stephen.smart@gov.bc.ca

Subject: Favour...

Date: Friday, September 16, 2016 at 4:28:50 PM Pacific Daylight Time

From: Smart, Stephen PREM:EX

To: Wolford, Jessica GCPE:EX

Hey Jessica,

Apologies for the late request... I've gotten swamped with a few other things that need to be done today. Are you able to ask the housing folks to draft up an MA for Monday's event. I can tweak it, but if they can get a draft done, that would be a huge help.

Doable?

S.

Stephen Smart

Press Secretary

Office of the Premier of British Columbia

Phone: (778) 389-6202

Email: stephen.smart@gov.bc.ca

Subject: RE: Revised Housing NR

Date: Sunday, September 18, 2016 at 8:51:07 AM Pacific Daylight Time

From: Wolford, Jessica GCPE:EX

To: Chin, Ben PREM:EX; Smart, Stephen PREM:EX

CC: Mills, Shane PREM:EX; Merrifield, Katy PREM:EX; Fraser, John Paul GCPE:EX

Revised

From: Chin, Ben PREM:EX

Sent: Sunday, September 18, 2016 8:00 AM

To: Wolford, Jessica GCPE:EX; Smart, Stephen PREM:EX

Cc: Mills, Shane PREM:EX; Merrifield, Katy PREM:EX; Fraser, John Paul GCPE:EX

Subject: Re: Revised Housing NR

Much better but let's say:

This is in addition to 355 announced in feb

Let's simplify/shorten bullet one and take out words like 'entities' to 'a 15 per cent tax on foreign purchasers of residential real estate in Metro van'

Ben Chin
Executive Director
Communications and Issues Mgmt
Office of Premier Christy Clark
250.588.3113

Sent from my BlackBerry 10 smartphone on the Rogers network.

From: Wolford, Jessica GCPE:EX

Sent: Sunday, September 18, 2016 7:49 AM

To: Chin, Ben PREM:EX; Smart, Stephen PREM:EX

Cc: Mills, Shane PREM:EX; Merrifield, Katy PREM:EX; Fraser, John Paul GCPE:EX

Subject: Revised Housing NR

For approval

Subject: Re: MA

Date: Sunday, September 18, 2016 at 3:28:04 PM Pacific Daylight Time

From: Smart, Stephen PREM:EX

To: Wolford, Jessica GCPE:EX

Not at all. I will flip you dial-in info.

On Sep 18, 2016, at 3:27 PM, Wolford, Jessica GCPE:EX <Jessica.Wolford@gov.bc.ca> wrote:

Sorry nothing yet - I will be back to my computer in about 45... Sorry for delay

Sent from my iPhone

On Sep 18, 2016, at 3:14 PM, Smart, Stephen PREM:EX <Stephen.Smart@gov.bc.ca> wrote:

Hey Jess,

Have the housing folks come up with an MA for tomorrow yet or should I do that this afternoon? Just don't want to double up.

Thanks,

S.

Stephen Smart

Press Secretary

Office of the Premier of British Columbia

Phone: (778) 389-6202

Email: stephen.smart@gov.bc.ca

Subject: Re: MEDIA ADVISORY - Office of the Premier and Ministry of Natural Gas and Housing - Burnaby
Date: Sunday, September 18, 2016 at 9:59:04 PM Pacific Daylight Time
From: Smart, Stephen PREM:EX
To: Boudreau, Marc GCPE:EX
CC: Mann, Carter GCPE:EX; Wolford, Jessica GCPE:EX

Sure. That works. Thanks!

On Sep 18, 2016, at 9:52 PM, Boudreau, Marc GCPE:EX <Marc.Boudreau@gov.bc.ca> wrote:
I have something in the queue for 9 AM already. Would it be OK if we did 8:45?

-----Original Message-----

From: Smart, Stephen PREM:EX
Sent: Sunday, September 18, 2016 9:46 PM
To: Boudreau, Marc GCPE:EX
Cc: Mann, Carter GCPE:EX; Wolford, Jessica GCPE:EX
Subject: Re: MEDIA ADVISORY - Office of the Premier and Ministry of Natural Gas and Housing - Burnaby
So sorry to keep you waiting. Let's set this for 9 AM distribution please. Good to go.

On Sep 18, 2016, at 7:54 PM, Boudreau, Marc GCPE:EX <Marc.Boudreau@gov.bc.ca> wrote:

No worries, I am standing by

-----Original Message-----

From: Smart, Stephen PREM:EX
Sent: Sunday, September 18, 2016 7:53 PM
To: Boudreau, Marc GCPE:EX
Cc: Mann, Carter GCPE:EX; Wolford, Jessica GCPE:EX
Subject: Re: MEDIA ADVISORY - Office of the Premier and Ministry of Natural Gas and Housing - Burnaby

Sorry to keep you waiting Marc. Slight delay on our end. The content looks great, just waiting to hear about one thing before we green light. Will get back to you ASAP.

On Sep 18, 2016, at 7:17 PM, Boudreau, Marc GCPE:EX <Marc.Boudreau@gov.bc.ca> wrote:

Thanks Carter, I sent around a proof copy awhile ago, once I get final approval from Stephen as well I'll queue this up. I've attached it here as well.

Marc

778 677-4864

From: Mann, Carter GCPE:EX
Sent: Sunday, September 18, 2016 7:02 PM
To: Smart, Stephen PREM:EX
Cc: Wolford, Jessica GCPE:EX; GCPE Editors
Subject: Re: MEDIA ADVISORY - Office of the Premier and Ministry of Natural Gas and Housing - Burnaby

I've been out all afternoon and my battery died. Looks fine to me.

Sent from my iPhone

On Sep 18, 2016, at 18:44, Smart, Stephen PREM:EX <Stephen.Smart@gov.bc.ca> wrote:

Not hearing any objections from Carter... Sending to the editors now for 7am delivery Monday morning Province-wide.

Thanks!

-

Sept. 19, 2016

MEDIA ADVISORY - Office of the Premier and Ministry of Natural Gas and Responsible for Housing

BURNABY - Join Premier Christy Clark and Natural Gas and Housing Minister Rich Coleman for a special

announcement regarding housing affordability.

Event Date: Monday, Sept. 19, 2016

Start time: 2 p.m.

Media asked to arrive by 1:45pm

Location:

George Derby Centre

7550 Cumberland St.

Burnaby

Special Instructions:

Event site can be accessed off 16th at 8601 16th Ave.

For media unable to attend the event in person, a listen-only dial in is available for the 2 p.m. announcement.

Dial in: 1 877 353-9184 or 604 681-0260 (Lower Mainland) Participant

Pass Code: s.15

Media contacts:

Stephen Smart

Press Secretary

Office of the Premier

778 389-6202

<HousingAnnouncement - Sept. 19.pdf>

<HousingAnnouncement - Sept. 19.docx>

Affordable Housing for British Columbians

George Derby Centre
7550 Cumberland St., Burnaby
Note: Media and guest entrance is via 8601 16th Ave.

Date: Monday, September 19th
Podium: Yes

Arrival Time: 2:00 PM
Dress: Business

Event Summary: Premier and Minister Coleman announce new funding to support construction of affordable housing units in the Lower Mainland

Action/Visual: Premier at podium with construction site visual in background. Six poster boards on easels complement the shot.

Venue Audience: Industry stakeholders, NGOs, media

Other VIPs: Bill Osborne, VP Derby Manor Society

MLAs attending: Minister of Natural Gas Development and Housing Rich Coleman
MLA Richard Lee

Media Relations: Stephen Smart, Premier's Press Secretary
Dial In info: 604-681-0260 Vancouver
1-877-353-9184 from Canada and USA
Participant Passcode: s.15

Time	Event Itinerary
11:00 am	Carter and SW AV on site for setup
2:00 PM	Premier arrives and is greeted by Carter Mann. Premier proceeds to Town Hall s.15 where residents are engaging in afternoon tea. Premier has opportunity to circulate and chat with residents
2:15 PM	Premier proceeds to s.15 for pre-brief s.15
2:16 PM	Pre-briefing led by Carter Mann including: <ul style="list-style-type: none"> - Premier - Minister Coleman - Richard Lee - Bill Osborne
2:20 PM	Premier and official party proceed from hold to event site Note: walk is approx. 200m outdoors across paved parking lot and strong likelihood of rain Note: a 30x30 tent has been sourced to cover the event site
2:25 PM	Minister Coleman positions at podium and welcomes guests, introduces Premier
2:28 PM	Premier delivers remarks
2:33 PM	Bill Osborne delivers remarks
2:35 PM	Photo-op with platform party holding podium sign with construction visual and posters on easels in background
2:37 PM	Media availability moderated by Stephen Smart
2:47 PM	Media availability concludes. Premier departs

Contacts:

Rhonda Morris, BC Housing
s.17

Adam Young, SW AV
s.17

Events Coordinator – Carter Mann
Phone Number: s.17
Last updated: 2016-10-06 2:14 pm

Page 1 of 1

Subject: Re: <no subject>

Date: Monday, September 19, 2016 at 9:22:37 AM Pacific Daylight Time

From: Smart, Stephen PREM:EX

To: Olivier, Cassidy

Hey man.... Sure. Here you go.

Sept. 19, 2016

MEDIA ADVISORY – Office of the Premier and Ministry of Natural Gas and Responsible for Housing

BURNABY – Join Premier Christy Clark and Natural Gas and Housing Minister Rich Coleman for a special announcement regarding housing affordability.

Event Date: Monday, Sept. 19, 2016

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Media asked to arrive by 1:45pm

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Burnaby

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Dial in: 1 877 353-9184 or 604 681-0260 (Lower Mainland)

Participant Pass Code: s.15

Media contacts:

Stephen Smart

Press Secretary

Office of the Premier

778 389-6202

Stephen Smart

Press Secretary

Office of the Premier of British Columbia

Phone: (778) 389-6202

Email: stephen.smart@gov.bc.ca

From: "Olivier, Cassidy" <colivier@postmedia.com>

Date: Monday, September 19, 2016 at 9:20 AM

To: Stephen Smart <stephen.smart@gov.bc.ca>

Subject: <no subject>

Good morning Stephen: are you able to flip me the advisory regarding this afternoon's announcement?

Thanks,

CASSIDY OLIVIER

REPORTER - ASSIGNMENT EDITOR
Vancouver Sun | The Province

T: 604.605.2028

C: 778.877.0632

#1 – 200 Granville Street

Vancouver, BC V6C 3N3

colivier@postmedia.com



The Province

 POSTMEDIA

Subject: RE: CKNW: Renouf - housing announcement

Date: Monday, September 19, 2016 at 9:59:36 AM Pacific Daylight Time

From: Mills, Shane PREM:EX

To: Smart, Stephen PREM:EX

- The decisions around allowing rental buildings to be demolished and redeveloped are up to the property owners.
- What the Province can do is work with local governments to develop affordable housing.
- We can do that in cases where we have local governments that are willing to work with us to be part of the solution.
- That approach is working well in Vancouver, Langley, Nanaimo and other jurisdictions, where municipalities have stepped up with land so we can work together on affordable housing.
- In the case of Burnaby, the Province has been at the table ready to develop affordable housing there for a long time.
- BC's Residential Tenancy Act requires landlords to follow specific rules before issuing a notice to end tenancy for demolition of the rental unit.
- Landlords must have all the necessary municipal permits and approvals in place before they can issue a notice to tenants.
- When undertaking demolition of a rental unit, landlords must:
 - Have necessary permits before issuing a notice to end tenancy;
 - Give two months' notice; and
 - Compensate the tenant with an extra payment of one month's rent.
- Municipalities control zoning and bylaws, and in the past have asked that developers provide replacement of rental units prior to granting zoning approval for new projects.

From: Smart, Stephen PREM:EX

Sent: Monday, September 19, 2016 9:50 AM

To: Mills, Shane PREM:EX

Subject: FW: CKNW: Renouf - housing announcement

Flagging the demo-victions reference. Do we have messaging on that?

From: "tno@gov.bc.ca" <tno@gov.bc.ca>

Date: Monday, September 19, 2016 at 9:47 AM

Subject: CKNW: Renouf - housing announcement

CKNW (Vancouver)

19-Sep-2016 09:31

Copyright

Page 126

Withheld pursuant to/removed as

Copyright

Kay, Maclean PREM:EX

From: Kay, Maclean PREM:EX
Sent: Wednesday, September 14, 2016 3:01 PM
To: Smart, Stephen PREM:EX; Merrifield, Katy PREM:EX
Cc: Mann, Carter GCPE:EX; McPhee, Jordan PREM:EX
Subject: RE: Housing Signage Options

Don't think so



From: Smart, Stephen PREM:EX
Sent: Wednesday, September 14, 2016 3:00 PM
To: Merrifield, Katy PREM:EX
Cc: Mann, Carter GCPE:EX; McPhee, Jordan PREM:EX; Kay, Maclean PREM:EX
Subject: Re: Housing Signage Options

Didn't we for the 15% annct?

On Sep 14, 2016, at 2:52 PM, Merrifield, Katy PREM:EX <Katy.Merrifield@gov.bc.ca> wrote:

I like the language but have we used a hashtag in a podium sign before?

From: Smart, Stephen PREM:EX
Sent: Wednesday, September 14, 2016 2:12 PM
To: Mann, Carter GCPE:EX; McPhee, Jordan PREM:EX; Merrifield, Katy PREM:EX; Kay, Maclean PREM:EX
Subject: Housing Signage Options

Here are a few quick options... please send better suggestions if you have them

Investing in Affordable Housing #BCFirst

Taking Action on Housing #BCFirst

Taking Action on Affordable Housing #BCFirst

Stephen Smart

Press Secretary

Office of the Premier of British Columbia

Phone: (778) 389-6202

Email: stephen.smart@gov.bc.ca

From: Carter Mann <carter.mann@gov.bc.ca>

Date: Wednesday, September 14, 2016 at 1:37 PM

To: Stephen Smart <stephen.smart@gov.bc.ca>, Jordan McPhee <Jordan.McPhee@gov.bc.ca>, Katy Merrifield <Katy.Merrifield@gov.bc.ca>, Maclean Kay <Maclean.Kay@gov.bc.ca>

Subject: RE: 4457_Housing_PodiumSign

The email from the shop indicated the language had been approved. If you want something else, let me know.

From: Smart, Stephen PREM:EX

Sent: Wednesday, September 14, 2016 1:36 PM

To: Mann, Carter GCPE:EX; McPhee, Jordan PREM:EX; Merrifield, Katy PREM:EX; Kay, Maclean PREM:EX

Subject: Re: 4457_Housing_PodiumSign

Importance: High

Don't we want to incorporate #BCFirst messaging? I don't remember seeing podium options for this one.

Stephen Smart

Press Secretary

Office of the Premier of British Columbia

Phone: (778) 389-6202

Email: stephen.smart@gov.bc.ca

From: Carter Mann <carter.mann@gov.bc.ca>

Date: Wednesday, September 14, 2016 at 1:31 PM

To: Jordan McPhee <Jordan.McPhee@gov.bc.ca>, Stephen Smart <stephen.smart@gov.bc.ca>, Katy Merrifield <Katy.Merrifield@gov.bc.ca>, Maclean Kay <Maclean.Kay@gov.bc.ca>

Subject: FW: 4457_Housing_PodiumSign

For approval

Kay, Maclean PREM:EX

From: Kay, Maclean PREM:EX
Sent: Friday, September 16, 2016 3:01 PM
To: Wolford, Jessica GCPE:EX; Merrifield, Katy PREM:EX
Subject: RE: Draft quote - Monday Announcement

"This is another significant step towards helping more people find an affordable place to live," said Premier Christy Clark. "Thanks to our growing, diverse economy, we're able to make the largest affordable housing investment in one year by any province in Canadian history, and we will continue to work with community partners and all levels of government to keep putting British Columbians first."

From: Wolford, Jessica GCPE:EX
Sent: Friday, September 16, 2016 11:24 AM
To: Merrifield, Katy PREM:EX; Kay, Maclean PREM:EX
Subject: Draft quote - Monday Announcement

Hi all, quote for Monday's NR below for approval.

"Today's announcement builds on our recent \$355 million investment and is another significant step towards helping more people find an affordable place to live," said Premier Christy Clark. "We will continue to work with all levels of government and our community partners to ensure British Columbians are first in line for affordable housing." **DRAFT**

Jessica Wolford
Executive Director, Corporate Priorities
Government Communications and Public Engagement
Government of British Columbia
C: 250.213.3710

We're here today to take action on affordable housing with the largest investment in a single year by any province in Canada...

An investment of \$500 million to increase the supply.

\$300 million for innovative housing projects built over the next year...

And \$200 million for construction financing.

Altogether, this will create another 2,900 affordable rental units throughout B.C.

This is on top of the \$355 million announced in the budget to construct and renovate another 2,000 new affordable housing units across the province.

We're taking a variety of approaches, including buying existing buildings as well as new construction.

But no matter what kind of building, we will focus on helping those who most need affordable housing:

- Low and moderate-income renters;
- Youth and students;
- Adults with developmental disabilities;
- Seniors;
- Aboriginal people;
- Single mothers;

This is a major investment. Here's how we're paying for it:

- The Housing Priority Initiatives Special Account we created two months ago;
- Revenue generated by the additional 15% property transfer tax paid by foreign buyers.
- But mostly because we have our house in order, with four consecutive balanced budgets, and Canada's leading economy.

That's what gives us the ability to make investments like this. To put British Columbians first.

The man responsible for this is right here. Over 15 years, Rich Coleman has overseen a massive investment in affordable housing:

- This year, more than 104,000 B.C. households will benefit from provincial social housing programs and services.
- Since 2001, we have invested \$4.8 billion to provide affordable housing for low-income individuals, seniors and families.

We are not done. There's more to come, based on 6 principles I outlined earlier this year:

- Increase housing supply
- Link communities together with smart transit investments
- Support first-time home buyers
- Protect consumers from shady practices
- Increase rental supply
- And most of all, keep the dream of home ownership within the reach of BC's middle class.