

**Reviews needed:**

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## Speaking notes for tomorrow

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From: Machell, Aileen PREM:EX  
To: Salter, Shannon PREM:EX <Shannon.Salter@gov.bc.ca>  
Sent: November 21, 2022 1:58:24 PM PST  
Attachments: 20221122\_SN\_PDE\_Housing Central conference.docx

Hi Shannon,

The announcement is on page 13. I'll send a news release when it's ready.

Essentially, the issue requires a standalone ministry and the resources dedicated to it. More details to come.

Thanks,

Aileen

**Aileen Machell**

Communications Director, Office of the Premier

*Pronouns: she/her*

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## **SPEAKING NOTES**

### **Housing Central Conference**

**November 22, 2022**

#### **Headline**

*Secure, affordable housing the key to a prosperous future for all, Premier David Eby said*

#### **Quote**

*“Housing is basic to everyone’s wellbeing,” said Premier David Eby. “Every British Columbian deserves the opportunity for a decent home. A home they can afford. A secure, affordable home allows people to plan for the future. As premier, I am committed to delivering real, concrete results in housing. I expect results that people will see in their lives.”*

#### **Audience**

- 1,400 attendees engaged in non-profit community housing sector at Sheraton Wall Centre, Vancouver
- Housing Central conference partners include BC Non-Profit Housing Association, the Aboriginal Housing Management Association, and the Co-operative Housing Federation of BC

#### **Format**

- Remarks followed by Q-and-A in a 20-minute session

*Speaking notes begin on the next page*



## **Opening**

- Territorial acknowledgement to Musqueam, Squamish, and Tsleil-Waututh peoples.
- Thank you to organizers and attendees for invitation
- Thank them for what they do in creating homes
- Everyone deserves opportunity for a decent home

## **Veronica anecdote**

- Tenants evicted from condemned building in Downtown Eastside, met tenant Veronica
- Building worth more to slumlord empty than with tenants
- Province eventually bought building, turned it in into shelter for women and children fleeing domestic violence
- Building named after Veronica

## **Bold action**

- Yesterday introduced legislation to deliver more homes – and deliver them faster – to British Columbians
- These next steps build on our ambitious 10-year, \$7-billion housing program

## **Rental Housing Acquisition Fund**

- A half-billion dollars in capital funding could jumpstart a rental housing acquisition strategy
- Right-of-first refusal will assist non-profits in preserving affordable rental housing

## **Standalone Housing Ministry**

- Standalone housing ministry
- Full resources and dedication

## **Conclusion**

- A lot changed when I had kids
  - Their future. Future for all British Columbians
- My vision of B.C. is where everyone can build a good life

- Afford a home, start a family
- Opportunities to pursue your dreams
- We learned from pandemic that going it alone does not work
- By working together, we solve problems
- So much more to do
- Thank you!

Good afternoon.

I am pleased to be joining you on the territory of the Musqueam, Squamish, and Tsleil-Waututh peoples.

Thank you for the invitation to speak today.

Thank you, as well, for all you do to provide housing for people.

Let me tell you, these have been a busy first few days as premier.

We are immediately addressing some of the big challenges the people of the province face in affordability, public safety, and health care.

At the same time, we are determined to alleviate the housing crisis.

Housing is basic to everyone's wellbeing.

Every British Columbian deserves the opportunity for a decent home.

A home they can afford.

A secure, affordable home allows people to plan for the future, especially young people

For seniors, a secure, affordable home means they don't have to choose between rent and groceries.

From my first days as a lawyer, I have worked to protect homes from real estate speculators.

#### VERONICA ANECDOTE

I was working in the Downtown Eastside when I got a call about a building being condemned.

The tenants were being evicted with no notice and no place to go.

I rushed down there. I met one of them, Veronica, on the sidewalk.

The slumlord owner had allowed the building to deteriorate.

The Fire Department was doing the right thing. The building was unsafe.

When it was shut down, the owner raced off to the hardware store to buy supplies.

Not for repairs. But to board it up.

It was worth more to him vacant and condemned.

All I could do as a lawyer was to use the laws of the day and get a little bit of money for the tenants.

It didn't get them their house back. They were left homeless.

It was unfair.

That was one of the reasons why I got into politics. As Minister of Housing, we were able to buy that very same building.

We opened it for women and children fleeing violence.

It is called Veronica's Block.

*[Pause]*

## BOLD ACTION

Many of you will have stories about providing homes and changing lives.

British Columbia is a place of great prosperity and much opportunity.

Yet peoples' dreams of getting ahead are stymied by a lack of affordable housing.

The housing crisis is hurting people and holding back our economy.

Too many middle-income families are forced into long commutes, or even into leaving their communities. As we all know, the symptoms of the crisis are most acute for those who are unhoused.

Big problems demand bold action.

Yesterday, we introduced legislation to deliver more homes – and deliver them faster – for British Columbians.

We will be working with municipalities to ensure the right housing is being built in the right places.

We will work in partnership with municipalities to set targets.

We'll be there for communities, as they work to meet these targets.

That includes tools and resources to help them speed up their local approval process.

That will help shrink the gap between demand and supply.

We will also remove rental restrictions and limit age-restriction bylaws in strata housing.

In today's market,



it is no longer acceptable to deny people housing because they have children or because they are a renter.

We hear too many stories of couples who live in buildings with 19+ age restrictions and the moment they have a child, they are forced to move.

There are also an estimated 300,000 strata units in B.C. that may still fall under rental bans.

Some of these strata units, the owner may want to rent it out, but they are prevented from doing so because of strata bylaws..

By removing rental restrictions and limiting age-restriction bylaws in strata housing,

We expect this step will bring thousands of strata units back onto the market as homes for people.

However, we will continue to preserve 55+ age restrictions on buildings to protect seniors' housing.

These latest moves build on our earlier efforts.

A 10-year, \$7-billion housing plan is the most ambitious in the province's history.

We've built or started work on 36,000 new homes.

With many more to come.

At the same time, the pressures are relentless.

More people are moving to British Columbia to take advantage of our economic opportunities.

The market is driving up rents to ridiculous heights, a problem made worse by international corporations buying up apartment buildings.

This has made life tougher and more expensive for seniors, students, and middle-class families.

People are being priced out. They are moving farther away from their jobs, their schools, and their friends and family.

We need to secure affordable housing by partnering with the non-profit sector.

## RENTAL HOUSING ACQUISITION FUND

We need to protect tenants who are being displaced when their rental buildings are sold to big corporations.

During my leadership campaign, I proposed a \$500 million capital fund – to jumpstart a rental housing acquisition strategy.

This will allow non-profits to purchase a rental building when it is listed for sale.

We are reviewing all options.

This might include innovative options like support in obtaining private financing.

We will also explore ways of ensuring tenants are not displaced.

One answer to multinational corporations buying apartment blocks would be to create a right-of-first

refusal for non-profit housing bodies so these at-risk homes can be secured as affordable renters' housing.

## STANDALONE HOUSING MINISTRY

Another aspect you can expect to see from my government will be the creation of a standalone housing ministry.

The housing crisis deserves the attention of a full ministry and the resources that come with it.

## CONCLUSION

I have told British Columbians they can expect urgent action on all fronts.

Housing has been a passion of mine for a long time.

People from all over Canada and from around the world are coming to B.C. in record numbers.

They see the same opportunity I did many years ago, when I decided to stay in Vancouver to build a life here.

I worked hard and was able to grow my career, start a family...

and eventually buy a home.

I was able to build a good life here in B.C.

For many people today, this feels out of reach.

I am determined to change that.

As premier, I am committed to delivering real, concrete results.

I expect results that people will see in their lives.

We did not get to this crisis overnight.

We will not get out of it overnight.

We are taking many actions simultaneously to protect affordable housing that already exists, and to ensure more affordable housing is built.

We are doing this in a spirit of collaboration.

If the pandemic taught us one lesson, it is that going it alone does not work.

By working together, we will find solutions to the housing crisis.

And we will.

We must.

Thank you.

## News release - housing ministry

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From: Machell, Aileen PREM:EX  
To: Salter, Shannon PREM:EX <Shannon.Salter@gov.bc.ca>  
Sent: November 21, 2022 2:18:20 PM PST  
Attachments: 20221122\_NR Standalone Housing Ministry.1.docx

Hi Shannon,  
Here's the draft news release for tomorrow. Thanks!

**Aileen Machell**

Communications Director, Office of the Premier

*Pronouns: she/her*

250-361-5381

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## Governance/structure

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From: Sanford, Donna L PREM:EX <Donna.Sanford@gov.bc.ca>  
To: Salter, Shannon PREM:EX <Shannon.Salter@gov.bc.ca>, Smith, Matt PREM:EX <Matt.Smith@gov.bc.ca>  
Cc: Magee-TR, Mike PREM:EX <LP036.Transition@gov.bc.ca>  
Sent: November 26, 2022 4:50:10 PM PST  
Attachments: Authorities and governance climate + housing.docx  
Hi Shannon and Matt. Mike and I have connected on a couple of governance/structural aspects of ministries. Please see attached – hope this is helpful as decisions are taken.

Happy to discuss any of this.

Donna

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STRICTLY CONFIDENTIAL

As of Nov 7, 2022: Ministries, Ministers of State and Parliamentary Secretaries  
Re: support for mandate letter development

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Three new ministries (titles to be confirmed):

1. Ministry of Housing
  - To include DAPR items
2. Ministry of Emergency Management and Climate Resilience
3. Minister of State for name TBD but addressing <sup>s.13</sup>  
<sup>s.13</sup> foreign credentials, training and other supports for new arrivals to  
BC, TFW. <sup>s.13</sup>  
<sup>s.13</sup> This Minister of State will be  
under AEST.

Heads ups:

- The three current Ministers of State expected to remain.
- Existing Parliamentary Secretaries likely to shift around.

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| <b>bMinistry Mandate bullets for:</b> | <b>Housing</b>                              |
|                                       | s.13  |
|                                       | <b>Parl Secretary for Rural Development</b> |

Few issues are as central to our government's goal of ensuring British Columbia is a place where everyone can make a home as the need for housing itself. Our province is growing quickly – 100,000 people moved here last year, setting a 50-year record. This year, we expect similar growth. Coupled with seniors looking for affordable homes, young people looking to leave their parents' home and start life independently, and people moving to smaller communities to work remotely, demand for housing has never been higher in our province – and supply is not keeping up. We need more housing of all kinds, and urgently – but we can't do it alone. This work will require the partnership of municipalities, the Federal Government, First Nations, non-profit organizations, private landlords, tenants, community members and homebuilders. Our government has already led unprecedented affordable and social housing initiatives, and yet we need to do more.

Historically governments used to build housing for the middle class. Building homes for soldiers returning from war and their families was the start of the federal housing agency – Canada Mortgage and Housing Corporation. Tax credits drove the building of rental housing across the province through federal programs. Co-ops were funded through innovative programs fifty years ago – but now their leases are coming up.

While expanding our work to build housing for those living in the parks and on the sidewalks in our communities, we must take strong steps to get involved in delivering attainable middle-class housing for families who call our province home, for those who want to call our province home, for the people who make our province run every day, and for the seniors who helped build our province. We will face challenges in this work, but people expect us to do even more, and we must deliver for them.

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| Since 2020 our government has made considerable progress on important initiatives including...   |
| Ongoing delivery of the 10-year housing plan to build more affordable housing, including: investing \$2 billion in Housing Hub projects to build more affordable housing, passing the <i>Housing Supply Act</i> and amendments to the <i>Strata Property Act</i> to make sure housing keeps up with our growing population, capping annual rent increases below inflation, and preventing renovations. |
| Providing additional funding in Budget 2022 to prevent and address homelessness.   |

#### Yellow: Most recent edits/additions

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| As you continue to make progress on housing items in the 2020 mandate letter, over the remaining period of this mandate I expect you to prioritize the following:  |
| <ul style="list-style-type: none"> <li>Lead work to deliver the refreshed housing strategy with new initiatives that build on work already underway in urban, rural, remote and Indigenous communities. This strategy should: <ul style="list-style-type: none"> <li>establish BC Builds to build housing for middle-income families, individuals and seniors;</li> <li>ensure timely resolution of landlord / tenant disputes;</li> <li>establish a rental housing acquisition fund with support from the Ministry of Finance;</li> </ul> </li> </ul> |

|      |   |
|------|---|
|      | <ul style="list-style-type: none"> <li>• introduce legislation establishing new tools for local governments to help them better regulate short term rentals in their communities;</li> <li>• introduce laws to legalize secondary suites province-wide and expand the number of units allowed to be built in cities using single-family home development permit processes; and</li> <li>• include an effective flipping tax to fight increased costs caused by short-term flipping by investors.</li> </ul> |
|      | <ul style="list-style-type: none"> <li>• Work with Indigenous partners to identify and deliver on Indigenous housing priorities for the province</li> </ul>   |
|      | <ul style="list-style-type: none"> <li>• Lead work across government to simplify and speed up provincial housing approval processes, working towards ‘one-stop’ provincial permitting – and support municipalities to streamline development approvals through the continued implementation of the Development Approvals Process Review, with support from the Ministry of Municipal Affairs.</li> </ul>  |
|      | <ul style="list-style-type: none"> <li>• Implement the <i>Housing Supply Act</i> to work with municipalities facing the highest housing needs to set housing targets and fast-track construction and redevelopment of affordable homes for people with a range of incomes.</li> </ul>   |
|      | <ul style="list-style-type: none"> <li>• Support the Minister of Transportation and Infrastructure to implement transit-oriented development to advance sustainable communities along transit corridors to help achieve our housing and affordability goals, including targets for non-market units and non-profit housing.</li> </ul>  |
|      | <ul style="list-style-type: none"> <li>• Lead government’s work to better coordinate services to deliver improved outcomes for people living in Vancouver’s Downtown Eastside, with support external partners and the ministers of Mental Health and Addictions, Social Development and Poverty Reduction, and Public Safety and Solicitor General, and others.</li> </ul>  |
|      | <ul style="list-style-type: none"> <li>• Expand on the new homelessness supports launched in Budget 2022, including long-term housing to address encampments.</li> </ul>  |
|      |   |
| s.13 | <ul style="list-style-type: none"> <li>•</li> </ul>   |