

August 22<sup>nd</sup>, 2019

Shayne Ramsay, CEO  
BC Housing Management Commission  
1701- 4555 Kingsway  
Burnaby BC V5H 4V8

Dear Shayne:

**Re: Addendum – Schedule B.1 to be added to the CMHC – British Columbia Bilateral Agreement under the 2017 National Housing Strategy effective April 1, 2018 (“NHS Bilateral Agreement”)**

The attached Schedule B.1: Initiative 3 - Canada – British Columbia Housing Benefit shall be added as an Addendum to the existing Schedule B: BCHMC-Delivered Initiatives (CMHC-Funded) under the 2017 NHS Bilateral Agreement pursuant to subparagraphs 1.2 and 15.3 of the Agreement. In accordance with Schedule B.1, the Parties will work collaboratively and mutually agree to the co-design and Targets and Outcomes of the Housing Benefit, which shall be implemented starting April 1, 2020.

Please confirm your agreement by signing this Addendum in duplicate and returning both original copies to CMHC. Upon receiving the copies, CMHC will sign both copies and return an original to you. Upon your receipt of the original copies, please ensure that this letter and the attached Addendum Schedule B.1 for Initiative 3 – Canada – British Columbia Housing Benefit is appended to the NHS Bilateral Agreement (the original and all copies). This Addendum will come into effect once both Parties have signed.

Sincerely,

A handwritten signature in cursive script that reads "Romy Bowers".

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Romy Bowers,  
SVP, Client Solutions

cc. Evan Siddall, President & Chief Executive Officer, CMHC

Attachment: Addendum – Schedule B.1: Initiative 3 – Canada Housing Benefit

**IN WITNESS WHEREOF**, the Parties have duly executed this Agreement.

CANADA MORTGAGE AND HOUSING CORPORATION

per: *Romy Bowers*  
Romy Bowers,  
SVP, Client Solutions

*[Signature page for the Addendum – Schedule B.1: Initiative 3 - Canada – British Columbia Housing Benefit under the 2017 National Housing Strategy between Canada Mortgage and Housing Corporation and British Columbia Housing Management Commission]*

**IN WITNESS WHEREOF**, the Parties have duly executed this Agreement.

BRITISH COLUMBIA HOUSING MANAGEMENT COMMISSION

per:   
\_\_\_\_\_  
Shayne Ramsay  
Chief Executive Officer

*[Signature page for the Addendum – Schedule B.1: Initiative 3 - Canada – British Columbia Housing Benefit under the 2017 National Housing Strategy between Canada Mortgage and Housing Corporation and British Columbia Housing Management Commission]*

**CMHC- BRITISH COLUMBIA  
BILATERAL AGREEMENT UNDER THE 2017 NATIONAL HOUSING STRATEGY**

**SCHEDULE B BCHMC – DELIVERED INITIATIVES (CMHC-FUNDED)  
ADDENDUM – SCHEDULE B.1: INITIATIVE 3 – CANADA – BRITISH COLUMBIA HOUSING  
BENEFIT  
EFFECTIVE AS OF APRIL 1, 2020**

	<b>INITIATIVE</b>	<b>OBJECTIVE</b>
3	Canada – British Columbia Housing Benefit	<p>CMHC and BCHMC have agreed, in accordance with the FPT Housing Partnership Framework and NHS Principles, to co-develop and cost-share the Canada – British Columbia Housing Benefit (“HB”) based on the federal HB themes and local housing affordability challenges as described in the Action Plan.</p> <p>Recognizing the regional needs and priorities within BCHMC, the HB will provide direct affordability support to households in Housing Need in order to eliminate or significantly reduce Housing Need in accordance the agreed-to Targets and Outcomes.</p> <p>BCHMC is responsible for delivering the HB and shall be implemented starting April 1, 2020.</p> <p><b>Proponent Type:</b> The HB shall be paid directly to, or on behalf of, households in Housing Need in accordance with the mutually agreed-to Action Plan.</p>

1. This Schedule B.1 sets out the terms and conditions applicable to the HB.
2. All provisions of the Agreement apply to the Initiative in section 1 of this Schedule B.1, except as otherwise stated in the Agreement. Having regard to the co-development of the HB with a view to addressing local housing affordability challenges in British Columbia, the Parties agree that section 12.1 (Equality of Treatment) of the Agreement applies to the Initiative in section 1 of this Schedule B.1 provided that, with respect to any term(s) requested pursuant to section 12.1 of the Agreement, BCHMC will provide evidence-based support demonstrating that the requested term(s) address the PT’s local housing context and affordability challenges. Schedule B to the Agreement does not apply

to this Schedule B.1, except for section 6 (Payments of CMHC Funding and Information on Commitments) and section 7 (Disbursements).

3. All references in the Agreement to the “Canada Housing Benefit” or “CHB” are deemed to be references to “Canada – British Columbia Housing Benefit” or “HB”.

#### 4. **HB CO-DEVELOPMENT & COOPERATION**

4.1. The Parties shall mutually agree to the co-development and Targets and Outcomes related to the HB. The Parties shall, in accordance with subparagraph 5.2 of the Agreement, regularly review the HB and course correct, if required, to realign priorities based on progress made to date. The terms and conditions of the finalized and mutually agreed-to HB, shall be reflected in the Action Plan, as well as any amendments to those terms and conditions.

#### 5. **ACTION PLAN**

5.1. BCHMC shall amend the Action Plan for Fiscal Year 2019/20 before April 1, 2020 to reflect the finalized and mutually agreed-to HB.

5.2. The Action Plan must demonstrate consideration and alignment with the following HB themes:

A. **Prioritization:** The HB shall prioritize households in Housing Need in the following order:

- i. Vulnerable households: BCHMC will prioritize vulnerable populations to address local housing challenges. NHS vulnerable populations include women and children fleeing domestic violence, seniors, Indigenous peoples, people with disabilities, those dealing with mental health and addiction issues, homeless individuals and those at risk of homelessness, veterans, racialized communities, and young adults. BCHMC may also include other local vulnerable groups, which will be specified and mutually agreed-to in the Action Plan.
- ii. Households in existing or new Community Housing: this includes households in greatest need living in Community Housing that are not currently receiving affordability support such as rent supplements or shelter allowances. The HB may support households in Housing Need: (i) living in Community Housing; (ii) living in new community housing built under other NHS and PT initiatives; or (iii) on community housing wait lists. Where there is no Community Housing or if Community Housing is oversubscribed, the HB may support households in Housing Need living in the private rental market; and
- iii. Vulnerable Homeowners in Severe Housing Need: where Community Housing or affordable private rental market is limited or absent, the HB may support homeowners in severe housing need provided that BCHMC can demonstrate that the household is a vulnerable population as mutually agreed-to in the Action Plan and subject to asset testing by British Columbia.

Severe Housing Need means a household that is in Housing Need and that spends at least 50% of its before-tax on Housing (“Severe Housing Need”).

- B. **Direct Household Support:** The HB shall be paid directly to households in Housing Need or on their behalf with consent. For greater clarity, the HB will not be tied to Housing, a Project or Unit.
- C. **Portability:** The HB will be portable within British Columbia in order to provide greater flexibility and choice for HB Recipients to re-locate, subject to appropriate mitigations by British Columbia to reduce migration to markets with limited supply or inflation as specified in the Action Plan.

## 6. FINANCIAL PROVISIONS

- 6.1. Maximum CMHC Funding for the HB by Fiscal Year is set out below for the initial period beginning on April 1, 2020 to March 31, 2022:

Fiscal Year	CMHC Funding
2020-2021	\$11,137,400
2021-2022	\$14,280,900

- 6.2. CMHC Funding for the HB during the period from Fiscal Years 2022-2023 to 2027-2028 is the maximum amount of \$233,413,600 and will be allocated to BCHMC in accordance with the relevant Action Plan Periods set out in Schedule C, subject to subparagraph 5.2 of the Agreement and appropriations by Parliament. The notional amount of annual CMHC Funding for the following years are set out below:

Fiscal Year	CMHC Funding
2022-2023	\$21,027,300
2023-2024	\$27,653,500
2024-2025	\$32,281,500
2025-2026	\$43,520,900
2026-2027	\$50,131,800
2027-2028	\$58,798,600

- 6.3. CMHC Funding cannot be reallocated among Fiscal Years without prior CMHC approval. In addition, CMHC Funding cannot be reallocated among Initiatives.
- 6.4. For greater clarity and in accordance with subparagraph 7.4 of the Agreement, CMHC Funding and Cost-Matched Funding for HB will not replace or displace any level of provincial or municipal spending.

- 6.5. Payment of CMHC Funding remains subject subparagraph 7.5 of the Agreement and the finalized and mutually agreed-to Action Plan as set out in subparagraph 6.1 of this Schedule B.1.

## 7. COST-MATCHING

- 7.1. The requirements related to cost-matching set out in the Agreement apply to this Schedule and the HB, as more specifically set out below:

- (a) By March 31, 2022, the total Commitments of Cost-Matched Funding under this Schedule B.1 must at least be equal to the total of CMHC Funding paid pursuant to subsection 5.1 above, for the Fiscal Year ending March 31, 2021. By March 31, 2023, the total Commitments of Cost-Matched Funding under this Schedule B.1 must be at least equal to the total of CMHC Funding paid pursuant to section 5.1 above, for the Fiscal Years ending March 31, 2021 and March 31, 2022. By March 31, 2024, the total Commitments of Cost-Matched Funding under this Schedule B.1 must be at least equal to the total of CMHC Funding paid pursuant to subsection 4.1 above, for the Fiscal Years ending March 31, 2021, 2022, and 2023.
- (b) PT Funding and Municipal Funding combined that are committed and disbursed of the total Cost-Matched Funding required by subsection 6.1(a) above shall be dollar for dollar cost-matching. BCHMC shall outline and describe the HB cost-matching in the Action Plan. Any BCHMC program that is used to cost-match the HB shall demonstrate consideration of and alignment with the HB themes as set out in subsection 5.2 above. For greater certainty, cost-matching for the HB shall not include Funding from Other Sources, in-kind or ongoing contributions, or the shelter component of a social assistance program.
- (c) BCHMC will refund to CMHC any amounts of the CMHC Funding paid for HB that exceed the totals of subsection 6.1(a) and (b) of this Schedule B.1 for Commitments of Cost-Matched Funding for HB.

- 7.2. For further certainty, it remains the responsibility of provinces and territories to maintain existing provincial, territorial or municipal funding for any shelter component of a social assistance program.

## 8. COMMITMENTS

- 8.1. All provisions of section 5 (Commitments) of Schedule B to the Agreement that apply in respect of Recipients apply to this Schedule B.1, except paragraph 5.2.
- 8.2. Commitments of CMHC Funding may be made from and after April 1, 2020 to no later than March 31, 2022. Commitments of Cost-Matched Funding may be made only from and after April 1, 2020 to not later than March 31, 2023.



**9. REPORTING**

- 9.1. In accordance with paragraph 8 of the Agreement and Schedule C, BCHMC shall reflect the HB in the Progress Report.
- 9.2. The following tables will also be completed with aggregated information on the HB, and reported twice annually as part of the Schedule C: Progress Report process:

Table 1: Affordability assistance provided to households through the HB

<b>Affordability assistance provided to households through HB</b>									
		<b>TOTAL</b>		<b>Annual (in the year of the progress report)</b>					
		<b>Number of households assisted (from 2020-2021 to 2027-2028)</b>	<b>Average number of months of assistance</b>	<b>Number of households assisted</b>	<b>Average number of months of assistance</b>	<b>Average monthly amount of assistance (\$)</b>	<b>Average monthly housing cost (\$)</b>	<b>Average annual income (\$)</b>	<b>Average reduction in Housing Need (\$)</b>
Number of households in Housing Need assisted	Renters								
	Renters								
Number of households in Severe Housing Need assisted	Homeowners								

Table 2: Number of households by Housing Type for which Housing Need has been addressed through HB by direct affordability assistance to the household

<b>Housing Type</b>	<b>Removed from Housing Need due to Affordability Support</b>		
	<b>Canada- British Columbia Housing Benefit</b>		
	<b>Year Start</b>	<b>Mid-Year</b>	<b>Year End</b>
Community Housing			
Private Rental			
Homeownership			

Table 3: Number of households provided with direct housing affordability assistance through HB by Targeted Housing Program

<b>Targeted Housing Program (by Housing Type)</b>	<b>Canada- British Columbia Housing Benefit (# households)</b>		
	<b>Year Start</b>	<b>Mid-Year</b>	<b>Year End</b>
Non-targeted			

Women and Children Fleeing Domestic Violence			
Seniors			
Indigenous peoples			
Homeless			
People with disabilities			
Mental health/addictions issues			
Veterans			
Young adults			
Racialized groups			
Newcomers/Refugees			
Other mutually agreed-upon group(s) (please list):			
<b>Total</b>			

Table 4: HB assistance for Recipients in current year

	<b>Number of HB Recipients</b>
HB Recipients who are receiving HB for the first time	
HB Recipients who continue to receive assistance (received HB last year, and this year)	
HB Recipients who received HB in a previous year (received HB in a year other than last year, and this year)	
Total HB Recipients this year	
HB Recipients who received HB last year but did not receive it this year	

- 9.3. CMHC and BCHMC will work together to assess the Canada-British Columbia Housing Benefit's impact on HB Recipients over the course of the HB, as well as to support research that covers the long-term impacts of the HB on households. BCHMC and CMHC may work with a third party to ensure the privacy of household-level data is maintained. The results of this analysis will be available to both BCHMC and CMHC.

## 10. COMMUNICATION WITH HB RECIPIENTS

- 10.1. In addition to the requirements in Schedule E, BCHMC shall provide annual letters to HB Recipient, always recognizing the CMHC and British Columbia contribution in accordance subparagraph 2.4 of Schedule E.