

BC HOUSING Action Plan 2019/20 to 2021/22

The CMHC-British Columbia Bilateral
Agreement under the 2017 National Housing
Strategy

July 4, 2019



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Introduction

In June 2018, the Governments of Canada and British Columbia signed the CMHC-British Columbia Bilateral Agreement (the Agreement) under the 2017 National Housing Strategy to protect, renew and expand social and community housing. The Agreement will support the priorities in Homes for BC, the provincial government's 30-point plan for housing affordability in British Columbia.

Under this Agreement, more than \$990 million will be invested over 10 years. In the next three years (from April 1, 2019 to March 31, 2022) a total of \$217.2 million will be invested, made up of matching contributions of \$108.6 million from both the Government of Canada and the Province of B.C. The contributions will be invested into two initiatives:

- Initiative 1: B.C. Priorities Housing Initiative
- Initiative 2: Canada Community Housing Initiative

In accordance with the Agreement, the BC Housing Management Commission (BC Housing) has committed to develop and publish a three-year Action Plan beginning Fiscal Year 2019/20. The Action Plan aligns with the principles and outcomes set out in the Agreement and the Federal-Provincial-Territorial (FPT) Housing Partnership Framework and outlines how BC Housing will use Canada Mortgage and Housing Corporation (CMHC) Funding and Cost-Matched Funding under this Agreement towards achieving outcomes, including targets and expected results. This Action Plan covers the fiscal years 2019/20 to 2021/22.

Federal Targets and Outcomes

The federal National Housing Strategy (NHS) targets set out below have informed the mutually agreed-to Targets and Outcomes set out in this Action Plan:

- a. Eliminate or significantly reduce Housing Need for at least 490,000 households overall, which includes at least 300,000 households adequately supported through a Canada Housing Benefit.
- b. Based on the number of Units still supported by Social Housing Agreements or federal-provincial agreements as at March 31, 2019:
 - i. 330,000 Units continue to be offered in Social Housing, including no net loss of Urban Native Social Housing Units available to households in Housing Need;
 - ii. At least 20% of existing Social Housing Units repaired (approximately 60,000 units), including that retained Urban Native Social Housing Units are repaired to good condition;
 - iii. The number of rent-assisted Social Housing Units expands by 15% (approximately 50,000 units.)

British Columbia Context and Priorities

Safe, affordable housing is critical to affordability and our overall quality of life, yet it has become the single-biggest challenge affecting British Columbians today. In B.C., 14.9% of households are considered in core housing need.¹ Specific population groups, as described below, are more likely to experience core housing need or homelessness, and the Province is committed to ensuring that these needs are understood and met through the *Homes for BC: 30-Point Plan for Housing Affordability* and this historic federal-provincial investment in housing:

- Renter households:

Thirty percent of renter households in B.C. are living in core housing need according to Census 2016. The average rent for two-bedroom apartments increased by 19%² across the province from 2010-2016, while incomes for renter households changed by only 13.5% in the same period³.

The Government of B.C. has undertaken several measures to address rental housing availability and affordability, including reducing the rate of allowable rental increases, ending the “fixed term tenancy loophole,” and improving compliance and enforcement of residential tenancy laws. Further measures will come forward over the next 18 months as the 23 recommendations from the Rental Housing Task Force are addressed. The BC Government has also enhanced rental assistance subsidy programs by expanding eligibility and raising monthly subsidy payments under the Rental

¹ Statistics Canada, Census of population, 2016

² Canada Mortgage and Housing Corporation, “Average Rent for 2-Bedroom Apartments: Canada, Provinces and CMAs”.

³ Statistics Canada, Canadian Income Survey 2012-2017, Survey of Labour and Income Dynamics 2006-2011.

Assistance Program (RAP) and raising monthly payments for seniors under the Shelter Aid for Elderly Renters (SAFER) program.

- Homelessness

In the spring of 2018, the Province funded homeless counts in 12 B.C. communities. These results were combined with available data from 12 additional counts and shelters in 2017-2018. These counts identified 7,655 homeless individuals across the 24 communities participating. The majority were sheltered (63%)⁴.

The three main barriers to accessing housing identified by survey respondents in the homeless counts were high rents (53%), low incomes (51%) and a lack of available, suitable housing (30%). About half (52%) reported being homeless for one year or more. Frequent reasons cited for loss of housing include illness or medical condition, addiction or substance use, lack of affordability or job loss, and intimate partner conflict or abuse. The most frequently identified barrier to accessing housing was affordability, followed by a lack of housing that suited a person's needs.

To guide action on homelessness, B.C. has launched the Office of Homelessness Coordination, to move beyond emergency responses to homelessness and towards a coordinated approach that prevents people from becoming homeless in the first place. The actions of the Office of Homelessness Coordination are guided by B.C.'s first ever provincial Poverty Reduction Strategy, released in March 2019. Furthermore, the B.C. Government's new approach to homelessness is described as follows:

- Prevention: Make homelessness rare by preventing people from becoming homeless and by helping people who are at risk of homelessness or precariously housed.
- Immediate Response: If someone is experiencing homelessness, actions should make the experience brief to reduce harm and help prevent chronic homelessness.
- Stability: Once a person has a roof over their head, give them the supports they need to make sure their experience with homelessness is a one-time occurrence.
- Working Better Together: Co-ordinate actions across provincial and local government and with community partners. This includes being clear about responsibilities and making sure responses to homelessness are effective in every part of the province.

- Indigenous people

Indigenous people are more likely to live in core housing need than non-Indigenous people. In Census 2016, Aboriginal-identified households were more likely to report living in homes that are not adequate or suitable for their needs, and the problem is not new. The incidence of core housing need for off-reserve Aboriginal households in B.C. in 2011 was 22.8%, and for renter households it was 39.5%.⁵

⁴ BC Housing Research Centre, 2018 Report on Homeless Counts in B.C., December 2018.

⁵ Canada Mortgage and Housing Corporation. Canadian Housing Observer: Housing Conditions of Aboriginal Households Living Outside Reserves, 2011. Published June 27, 2018.

In the 2018 B.C. Homelessness Counts, 38% of the survey respondents who were experiencing homelessness identified as Indigenous. According to the 2016 Census, Indigenous people accounted for six percent (6%) of B.C.'s total population. The proportion of respondents identifying as Indigenous was higher for unsheltered (42%) than sheltered respondents (32%).

The Building BC: Indigenous Housing Fund will address specific housing needs of Indigenous people in culturally appropriate ways, building 1,750 units both on- and off-reserve. This is the first provincial fund in the country to include on-reserve housing.

- Women fleeing violence

For women and their children who receive shelter in transition houses when fleeing violence, the next steps in housing can be risky, but when second stage housing is available, the rate of departures into unstable housing is lower.

BC Housing supports more than 100 transition houses and safe homes for women – with or without children – who are at risk of violence, or who have experienced violence. The Building BC: Women's Transition Housing Fund will build and operate new transition houses, safe homes, second-stage and long-term housing for women and their children who have experienced violence.

- Persons with disabilities

In B.C., persons with disabilities have a higher incidence of living in households in core housing need (19.3%, compared to 11.5% for persons without disabilities)⁶.

The Home Adaptations for Independence program benefits low income homeowners or renters anywhere in British Columbia who have a permanent disability or loss of ability and promotes continued safe and independent living in their home

Current Funding Programs

BC Housing is responsible for a portion of the Province's 30-point plan for housing affordability in British Columbia, with many new programs focusing on the needs identified above. To ensure an appropriate balance between eliminating and reducing housing need in B.C., the B.C. government is investing \$6.9 billion in eight new supply programs and has made investments to support its commitment to preserving and modernizing existing housing. As well, the province is enhancing funding in three other programs to address affordability.

BC Housing programs to achieve the province's housing supply and preservation goals are summarized in Table 1 and are described as follows:

⁶ Statistics Canada. 2012 Canadian Survey on Disability.

Table 1: Investments in BC Housing to achieve the Province’s housing supply and preservation goals

Program	10-Year Total	
	#	\$ (M)
Affordable Rental Housing Program	1,700	\$207.9
Rapid Response to Homelessness	2,000	\$1,041.0
Supportive Housing Fund	2,500	\$1,239.4
Women’s Transition Housing Fund	1,500	\$734.0
Indigenous Housing Fund	1,750	\$550.1
Community Housing Fund	14,350	\$1,886.6
HousingHub	TBD	\$25.0
Deepening Affordability Project Grants	4,900	\$75.0
Capital Renewal Funding	TBD	\$1,136.4
Total	28,700	\$6,895.3

- Affordable Rental Housing Program (2017)
 - Investment of \$208 million over four years to create 1,700 units of affordable, rental housing
- Building BC: Rapid Response to Homelessness (2017)
 - Investment of \$291 million to construct 2,000 modular supportive housing units for individuals experiencing homelessness, and \$75 million per year to provide 24/7 staffing and support services
 - Units are portable and can be re-located or converted into permanent housing
 - Local governments provide land, expedited approvals and waive fees
 - Non-profit organizations operate the housing
- Building BC: Supportive Housing Fund (2018)
 - Investment of \$1.2 billion to build and operate 2,500 units of supportive housing for those who are experiencing homelessness or at risk of homelessness
 - Stabilize personal situations and re-establish connections to the community
 - For seniors, people with disabilities, mental health issues
- Building BC: Women’s Transition Housing Fund (2018)
 - Investment of \$734 million to build and operate 1,500 new units of transition houses, safe homes, second-stage, and long-term housing
 - Serves women and children who have experienced violence or are at risk of experiencing violence
- Building BC: Indigenous Housing Fund (2018)
 - Investment of \$550 million to build and operate 1,750 units both on- and off-reserve
 - B.C. is the first province in Canada to fund housing on-reserve

- Building BC: Community Housing Fund (2018)
 - Investment of \$1.9 billion to build and operate 14,350 rental housing units
 - Partnerships with municipalities, non-profit housing providers, housing co-ops, and Indigenous organizations
- Launching the HousingHub (2018)
 - HousingHub is a new office at BC Housing to bring partners together to create affordable rental housing and homeownership options for middle-income households.
 - Projects are delivered under the Provincial Rental Supply Program or Affordable Home Ownership Program and can be either new construction projects or the redevelopment of existing sites
 - HousingHub can provide: low-cost financing; expertise to assist in the planning and development process; project coordination; a place for organizations to collaborate; and access to pre-development funding
- Deepening Affordability Project Grants (2018)
 - Investment of \$75 million to preserve or increase affordability of approximately 4,900 units in development or under construction
- Preserving Existing Affordable Housing (2018)
 - Investment of \$1.1 billion over 10 years for protecting existing social housing. Investment goes toward:
 - Essential building repairs and maintenance
 - Seismic and fire safety upgrades
 - Energy performance upgrades

BC Housing investments to enhancing funding in three other programs to address affordability are described as follows:

- Enhancing the Shelter Aid for Elderly Renters Program
 - Portable rent supplement program provided directly to eligible seniors living in the private market
 - Enhancements deepen the benefit received by recipients (approximately 23,300 households in September 2018)
- Enhancing the Rental Assistance Program
 - Portable rent supplement program provided directly to eligible family households living in the private market
 - Enhancements broadened eligibility allowing for more recipients to benefit (approximately 9,300 households in September 2018)

- Home Adaptations for Independence (HAFI)
 - Financial assistance for home modifications for low-income people with diminished physical abilities
 - Eligible households could receive up to \$17,500 in financial assistance

Consultations

BC Housing works closely and engages with local governments as they endeavor to address the need for more affordable housing and to preserve and modernize existing housing. New and innovative partnerships with community organizations and First Nations also help to contribute towards increasing affordable housing supply and resolving local housing issues. Reports and recommendations from these consultations are reflected in the Province’s 30-point Plan and BC Housing’s Service Plans. These provincial documents informed this Action Plan under this Agreement. Consultations with municipalities and stakeholders included:

i. B.C. Consultation on the National Housing Strategy, September 2016

Held September 14th and 16th, 2016, these consultations captured ideas to inform the Government of B.C.’s input to the National Housing Strategy. It was a day-long workshop with 150 stakeholders. The agenda included panel discussion and breakout sessions throughout the day with closing remarks. The Honourable Jean-Yves Duclos, Minister of Families, Children and Social Development was the key note speaker. Breakout sessions topics were:

- Rental Supply
- Affordable Home Ownership
- First Nations Housing
- Serving the Most Vulnerable
- Social Housing
- Sustainable Communities

ii. The following series of provincial consultations toward development of a provincial housing plan:

a. Union of BC Municipalities (UBCM), September 2017

In August 2016, UBCM established a Special Committee on Housing to identify ways to make housing more affordable for people who live, work and contribute to B.C.’s communities. The Committee considered potential federal and provincial actions and supports, in addition to opportunities for voluntary local government action, recognizing that local governments cannot tackle the housing crisis alone. At the 2017 UBCM Conference, the Minister of Municipal Affairs and Housing and the Premier met with local governments and discussions included housing in B.C. The Minister of Municipal Affairs and Housing engaged in discussions on the ways that the province and local governments could work together to deliver affordable homes for people. In January 2018, the committee released its final report *A Home for Everyone: A Housing Strategy for British Columbians*.

b. Stakeholder roundtables hosted by the Minister of Municipal Affairs and Housing, November 2017

The Minister of Municipal Affairs and Housing held four roundtable meetings over November 2017 with stakeholders from across the housing spectrum, including developers, representatives from the not-for-profit and co-op sector, advocates, academics and thought leaders. The conclusions put forward by stakeholders at these round-tables provided additional sector-focused ideas to compliment those raised at the December 2017 housing conference

c. Partnerships Housing Conference, December 2017

People from a diversity of sectors, viewpoints and regions were invited to participate in the Partnerships Housing Conference and its workshops. This included representatives from non-profits, Indigenous led organizations, health authorities, developers, representatives from all levels of government, academics, thought-leaders and many more.

The conference featured a number of speakers, including the President and CEO of Canada Mortgage and Housing Corporation (CMHC), Evan Siddall, and Cynthia Parker from Bridge Housing, an innovative housing provider from California. The speakers were chosen for their expertise in different aspects of housing policy, and for their work in developing partnerships for housing affordability. However, the main focus of the conference was on the working sessions, which saw participants come together to develop ideas to address the housing needs of the “missing middle.” There were three facilitated working sessions over the day and a half of the conference, covering five broad areas: 1) finding land for housing, 2) funding housing, 3) building homes, 4) operating housing, and 5) creating partnerships.

iii. Consultations toward developing TogetherBC: British Columbia’s Poverty Reduction Strategy, 2017-2018

British Columbians shared their input on B.C.’s first poverty reduction strategy through a range of consultation modes, including Community Meetings where they were invited to come and talk about how poverty can be reduced in the province. Ideas shared at the in-person community meetings, from the end of November 2017 to the end of March 2018, are helping inform the Poverty Reduction Strategy. Supports were available to help people participate, including transportation, child care, disability and health supports, as well as secure storage for belongings. All locations were accessible, with 27 communities hosting 28 of the community meetings. British Columbians also had the opportunity to:

- Attend a Métis Poverty Reduction Engagement Session.
- Attend one of 22 Indigenous Poverty Reduction held from February 2018 to March 2018 at over a dozen different Friendship Centres throughout the province.
- Meet with the Minister and Parliamentary Secretary of Social Development and Poverty Reduction in a small group meeting.
- Hold their own small group discussions.
- Submit feedback by email, mail or phone and complete an online feedback form.

A consultation report “What We Heard About Poverty in B.C.” was released on July 12, 2018. This report includes a summary of the feedback the province received through the engagement as well as supplemental reports from the First Nations Leadership Council, Metis Nation BC, the Social Planning and Research Council of BC, and the BC Association of Aboriginal Friendship Centres. The *Poverty Reduction Strategy Act* became law in Fall 2018 and TogetherBC: British Columbia’s Poverty Reduction Strategy, was launched in March 2019.

Use of Funding

BC Housing will use CMHC Funding and Cost-Matched Funding under this Agreement towards the following initiatives:

- Initiative 1: B.C. Priorities Housing Initiative
- Initiative 2: Canada Community Housing Initiative

To promote social inclusion and to address the housing needs of NHS-targeted vulnerable subpopulations, BC Housing’s funding, actions and activities involve working with local governments, non-profit housing providers and the community to address local housing need based on local demographic and socio-economic trends in the implementation of all BC HOUSING programs.

Initiative 1: British Columbia (B.C.) Priorities Initiative

Funding under the B.C. Priorities Initiative, including cost matched funding, will be applied to support the following programs:

- Home Adaptations for Independence (HAFI)

Funding under the BC Priorities Initiative will be applied to provide financial assistance for home modifications for low-income people with diminished physical abilities through the Home Adaptations for Independence Program. This funding will improve the physical accessibility of over 1,700 homes for low-income seniors and persons with disabilities over the next three years.

- Capital Renewal Funding Program

Capital Renewal Funding is used to prevent the deterioration of existing affordable housing stock and to carry out energy performance upgrades. Work includes building repairs, maintenance, critical life safety, seismic and fire safety upgrades.

- Provincial Rental Supply Program

Funding under the BC Priorities Initiative will be applied to support the development of new Community Housing delivered by HousingHub under the Provincial Rental Supply Program. Over the next three years, this funding will support the construction of over 600 new units of rental housing, owned and operated by the community housing sector and affordable for middle-income households. Supporting the supply of new Community Housing aligns with a key provincial priority, to support the building of 114,000 units of affordable market rental, non-profit, co-op, supported social housing and owner-purchase housing.

Initiative 2: Canada Community Housing Initiative

BC Housing's funding, actions and activities span the housing continuum and are targeted to vulnerable sub-populations. Funding provided through the Canada Community Housing Initiative will supplement BC Housing programs that serve a range of populations, including seniors, families, Indigenous peoples, and people experiencing homelessness. The programs described below will preserve affordability of units for low-income households while promoting greater financial sustainability, asset management and social inclusion of the stock. The programs will also help to modernize social housing to achieve long-term sustainability, including achieving greater social inclusion, energy efficiency and financial sustainability.

Programs, actions and activities that are supported by the Canada Community Housing Initiative, including cost-matched funding, include:

- Building BC: Community Housing Fund (2018)
Funding under the Canada Community Housing Initiative will be applied to support the development of new mixed-income housing under the Community Housing Fund program, including 574 new units of rent assisted housing for low income households, in partnership with municipalities, non-profit housing providers, housing co-ops, and Indigenous organizations.
- Retention of Social and Community Housing
BC Housing works with housing providers on their individual plans for expiry of operating agreements, including extended subsidy agreements to preserve the affordability of units for low income households as original agreements expire. In collaboration with the Aboriginal Housing Management Association, BC Housing will also provide funding to extend funding agreements under the Urban Native housing program. These subsidy extensions will include greater operating flexibility for providers to move towards more sustainable operating models, for example, to allow developments to transition towards a mixed-rent or mixed-use model.
- Capital Renewal Funding Program (cost matched funding)
Capital Renewal Funding is used to prevent the deterioration of existing affordable housing stock and to carry out energy performance upgrades. Work includes building repairs, maintenance, critical life safety, seismic and fire safety upgrades.

In addition to the funding noted above, BC Housing's strategies to achieve Service Plan Goal 2: Support a strong non-profit and co-op housing sector include:

- Review existing social housing operating agreements and programs to provide greater flexibilities and tools to non-profits to support long-term sustainability.
- Collaborate with sector organizations, including BC Non-Profit Housing Association, Co-op Housing Federation of BC, and Aboriginal Housing Management Association, to identify ways that BC Housing can further support sector capacity through education, training and research.

- Work with housing providers to improve their financial, operating and governance practices and to ensure that housing providers have the tools needed to successfully deliver existing housing, as well as opportunities brought about by new provincial government investment in affordable housing.
- Enhance the review and performance reporting framework for non-profit partners to reflect the complexity of delivering housing and to consider future risks and impacts on performance and sustainability.

Expected Results and Outcomes

Through the programs described above, BC Housing will support almost 40,000 households by maintaining and expanding social and community housing across the province, as well as by supporting needed repairs and adaptations. Table 2 describes the expected number of households who will benefit from funding under each Initiative:

Table 2: Expected number of households for which Housing Need will be addressed by Initiative*

Initiative	Target (Households)				
	2019/20 Year 1	2020/21 Year 2	2021/22 Year 3	3 Year Cumulative Total	2019/20 - 2027/28 Target
BC Priorities Housing Initiative	1,245	952	870	3,067	7,084
Canada Community Housing Initiative**	2,475	3,166	2,903	8,544	39,740
Canada Housing Benefit	TBD	TBD	TBD	TBD	TBD
Total	3,720	4,118	3,773	11,611	46,824

* Includes provincial matching units

** Includes the number of units under the Social Housing Agreement that will expire each year; this number is not cumulative.

As described in Table 3, Table 4 and Table 5, BC Housing will achieve these targets through significant investments in the construction of new rental housing for low to middle income households, as well as the maintenance of existing affordable housing through both repair and renewal of existing housing stock, and ongoing operating subsidies to non-profit housing providers.

Table 3: Planned funding and indicators to achieve overall targets over the three-year planning period

Indicator: Number of households for which Housing Need is addressed	Target (Households)								
	2019/20 Year 1 Target and Funding		2020/21 Year 2 Target and Funding		2021/22 Year 3 Target and Funding		3 Year Cumulative Target and Funding		2019/20 - 2027/28 Target
	#	\$ (M)	#	\$ (M)	#	\$ (M)	#	\$ (M)	#
New Construction	369	\$33.486	388	\$29.430	431	\$30.454	1,188	\$93.370	6,387
Repaired/Renewed	1,043	\$39.751	999	\$36.978	1,038	\$39.521	3,080	\$116.250	11,470
Affordability Assistance:									
<i>Project Based subsidy</i>	2,308	\$1.237	5,039	\$2.408	7,343	\$3.975	7,343	\$7.620	28,967
<i>Affordability Assistance to the household</i>									
Total	3,720	\$74.474	6,426	\$68.816	8,812	\$73.949	11,611	\$217.240	46,824

Table 4: Planned funding and indicators for accessible units over the three-year planning period

Indicator: Housing Units considered accessible	Target (Households)*								
	2019/20 Year 1 Target and Funding		2020/21 Year 2 Target and Funding		2021/22 Year 3 Target and Funding		3 Year Cumulative Target and Funding		2019/20 - 2027/28 Target
	#	\$ (M)	#	\$ (M)	#	\$ (M)	#	\$ (M)	#
New	18	\$1.674	19	\$1.472	22	\$1.523	59	\$4.669	319
Repaired/Renewed	32	\$1.220	20	\$0.740	38	\$1.447	90	\$3.407	358
Total	50	\$2.894	39	\$2.212	60	\$2.970	149	\$8.076	677

* These targets are included in Table 2

Table 5: Planned Cost-Matched Funding per Initiative

Initiative	Planned cost-Matched funding			
	2019/20 Year 1 (\$M)	2020/21 Year 2 (\$M)	2021/22 Year 3 (\$M)	2022/23 Year 4 (\$M)
BC Priorities Housing Initiative	\$13.196	\$25.85	\$20.294	\$9.692
Canada Community Housing Initiative		\$5.623	\$14.138	\$19.829
Canada Housing Benefit				

Through the initiatives and investments described, BC Housing will maintain at least 34,491 units of social and community housing, while also expanding the supply of housing for low to middle income households, as described in Table 6. Needed repairs and adaptations will also be completed for over 3,000 units over the next three years. Table 6 outlines the overall Outcomes, Expected Results and Targets for the first three years, and the broader 10-year target, across all initiatives:

Table 6: Targets and Outcomes for expected results overall

Outcome	Expected Results	Target Units								
		2019/20 Year 1 Target and Funding		2020/21 Year 2 Target and Funding		2021/22 Year 3 Target and Funding		3 Year Cumulative Target and Funding		2019/20 - 2027/28 Target
		Units	\$ (M)	Units	\$ (M)	Units	\$ (M)	Units	\$ (M)	Units
Maintain/ Increase Social Housing supply	Units continue to be offered in Social Housing (1)	2,308	\$1.237	5,039	\$2.408	7,343	\$3.975	7,343	\$7.620	28,967
	Expand Social Housing Units by 15%	78	\$4.386	211	\$11.730	285	\$15.854	574	\$31.970	5,174
	No net loss of Urban Native Social Housing Units available to low-income households (2)	126	\$0.323	296	\$1.030	425	\$2.270	425	\$3.623	1,483
Repair existing stock	At least 20% of existing Social Housing Units repaired	471	\$29.751	427	\$26.978	467	\$29.521	1,365	\$86.250	6,898
	Retained Urban Native Social Housing Units repaired to good condition (3)	164	\$5.710	27	\$0.583	TBD	TBD	191	\$6.293	1,766
Adaptation of private market rental/home owner units	Preservation of housing	572	\$10.000	572	\$10.000	571	\$10.000	1,715	\$30.000	4,572
Expand Rental Housing	Increase number of affordable rental housing units for middle income earners	291	\$29.100	177	\$17.700	146	\$14.600	614	\$61.400	1,213

(1) Describes the cumulative number of units scheduled to expire from April 1, 2019 to the end of each fiscal year. This number of units will need to be retained or replaced in order to meet the target of 34,491 active units at March 31, 2028. **Note:** 28,967 units will expire and be retained during the 10 year agreement, the remaining 5,524 units are active during the agreement and expire after the Bilateral agreement ends.

(2) These are included in "Units continue to be offered in Social Housing".

(3) These are included in "At least 20% of existing Social Housing Units repaired".

The programs and activities used to achieve the above targets and outcomes will create livable and inclusive communities by supporting housing that is affordable and easily accessible to health services, education, early learning and child care facilities, employment opportunities and public transit where provided or available. The funding will supplement the Building BC programs, specifically housing developed under the Community Housing Fund, which provides mixed-income housing affordable for a range of low- and moderate-income households, including families, seniors, individuals with disabilities and other households in need. Funding will also supplement the Provincial Rental Supply program delivered by the HousingHub, supporting the supply of new affordable Community Housing for moderate- and middle-income households.

BC Housing works with local governments, provincial health authorities and local community and service organizations to identify opportunities for secure, safe and affordable housing developments that consider access to the amenities needed by residents to maintain successful housing outcomes,

including health and social services, education and employment opportunities. BC Housing also works with the Province of B.C. to assess opportunities for inclusion of child care facilities within new affordable housing developments where appropriate.

Across all its supply programs, BC Housing works with local governments and the community to engage on new developments, including community consultations, open houses, town halls, and other pre-development opportunities. These endeavors promote inclusive communities and increase awareness of the positive impact and outcomes of new housing programs and investments among stakeholders, partners and the general public.

Actions and activities supported by the funding made available through the bilateral agreement will help to promote accessibility, environmental sustainability, energy efficiency and local employment benefits. Each new affordable and social housing project is required to meet the updated BC Housing Design Guidelines and Construction Standards, which includes standards for wheelchair accessible and adaptable housing and for targeting the upper steps of the BC Energy Step Code.

The unprecedented level of housing development across B.C. will increase the demand for skilled workers and subsequently promote the creation of new jobs. As well, BC Housing makes efforts to promote skill development in the housing sector. BC Housing collaborates with housing sector organizations, including BC Non-Profit Housing Association, Co-op Housing Federation of BC, and Aboriginal Housing Management Association, to identify ways that BC Housing can further support sector capacity through education, training and research. Through the delivery of programs and business activities, BC Housing leverages opportunities to promote employment, skills training and business development for Indigenous peoples.

Through the Community Housing Fund, Provincial Rental Supply Program and Capital Renewal Funding program, funding under the Bilateral Agreement will supplement BC Housing's 2019/20-2021/22 Service Plan Goal 4: Leadership in residential construction and sustainability. This goal brings together two areas where we have significant leadership responsibilities. Through the Licensing and Consumer Services branch, we partner with industry and government partners to initiate technical research and education projects that promote the durability and energy efficiency of new residential construction. Research findings are applicable across both the private and social housing sectors. BC Housing plays an important role in ensuring the dissemination of beneficial findings across sectors such as improving energy performance of multi-unit buildings and providing building enclosure design guidelines. Our technical research and education activities also support provincial priorities related to building codes and standards, such as the new Energy Step Code.

Sustainability is promoted within our programs and services and within the broader housing sector, including new developments under the Community Housing Fund, Provincial Rental Supply Program and investments through the Capital Renewal Funding program. In addition to the standards described in the updated BC Housing Design Guidelines and Construction Standards, we are also proactive in preparing for the effects of climate change through Capital Renewal Funding by:

- Updating existing buildings and designing new development projects to withstand climate change impacts;
- Making tenant communities safer and more prepared for climate hazards like extreme heat events and flooding; and,
- Integrating climate resilience considerations in all BC HOUSING’s core business areas.

Summary

In summary, this Agreement provides for more than \$990 million investment over 10 years, including matching contributions of \$108.6 million from both the Government of Canada and the Province of B.C., for a total investment of \$217.2 million over the first three-year period (from April 1, 2019 to March 31, 2022). Joint funding committed through the B.C. Priorities Housing Initiative and the Canada Community Housing Initiative align with existing provincial programs and initiatives to benefit almost 40,000 BC households with access to appropriate, affordable, safe and inclusive housing in their community.

Appendix A: Future Updates

CMHC and BC Housing agree that reporting will be progressively implemented, taking into account practical constraints on data collection and respect for personal privacy.

Appendix B – Definitions

“Acceptability” – means Housing that is adequate, suitable and affordable to households in Housing Need.

“Action Plan” – means this plan developed by BC Housing, including the mutually agreed-to Targets and Outcomes.

“Adequacy” – means the condition of the Housing does not require any major repairs.

“Administration Costs” – means BC Housing 's costs of carrying out the Agreement that are not assignable to individual Projects or Recipients, including but not limited to costs for communications and agents used in the delivery of Initiatives or Federal NHS Programs.

“Affordability” – means the Housing costs to the household are less than 30% of the total before-tax household income.

“Agreement” – means the *CMHC-British Columbia Bilateral Agreement Under the 2017 National Housing Strategy* and all its schedules, as amended from time to time.

“BC Housing” or “BCHMC” – means the British Columbia Housing Management Corporation.

“CMHC” – means the Canada Mortgage and Housing Corporation.

“CMHC Funding” - means any amount of funding provided by CMHC to BC Housing under Schedule B to the Agreement.

“Commitment” - means an undertaking by BC Housing to provide funding for a Project or to a Recipient under the Agreement.

“Common Elements” - means the terms and conditions of the Agreement that are common to each province and territory, including eligible use of funding, cost sharing, reporting, Action Plans, communication protocols, audit, and financial terms and conditions.

“Community Housing” (also see Social Housing below) - means community-based housing that is owned and operated by non-profit housing corporations and housing co-operatives or housing owned directly or indirectly by provincial, territorial or municipal governments or district social services administration boards and includes Social Housing.

“Cost-Matched Funding” - means PT Funding, Municipal Funding and Funding from Other Sources to be used in accordance with an Initiative or Initiatives under the Agreement. In addition, provincial and municipal spending in social and affordable housing, including rent assistance, that is outside the existing CMHC cost-sharing requirements under any other arrangement and which contributes to the achievement of the Targets and Outcomes may be recognized as Cost-Matched Funding from and after April 1, 2018 for the Initiatives set out in Schedule B of the Agreement, with the exception of the Canada Housing Benefit, which will include dollar for dollar cost-matching by the province (which may include Municipal Funding). Cost-Matched Funding does not include: contributions from any Government of Canada source or from CMHC, whether in whole or in part; nor contributions that may receive credit under any arrangement with CMHC or the Government of Canada outside of the Agreement; nor contributions by the occupants of the Housing; nor contributions associated with health care or the provisions of services to residents/tenant of the Housing, except for an amount not exceeding 20% of the total required Cost-Matched Funding for Housing support services which are intended to ensure Housing

retention, greater self-reliance and social inclusion for tenants/occupants; nor contributions related to the operations of a Project associated with the revenues of the Project.

"Federal NHS Program" - means a federal NHS program administered by CMHC and identified in Schedule G to the Agreement, which for greater certainty have a separate funding allocation administered by CMHC outside of the Agreement and separate NHS Program Guidelines and procedures and communications protocols not covered under the Agreement.

"Federal/Provincial/Territorial (FPT) Housing Partnership Framework" – means the multilateral housing partnership framework endorsed by federal, provincial and territorial Ministers on April 9, 2018.

"Fiscal Year" - means twelve-month period ending on March 31.

"Funding from Other Sources" - means cash or in-kind contributions from the private sector, the voluntary sector, charities and individual donors and forms part of Cost-Matched Funding.

"Housing" - means residential accommodation, and facilities, common areas and services used directly with the residential accommodation to reduce Housing Need in support of NHS targets, but may include up to 30% of total associated available space for non-residential purposes. Housing does not include commercial or institutional premises, social or recreational services, and services or facilities related to mental or physical health care, education, corrections, food services, social support or public recreation, except as may otherwise be expressly permitted under the Agreement.

"Housing Need" - means a household whose Housing falls below at least one of the standards of Affordability, Suitability and Adequacy, and the household would have to spend at least 30% or more of its before-tax income to access acceptable local Housing.

"Initiative" - means an NHS initiative delivered by BC Housing set out in Schedule B to the Agreement.

"Municipal Funding" - means cash or in-kind contributions from any municipality, within British Columbia, and forms part of Cost-Matched Funding.

"Project" - means Housing that is eligible under an Initiative to the Agreement and for greater certainty may include a single Unit, but excludes the case of a Commitment to a Recipient.

"PT Funding" - means cash or in-kind contributions from British Columbia and forms part of Cost-Matched Funding.

"Recipient" - means a household in Housing Need, directly receiving a contribution under an Initiative to this Agreement.

"Social Housing" - means Housing, the administration of which was on April 1, 2019 within a "Program" in Schedule C to Social Housing Agreement (SHA) between CMHC and BC HOUSING dated June 19, 2006 and is still within a "Program" in Schedule C to the SHA at the times of the commitment and use of the CMHC Funding for it. However, Housing that was, or is ONLY within any of the following is excluded: "Program No. 2: Rent Supplement Program Excluding Projects in Schedule L"; "Program No. 3: Rent Supplement Program for Projects in Schedule L"; "Program No. 7: Rural and Native Homeownership Program"; a rent supplement or similar component of "Program No. 8: Provincial Homeless Initiative"; a rent supplement or similar component of "Program No. 9: Provincial Rental Housing Program (Homes BC)"; a rent supplement or similar component of "Program No. 10: Independent Living British Columbia (ILBC)"; Program No. 11: Shelter Aid for Elderly Renters (SAFER)"; "Program No. 12: Rental Assistance Program (RAP)" ("Eligible Existing Social Housing") and includes any Unit in Housing under this Agreement intended to replace a Unit of Existing Social Housing.

"Suitability" - means the Housing has enough bedrooms for the size and composition of households, according to National Occupancy Standard.

"Targets and Outcomes" - means the mutually agreed-to Targets and Outcomes set out in this Action Plan and includes the related indicators and expected results, all in accordance with Schedule C to the Agreement.

"Unit" - means self-contained residential dwelling.