

BC HOUSING Action Plan 2022/23 to 2024/25

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

March 31, 2022



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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 \$1,500 million will be invested over 10 years. From April 1, 2019 to March 31, 2022, a total of \$268 million was invested, made up of matching contributions of \$134 million from both the Government of Canada and the Province of B.C. From April 1, 2022 to March 31, 2025, an additional \$460 million will be invested. The contributions will be invested into three initiatives:

- Initiative 1: B.C. Priorities Housing Initiative
- Initiative 2: Canada Community Housing Initiative
- Initiative 3: Canada Housing Benefit

In accordance with the Agreement, the BC Housing Management Commission (BC Housing) has committed to develop and publish three-year Action Plans 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 2022/23 to 2024/25.

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 Rental Housing Task Force was appointed by Premier John Horgan in 2018 and identified 23 recommendations to improve security and fairness for renters and rental housing providers while addressing the challenges of affordability throughout the province. In response to the recommendations, 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,” improving compliance and enforcement of residential tenancy laws, and providing a \$10M investment to support a province-wide rent bank system. The

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.

BC Government has also enhanced rental assistance subsidy programs by expanding eligibility and raising monthly subsidy payments under the Rental Assistance Program (RAP) and raising monthly payments for seniors under the Shelter Aid for Elderly Renters (SAFER) program. In December 2019, BC Housing initiated a review of SAFER and RAP programs to learn about the impact of these programs on recipients and to identify any opportunities to enhance the delivery of services to improve housing affordability in the province. This review will also enable BC Housing to gather information on the degree to which these programs are meeting their intended goals and objectives. The review is guided by the following questions:

- To what extent are these rental assistance programs successful at achieving their intended outcome of making renting in the private market more affordable for low-income seniors and working low-income families with children?
- What is the impact of these rental assistance programs on the lives of the recipients?
- Are there any barriers that reduce access to these programs among our target populations?
- Using a Gender-Based Analysis (GBA+) lens, are there additional barriers that impact how diverse and vulnerable groups of people access these programs?
- What opportunities are there to enhance the future delivery of these programs?
- Are there other alternative service models that should be considered?

The review will include a literature review of other jurisdictions analysis of administrative data, interviews with staff and external stakeholders, and a survey to SAFER and RAP recipients.

- Homelessness

In 2018, the Province committed to funding point in time counts (PiT counts) every two years. 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.

In 2020, the Province funded homeless counts in 16 B.C. communities, however, due to the COVID-19 pandemic, only eight of the 16 communities were able to conduct their counts before March 17, 2020, when British Columbia's Provincial Health Officer declared a public health emergency under British Columbia's Public Health Act. The remaining eight communities completed their counts in

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

2021 with additional pandemic precautions. The report includes data from 16 provincially funded point-in-time (PiT) counts, six federally funded counts and three independent counts that took place in March 2020 and between March and May 2021. These counts identified 8,665 homeless individuals across the 25 communities. The majority were sheltered (62%) and 38% were unsheltered. The three main reasons for housing loss identified by survey respondents in the homeless count were not enough income (30%), substance use issues (22%) and conflict with a landlord (14%).

In addition, almost two-thirds (62%) of survey respondents indicated they had been without a place of their own for one year or more. Respondents were also likely to be long term members of the community where they were surveyed, with 54% of respondents indicating they had lived in the community for 10 years or more.

Through the Data Integration Project, a project to compile and analyze data on homelessness from provincial employment assistance, shelter and health programs, information is available about the number of people who experienced homelessness over the course of a year in British Columbia. The report uses anonymized provincial data from 2019 to create a reliable picture of people experiencing homelessness, including the community where they lived and whether their homelessness was short-term or chronic. The results of the Data Integration Project showed that a total of approximately 23,000 people experienced homelessness for some period of time in 2019. On average 9,300 unique people experienced homelessness each month.

The two reports (PiT and Data Integration Project) provide different but complementary information about homelessness in B.C. and cover two distinct time periods. The 2019 homeless cohort, as established by the new Preventing and Reducing Homelessness Integrated Data Project, captures those who accessed income assistance and reported having no fixed address and/or accessed a shelter over the course of 2019. By comparison, the 2020-21 Report on Homeless Counts relies on community-level interactions by volunteer surveyors over a 24-hour period and provides information about gender, age, Indigenous identity, racial identity, health conditions, service use and factors that contribute to homelessness.

To guide action on homelessness, B.C. has launched the Homelessness Policy and Partnerships Branch, 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 Homelessness Policy and Partnerships Branch are informed in part 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

In the 2020 B.C. Homelessness Counts, 39% 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%).

In November 2019, the province passed the *Declaration on the Rights of Indigenous Peoples Act* (Declaration Act) which establishes the UN Declaration as the Province's framework of reconciliation. The Declaration Act aims to create a path forward that respects the human rights of Indigenous peoples while introducing better transparency and predictability in the work the province does.

BC Housing continues to build strong Indigenous Partnerships and relationships based on principles of Reconciliation and is committed to eliminating racist and discriminatory policies, processes, and approaches. In 2019, BC Housing initiated formal work to develop a Reconciliation Strategy which will create a framework for how to operate and make decisions across all functions at BC Housing. The work to create this strategy is being done in collaboration with Indigenous housing and community partners. BC Housing commissioned a consultant to lead discussions with First Nations, Indigenous communities, and organizations, BC Housing staff, and BC Housing's Board of Commissioners regarding how to develop a Reconciliation Strategy. The "*Reconciliation: Moving Forward Together*" Report was created as a result of engagement and a review of BC Housing's programs, policies and practices. The report includes concrete recommendations on actions that BC Housing can consider to advance the work on Reconciliation. Increasingly, BC Housing is working with First Nation communities, recognizing the benefit of partnerships to help address housing issues on- and off-reserve.

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

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

- 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 110 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 BC Rebate for Accessible Home Adaptations (BC RAHA, formerly Home Adaptations for Independence) program benefits low and moderate-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.

- Equity, Diversity, Inclusion & Belonging (EDIB)

BC Housing created the Office of Equity, Diversity, Inclusion and Belonging (OEDIB) to lead change and advance a deepened equity analysis to BC Housing’s business operations, programs, policies, strategies, methods, measures, and service delivery. The OEDIB supports employees, partners, and communities, as well as strengthens efforts in the areas of Indigenous Relations and Reconciliation with Indigenous people. The OEDIB is leading the development of BC Housing’s Reconciliation Strategy and Accessibility Strategy and is currently conducting an equity assessment to inform an EDIB Strategy. The focus also includes incorporating Gender Based Analysis plus (GBA+) principles to BC Housing’s ongoing work.

Recent data from the 2021 Tenant Survey and the 2020 Metro Vancouver Homeless Count demonstrates a strong need for cultural competence and social support that is grounded in the principles of EDIB.

Highlights from the 2021 Tenant Surveys:

- 14% of survey respondents at BC Housing sites identify as Indigenous
- 25% speak a primary language at home that is not English
- 39% indicated they have a disability; almost eight-in-ten tenant households have at least one person who has a health condition or disability
- 32% have chronic-illness/pre-existing condition or underlying health conditions

⁶ Statistics Canada. 2012 Canadian Survey on Disability.

- 32% mental health-related disability
- 16% use a wheelchair/cane/mobility scooter/walker
- 63% identified as Heterosexual/Straight
- 14% identified as Other Orientation

Highlights from the 2020 Metro Vancouver Homeless Count:

- 33% of the respondents identified as Indigenous
 - Indigenous individuals were 13.2 times more likely to experience homelessness than their presence in the general population would predict
- 6% of respondents identified as black
 - They were 3.7 times more likely to experience homelessness than their presence in the general population
 - Black people were overrepresented among identified racial groups experiencing homelessness
- 3% identified as Latin American
- 1% identified as Arab
- 2% of respondents identified as non-binary

Highlights from the 2020 and 2021 Point in Time Count for the 16 B.C communities:

- 3% of respondents identified had trans experience
- 3% of respondents identified as another gender identity
- 48% of respondents identified as being of Indigenous descent
- 2% identified as being Black
- 12% identified as 2SLGBTQIA+

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:

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
Homelessness Action Plan	400	\$70.4
Total	29,100	\$6,965.8

- 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 for mix of low and moderate-income households
 - 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:
 - o Essential building repairs and maintenance
 - o Seismic and fire safety upgrades
 - o Energy performance upgrades
- Homelessness Action Plan (2019)
 - Investment of over \$70 million to build interim and permanent purpose-built housing for those who are experiencing homelessness or at risk of homelessness. Investment has two components:
 - o Modular Housing
 - o Temporary Shelters
 - Non-profit organizations operate the housing

BC Housing investments to enhance 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 (24,593 households in September 2021)

- 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 (7,279 households in September 2021)
- BC Rebate for Accessible Home Adaptations (BC RAHA, formerly Home Adaptations for Independence)
 - Effective January 2021, the Home Adaptations for Independence program was updated and rebranded as the BC Rebate for Accessible Home Adaptations
 - Financial assistance in the form of a rebate for home adaptations for low and moderate-income households with a permanent disability or loss of ability to support their ability to remain living safely and independently
 - Eligible households could receive up to \$17,500 in financial assistance

Consultations

BC Housing works closely and engages with local governments as they endeavour 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 keynote 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, childcare, 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.

iv. A consultation report “*What We Heard About Poverty in B.C.*”, July 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.

v. Expert Panel on Future of Housing Supply and Affordability, 2020-2021

In September 2019, the governments of Canada and British Columbia established the Expert Panel on the Future of Housing Supply and Affordability. The Panel was tasked with examining housing trends for rental and homeownership and developing actionable recommendations to help British Columbians have access to affordable housing that meets their needs. Throughout 2020 and early 2021, the Expert Panel met with the public, experts and stakeholders, including experts from academia, private and non-profit housing providers, Indigenous housing providers, financial institutions, property developers, tenant and housing advocacy organizations, employers, public servants and elected officials. These engagements helped to create the Panel.

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
- Initiative 3: Canada Housing Benefit

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 purposes:

- Support Accessibility

Funding under the BC Priorities Initiative is applied to provide financial assistance for home modifications for low and moderate-income people with diminished physical. This funding will improve the physical accessibility for low-income seniors and persons with disabilities.

- Support Housing Repair and Energy Efficiency

Funding under the BC Priorities Initiative 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.

- Support Construction and Affordability

Funding under the BC Priorities Initiative is applied to support the development of new Community Housing delivered by HousingHub. This funding will support the construction 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 key areas described below will preserve affordability of units for low-income households while promoting greater financial sustainability, asset management and social inclusion of the stock. These areas will also help to modernize social housing to achieve long-term sustainability, including achieving greater social inclusion, energy efficiency and financial sustainability.

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

- Increase Housing Supply

Funding under the Canada Community Housing Initiative is applied to support the development of new low and moderate-income housing units, 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 (AHMA), BC Housing also provides funding to extend funding agreements under the Urban Native housing program. These subsidy extensions 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 while continuing to provide affordable housing for low-income households. The Canada Community Housing Initiative ensures that affordable units are retained and there is no net loss of Urban Native housing units available to low-income households. Repair and Renewal of Existing Housing Stock (cost matched funding)

Funding under the Canada Community Housing Initiative 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: Strengthened BC Housing service programs and community housing sector capacity include:

- Collaborate with sector organizations, including BC Non-Profit Housing Association (BCNPHA), Co-op Housing Federation of BC (CHF BC), and Aboriginal Housing Management Association (AHMA) to implement strategic initiatives, including training, education, research, and services to strengthen and support landlords and tenants.
- Implement findings from the review of BC Housing's operational review process to support non-profit capacity and accountability.
- Develop and implement educational opportunities for BC Housing and the community housing sector to build understanding and competencies to adopt the principles of Equity, Diversity, Inclusion and Belonging.
- Deliver BC Housing programs that help improve the quality, sustainability, climate change adaptation and resiliency, life-safety and accessibility of existing social housing.

Initiative 3: Canada Housing Benefit

The Canada – British Columbia Housing Benefit (CBCHB) is a direct-to-household benefit that will reduce housing need for recipients. The implementation of the CBCHB in British Columbia will include two components:

- The CBCHB (federally funded), taking the form of a portable housing benefit for priority groups renting in the private market, primarily delivered through community partners.
- Enhancements to the Rental Assistance Program (RAP) and (SAFER) initiatives (funded through Provincial cost-matching) with annual incremental increases to the budgets of these programs as described in *Homes for BC: A 30-Point Plan for Housing Affordability in British Columbia*.

Benefits for households living in the private market are vital in BC for two key reasons:

1. The demand for subsidized social housing exceeds the current supply. As of September 2021, there were 22,915 applicants on the Housing Registry database.

2. Some vulnerable, low-income households have needs that cannot be met within existing social housing stock (e.g. very large families, individuals with disabilities or health needs that require unique housing accommodations, or who need to be located near vital health support services).

The CBCHB will target households that are not eligible for RAP or SAFER and who fall within one or more targeted population groups, which may include:

- People experiencing or at risk of homelessness
- Women and children experiencing or at risk of domestic violence
- Indigenous peoples
- People with disabilities
- People dealing with mental health and addiction issues
- Veterans
- Racialized communities
- Youth leaving care
- Large families requiring 4+ bedrooms
- Households requiring wheelchair modified/accessible accommodation
- Other households on the waitlist for subsidized housing whose housing need cannot be met by the existing stock (as identified by BC Housing)

BC Housing will select non-profit partners that work closely with the targeted population groups to deliver the CBCHB benefit. Direct-to-household delivery will protect confidentiality and mitigate any potential inflationary impacts. Service providers that operate housing will not be permitted to allocate a housing benefit to their own tenants, and BC Housing may also elect to directly administer a benefit to a limited number of households on the waitlist for subsidized housing.

Rental affordability continues to be a significant challenge in the province as average rents continue to rise due to increase in demand and decrease in vacancy rates. Options are especially limited for low-income households and finding units that they can afford and sustain has become increasingly challenging. To help relieve these affordability pressures, the CBCHB benefits are being enhanced to deepen rent supplement levels and help ensure eligible households are better able to find and maintain affordable housing.

In addition to the enhanced CBCHB benefits, the Province announced in Budget 2022 an investment of \$633 million over the next three years to expand services and shift the approach to homelessness in the province from reactive to proactive. With this announcement, the Province is committed to providing integrated wraparound for up to 3,000 people accessing the CBCHB over the next three years to further increase stability for people at risk of homelessness.

Cost-matched funding to enhance the RAP and SAFER programs will continue to be administered directly by BC Housing through the existing programs.

Expected Results and Outcomes

Through the programs described above, BC Housing will support approximately 70,000 households by maintaining and expanding social and community housing across the province, supporting needed repairs and adaptations, and providing direct-to-household supports. 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)				
	2022/23 Year 4	2023/24 Year 5	2024/25 Year 6	3 Year Cumulative Total	2019/20 - 2027/28 Target
BC Priorities Housing Initiative	644	644	613	1,901	5,122
Canada Community Housing Initiative**	11,049	14,145	18,351	20,024	39,740
Canada Housing Benefit***	8,424	11,075	12,947	12,947	23,525
Total	20,117	25,864	31,911	34,872	68,387

*Includes provincial matching units

**Includes the rolling number of units retained under the Social Housing Agreement each year, plus new construction units and CRF NP Provincial matching units. The 3 year cumulative retained units total is 17,165, new construction units total 1,406 and CRF NP Provincial matching units total 1,453.

***Includes enhancements to the CBCHB to deepen the level of rent supplement, resulting in a decrease to total households served

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)								
	2022/23 Year 4 Target and Funding		2023/24 Year 5 Target and Funding		2024/25 Year 6 Target and Funding		3 Year Cumulative Target and Funding		2019/20 - 2027/28 Target
	#	\$ (M)	#	\$ (M)	#	\$ (M)	#	\$ (M)	#
New Construction	522	35.5	594	39.5	712	45.5	1,828	120.5	6,387
Repaired/Renewed	880	45.489	965	51.297	1,087	59.611	2,932	156.397	9,508
<u>Affordability Assistance:</u> <i>Project Based subsidy**</i>	10,291	4.989	13,230	6.797	17,165	9.111	17,165	20.897	28,967
<i>Affordability Assistance to the household***</i>	8,424	42.055	11,075	55.307	12,947	64.563	12,947	161.925	23,525
Total	20,117	128.033	25,864	152.901	31,911	178.785	34,872	459.719	68,387

* Includes provincial matching

**Includes cumulative retained units under the Social Housing Agreement

***Includes enhancements to the CBCHB to deepen the level of rent supplement, resulting in a decrease to total households served

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

Indicator: Housing Units considered accessible	Target (Households)								
	2022/23 Year 4 Target and Funding		2023/24 Year 5 Target and Funding		2024/25 Year 6 Target and Funding		3 Year Cumulative Target and Funding		2019/20 - 2027/28 Target
	#	\$ (M)	#	\$ (M)	#	\$ (M)	#	\$ (M)	#
New	26	1.775	30	1.975	36	2.275	92	6.025	319
Repaired/Renewed	40	2.068	46	2.445	54	2.961	140	7.474	358
Total	66	3.843	76	4.420	90	5.236	232	13.499	677

*These units are included in Table 2

Table 5: Planned Cost-Matched Funding per Initiative

Initiative	Planned -Cost-Matched Funding		
	2022/23 Year 4 (\$M)	2023/24 Year 5 (\$M)	2024/25 Year 6 (\$M)
BC Priorities Housing Initiative	17.059	17.056	15.770
Canada Community Housing Initiative	25.931	31.741	41.340
Canada Housing Benefit	21.027	27.654	32.282
Total Forecasted	64.017	76.451	89.392

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 2,900 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(1)

Outcome	Expected results	Targets								
		2022/23 Year 4 Target and Funding		2023/24 Year 5 Target and Funding		2024/25 Year 6 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 (2)	10,291	\$4.989	13,230	\$6.797	17,165	\$9.111	17,165	\$20.897	28,967
	Expand Social Housing Units overall by 15%	377	\$20.941	449	\$24.944	580	\$32.230	1,406	\$78.115	5,174
	No net loss of Urban Native Social Housing Units available to low-income households (3)	640	\$2.632	857	\$3.765	1,031	\$4.980	1,031	\$11.377	1,483
Repair existing stock	At least 20% of existing Social Housing Units repaired	594	\$40.489	679	\$46.297	801	\$54.611	2,074	\$141.397	6,934
	Retained Urban Native Social Housing Units repaired to good condition (4)	62	\$7.933	TBD	TBD	TBD	TBD	TBD	TBD	1,766
Adaptation of private market rental/ homeowner units	Preservation of housing	286	\$5.000	286	\$5.000	286	\$5.000	858	\$15.000	2,574
Expand rental housing	Increase number of affordable rental housing units for middle-income earners	145	\$14.500	145	\$14.500	132	\$13.200	422	\$42.200	1,213
Affordability support to the household (5)	Cumulative direct-to-household housing benefits	8,424	\$42.055	11,075	\$55.307	12,947	\$64.563	12,947	\$161.925	23,525

(1) Includes cost matching

(2) 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 replaced or retained 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 over the course of the agreement and expire after March 31, 2028

(3) These are included in 'Units continue to be offered in Social Housing'

(4) These are included in 'At least 20% of existing Social Housing units repaired'

(5) Includes enhancements to the CBCHB to deepen the level of rent supplement, resulting in a decrease to total households served

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, which provide affordable housing 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 programs 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 childcare 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 BCNPHA, CHF BC, Homelessness Services Association and AHMA, to identify ways that BC Housing can further support sector capacity through education, training, research and evaluation. 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 Canada Community Housing Initiative, funding under the Bilateral Agreement will supplement BC Housing's 2022/23-2024/25 Service Plan Goal 1: Improve housing outcomes for British Columbians. This goal brings together many areas where we have responsibilities, including increasing the supply of housing, providing opportunities for greater housing stability for people experiencing

homelessness, as well as the work of the Licensing and Consumer Services branch in strengthening consumer protections for homebuyers and increasing the quality of residential construction. Improved housing outcomes refer to the work we do to make a positive difference in people's lives. This work includes addressing youth homelessness and tent encampments for homeless people, delivering housing for Indigenous peoples, supporting greater housing affordability, making housing more accessible and achieving specific equity and social outcomes using GBA+ analysis. Improved housing outcomes also include aligning our work with the provincial CleanBC strategy, as well as promoting construction that is energy efficient, has low carbon emissions, and is good quality and durable.

Sustainability is promoted within our programs and services and within the broader housing sector and committed under Service Plan Goal 4: Improved BC Housing service delivery through alignment with principles of Equity, Diversity, Inclusion and Belonging (EDIB), Reconciliation, sustainability and resiliency as well as lessons learned from the COVID-19 pandemic. BC Housing is committed to working towards improving the efficiency of social housing buildings, lowering utility costs, and reducing greenhouse gas pollution. We have a robust set of energy management programs and will continue to reduce our greenhouse gas emissions, as we have done so significantly in the last ten years. 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

This Agreement provides for more than \$1,500 million investment over 10 years. In the first three years (from April 1, 2019 to March 31, 2022), a total investment of \$268 million including matching contributions of \$134 million from both the Government of Canada and the Province of B.C.. From April 1, 2022 to March 31, 2025, an additional \$460 million will be invested. Joint funding committed through the B.C. Priorities Housing Initiative, the Canada Community Housing Initiative and the Canada Housing Benefit align with existing provincial programs and initiatives to benefit approximately 70,000 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.

"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.