

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

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

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

1. This Schedule B.1 sets out the terms and conditions applicable to the HB.
2. All provisions of the Agreement apply to the Initiative in section 1 of this Schedule B.1, except as otherwise stated in the Agreement. Having regard to the co-development of the HB with a view to addressing local housing affordability challenges in British Columbia, the Parties agree that section 12.1 (Equality of Treatment) of the Agreement does not apply to the Initiative in section 1 of this Schedule B.1. Schedule B to the Agreement does not apply to this Schedule B.1, except for section 6 (Payments of CMHC Funding and Information on Commitments) and section 7 (Disbursements).

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

4. HB CO-DEVELOPMENT & COOPERATION

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

5. ACTION PLAN

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

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

A. **Prioritization:** The HB shall be prioritized in the following order:

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

spends at least 50% of its before-tax income on Housing (“Severe Housing Need”).

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

6. FINANCIAL PROVISIONS

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

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

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

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

- 6.3. CMHC Funding cannot be reallocated among Fiscal Years without prior CMHC approval. In addition, CMHC Funding cannot be reallocated among Initiatives.
- 6.4. For greater clarity and in accordance with subparagraph 7.4 of the Agreement, CMHC Funding and Cost-Matched Funding for HB will not replace or displace any level of provincial or municipal spending.
- 6.5. Payment of CMHC Funding remains subject to subparagraph 7.5 of the Agreement and the finalized and mutually agreed-to Action Plan as set out in subparagraph 6.1 of this Schedule B.1.

7. COST-MATCHING

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

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

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

8. COMMITMENTS

8.1. All provisions of section 5 (Commitments) of Schedule B to the Agreement that apply in respect of Recipients apply to this Schedule B.1, except paragraph 5.2.

8.2. Commitments of CMHC Funding may be made from and after April 1, 2020 to no later than March 31, 2022. Commitments of Cost-Matched Funding may be made only from and after April 1, 2020 to not later than March 31, 2023.

9. REPORTING

9.1. In accordance with paragraph 8 of the Agreement and Schedule C, BCHMC shall reflect the HB in the Progress Report.

9.2. The following tables will also be completed with aggregated information on the HB, and reported twice annually as part of the Schedule C: Progress Report process:

Table 1: Affordability assistance provided to households through the HB

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

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

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

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

Targeted Housing Program (by Housing Type)	Canada- British Columbia Housing Benefit (# households)		
	Year Start	Mid-Year	Year End
Non-targeted			
Women and Children Fleeing Domestic Violence			
Seniors			
Indigenous peoples			
Homeless			
People with disabilities			

Mental health/addictions issues			
Veterans			
Young adults			
Racialized groups			
Newcomers/Refugees			
Other mutually agreed-upon group(s) (please list):			
Total			

Table 4: HB assistance for Recipients in current year

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

Table 5: Duration between occurrences of recidivism, for this year’s HB Recipients that received HB in a year other than last year

HB Recipients who experienced recidivism	Number of HB Recipients	Average duration (months) between receiving the HB in the case of recidivism			
		First occurrence of recidivism	Second occurrence of recidivism	Third occurrence of recidivism	Average duration
One occurrence of recidivism			N/A	N/A	
Two occurrences of recidivism				N/A	
Three or more occurrences of recidivism					
Total		N/A	N/A	N/A	N/A
Average	N/A				N/A

- 9.3. CMHC and BCHMC will work together to assess the Canada-British Columbia Housing Benefit's impact on HB Recipients over the course of the HB, as well as to support research that covers the long-term impacts of the HB on households. BCHMC and CMHC will work with Statistics Canada to develop an approach and agreement to share and use household level data on Recipients and a control group in support of impact assessment and research which will be available both CMHC and British Columbia.

10. COMMUNICATION WITH HB RECIPIENTS

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