

**Ministry of
Municipal Affairs
and Housing**

**2019/20 – 2021/22
SERVICE PLAN**

February 2019



Minister Accountability Statement



The *Ministry of Municipal Affairs and Housing 2019/20 - 2021/22 Service Plan* was prepared under my direction in accordance with the *Budget Transparency and Accountability Act*. I am accountable for the basis on which the plan has been prepared.

A handwritten signature in blue ink, appearing to read 'S. Robinson', written over a faint rectangular box.

Honourable Selina Robinson
Minister of Municipal Affairs and Housing
February 1, 2019

Purpose of the Ministry

The [Ministry of Municipal Affairs and Housing](#) helps make B.C. communities great places to live by providing British Columbians with access to more affordable, safe and functional housing and taking leadership in supporting local governments, not-for-profit organizations and residents to build vibrant and healthy communities that are well governed, liveable, safe, economically resilient and socially and environmentally responsible.

The Ministry oversees two Crown Agencies; the [BC Assessment Authority](#), and the [BC Housing Management Commission](#). The Ministry also oversees the [University Endowment Lands](#), administers the annual [Property Assessment Review Panel](#) process and supports the [Audit Council](#) for the [Auditor General for Local Government](#). The Ministry partners with [Technical Safety BC](#), and the [Building Officials Association of BC](#) as delegated authorities to deliver services for British Columbians. The Ministry is also responsible for [TransLink](#) policy and governance.

The effective delivery of the Ministry's mandate relies on key legislation, including: the *Assessment Act* and *Assessment Authority Act*, the *Auditor General for Local Government Act*, the *Community Charter*, *Vancouver Charter and Local Government Act*, the *Commercial Tenancies Act*, the *Ministry of Lands, Parks and Housing Act*, the *Municipal Aid Act*, the *Municipal Finance Authority Act*, part six of the *Gaming Control Act*, the *Islands Trust Act*, the *South Coast British Columbia Transportation Authority Act*, the *Strata Property Act*, the *Assistance to Shelter Act*, the *Manufactured Home Tax Act*, *Manufactured Home Park Tenancy Act*, the *Residential Tenancy Act*, the *Building Act*, the *Building Officials' Association Act*, the *Homeowner Protection Act*, the *Safety Authority Act*, the *Safety Standards Act* and the BC Building, Plumbing and Fire Codes.

Strategic Direction

The Government of British Columbia is putting people at the heart of decision-making by working to make life more affordable, improve the services people count on, and build a strong, sustainable economy that works for everyone.

Over the past year, significant government investments in areas including housing, child care and the elimination of fees, such as Medical Service Premiums, have contributed to making life more affordable for British Columbians today and into the future. Ministries are engaged in ongoing work to improve the availability of services citizens rely on including those related to primary medical care, education and training, transportation, the opioid crisis and poverty.

A strong economy that works for all regions of B.C. is diversified, resilient and improves the standard of living for people across the province. With that in mind, government is focusing on sustainable economic growth that strengthens our natural resource sectors, continues the development of the emerging economy, supports small business and uses innovation and technology to solve B.C. problems. A key priority in 2019/20 and beyond will be driving economic growth with cleaner energy and fewer emissions. At the same time, Ministries continue to build prudence into budgets and plan for challenges.

Underpinning the work of all ministries are two shared commitments: reconciliation with Indigenous peoples and consideration of how diverse groups of British Columbians may experience our policies, programs and initiatives. As part of these commitments, Ministries are working to implement the United Nations Declaration on the Rights of Indigenous Peoples, Truth and Reconciliation Commission's Calls to Action, and Gender-Based Analysis+ policy and budgeting.

In July 2017, each minister was given a formal mandate letter that identifies both government-wide and ministry-specific priorities for implementation.

This service plan outlines how the Ministry of Municipal Affairs and Housing will support the government's priorities, including selected action items identified in the Minister's [Mandate Letter](#). Over the previous fiscal year, the Ministry of Municipal Affairs and Housing made progress on these priorities by:

- Developing and launching four community capital infrastructure funding programs under the Investing in Canada's Infrastructure Program, an Integrated Bilateral Agreement with Canada that will leverage federal funding toward community investments including local government and First Nation infrastructure priorities:
 - Community, Culture and Recreation Program;
 - Rural and Northern Communities Program;
 - Environmental Quality Program; and
 - Clean BC Communities Fund.
- Completing the inaugural province-wide homelessness count in collaboration with the Ministry of Social Development and Poverty Reduction.
- Initiating new *Building BC* affordable housing funding programs: *Community Housing Fund*, *Supportive Housing Fund*, *Indigenous Housing Fund*, and *Women's Transition Housing Fund*.
- Launching the Modular Supportive Housing Initiative: Rapid Response to Homelessness program.
- Establishing the HousingHub to facilitate affordable housing partnerships to increase the supply of affordable housing for middle-income earners.
- Reducing the Residential Tenancy Branch wait times for both dispute hearing and calls for information.
- Amended the *Residential Tenancy Act* and the *Manufactured Home Park Tenancy Act* to provide greater protections for renters and manufactured home park owners.
- Starting the Development Approvals Process Review in spring 2018, legislation and empowering local governments with unprecedented rental zoning authority and new requirements to undertake housing needs assessments (supported by provincial funding).
- Committing to fund 40% (estimated at \$2.54B) of the capital costs for Phase Two of the Metro Vancouver Mayors' Council on Regional Transportation's 10-Year Vision Investment Plan, which represents the largest investment in transit and transportation in Metro Vancouver's history.

The following performance plan outlines how the Ministry of Municipal Affairs and Housing will continue to track progress on key mandate letter commitments and other emerging government priorities.

Performance Planning

Goal 1: Safe, affordable and functional housing

Ensuring British Columbians have access to safe, affordable and functional housing is a key priority for the Ministry and addresses the commitment to deliver through partnerships 114,000 units of affordable market rental, non-profit, co-op, supported social housing and owner-purchase housing over the next 10 years.

Objective 1.1: Increase supply of market rental, non-profit, co-op, student and supported housing

Key Strategies:

- Work with BC Housing to support affordability through government-funded investments in new housing units.
- Facilitate new community partnerships to leverage investments in affordable housing.
- Work with the Ministry of Advanced Education, Skills, and Training to create new affordable student housing (currently 8,000-unit target).

Performance Measure ¹	2017/18 Actual	2018/19 Forecast ³	2019/20 Target ³	2020/21 Target ³	2021/22 Target ³
1.1 Number of affordable housing units initiated* under the Building BC program in support of the 36,700 ² units funded to date. ¹	1,105	4,065	2,935	2,120	1,840

¹ Data Source: BC Housing.

² The 36,700 units referenced include 28,700 units that are the responsibility of the Ministry of Municipal Affairs and Housing (MAH) plus 8,000 student housing units that are the responsibility of the Ministry of Advanced Education, Skills and Training (AEST). Progress towards building the 8,000 student housing units can be found in the AEST Service Plan.

³ Forecast and targets are toward the 28,700 units that are the responsibility of MAH.

*Initiated is defined as – a project that has been approved or committed to by the BC Housing Management Commission.

Linking Performance Measure to Objective:

Creating more affordable housing increases housing options for British Columbians who need it most. The targets for initiating units represent incremental progress toward building affordable housing under the Building BC program. The intermittent nature of construction projects results in variable targets between 2019/20 – 2021/22. It should be noted that the 36,700 funded units represent a ten-year commitment. Additional proposal calls are anticipated in 2020.

Objective 1.2: Increase affordable housing options through effective and coordinated provincial programs and services for British Columbians, including people with distinct needs

Key Strategies:

- Work with BC Housing to support affordability in the rental market through rental assistance programs.
- Support the work of the Ministry of Social Development and Poverty Reduction (SDPR) in leading the prevention and response to homelessness, including implementation of the Homelessness Action Plan.
- In partnership with the SDPR, support service integration across ministries and build partnerships between sectors to improve housing outcomes for people with distinct needs.

Performance Measure	2017/18 Actual	2018/19 Forecast	2019/20 Target	2020/21 Target	2021/22 Target
1.2 Number of households benefitting from provincial programming ¹	107,205	111,638	116,094	121,203	126, 132

¹ Data source: BC Housing. Over 70 programs, including non-profit housing, co-op housing, public housing and rental assistance are reflected in this count.

Linking Performance Measure to Objective:

The number of households benefitting from provincial programs indicates the Government's progress in providing support to households needing assistance to afford adequate housing or live independently. Provincial programs increase affordable housing options for a wide range of persons with distinct housing needs, including seniors, low-income families, indigenous persons, and persons experiencing homelessness. The number of households benefitting from provincial programs is expected to increase as newly built affordable housing units become available and eligible households access this housing through the range of available programs. In addition, eligibility criteria for the Shelter Aid for Elderly Renters and Rental Assistance Program were expanded in 2018/19 resulting in increased access for households needing assistance. For additional information please see the [BC Housing 2019/20-2021/22 Service Plan](#).

Objective 1.3: Enhance safety, occupant health and accessibility, and sustainability of the built environment

Key Strategies:

- Establish safety standards for technical systems under the *Safety Standards Act*.
- Establish building standards under the *Building Act*, including the BC Building, Plumbing and Fire Codes.
- Support CleanBC by developing a regulatory framework for existing buildings and transitioning the voluntary BC Energy Step Code to a regulated code requirement.

- Collaborate with partners to establish and support effective governance for buildings and technical systems.
- Enable innovation in technical codes and standards while maintaining public confidence in the health and safety of newly constructed buildings.

Performance Measure ¹	2017/18 Actual	2018/19 Forecast	2019/20 Target	2020/21 Target	2021/22 Target
1.3 CleanBC: Number of local governments referencing the Energy Step Code in bylaws and policies	5 ²	20	30	40	40 ³

¹ Data Source: Ministry of Municipal Affairs and Housing in cooperation with the Energy Step Code Council and member local governments representing the Union of BC Municipalities and the Planning Institute of British Columbia.

² As the Energy Step Code came into effect in December 2017, this number represents uptake between December 2017 and March 2018 only.

³ In 2022, the British Columbia Building Code will require higher levels of energy efficiency for all new buildings, reducing the demand for local governments to set their own requirements just prior to the Building Code changing.

Linking Performance Measure to Objective:

The number of local governments referencing the Energy Step Code indicates the intent to construct more energy efficient buildings in their communities to help meet their climate action commitments and enhance sustainability of the built environment.

Goal 2: A fair residential tenancy framework

By implementing a fair residential tenancy framework, the Ministry is providing stronger protections for renters and improved security for renters and landlords.

Objective 2.1: Create modern, affordable and accessible services that facilitate housing security (stability) and fairness for renters and landlords

Key Strategies:

- Assess the Rental Housing Task Force recommendations to determine priorities for further action, including addressing any potential changes to the *Residential Tenancy Act*.
- Transform Residential Tenancy Branch (RTB) processes to enhance services and meet increased and evolving demand.
- Strengthen the RTB's enforcement role and make greater use of its authority to investigate and levy administrative penalties.
- Take steps to assist both landlords and tenants to better understand their rights and responsibilities under B.C.'s tenancy legislation.

Performance Measure		2017/18 Baseline	2018/19 Forecast	2019/20 Target	2020/21 Target	2021/22 Target
2.1	Percentage of dispute resolution hearings that meet service standard wait times ¹	25%	50%	75%	80%	90%

¹ Data Source: Residential Tenancy Branch dispute management system and web analytics

Linking Performance Measure to Objective:

2.1 Reducing hearing wait times will promote housing stability for landlords and tenants by ensuring tenancy disputes are resolved in a timely, efficient manner, and will boost public confidence in the dispute resolution process.

The gradual increase in performance is tied to a three-phase fundamental redesign of the business processes and tools used by the RTB to provide services to the public. This innovation and subsequent continuous improvement is expected to yield enhanced service delivery over the course of the next three years. The ambitious targets above reflect this project.

Goal 3: Strong, sustainable and well governed communities

By cultivating strong partnerships and delivering services that support sustainable and well governed communities, the Ministry establishes a platform to support improved affordability, accessibility and community infrastructure that benefits all British Columbians.

Objective 3.1: Further a governance system that considers local government and provincial interests and builds strong relationships for the benefit of all people

Key Strategies:

- Work to ensure the annual Union of British Columbia Municipalities Convention provides a comprehensive exchange of ideas and optimizes cooperation and collaboration among the Province, UBCM and individual local governments.
- Support local governments in reconciling with First Nations and building respectful relationships, including by helping to sustain (fund) and enhance the Community to Community Forum program.
- Review and enhance the policy, legislative and education framework for local governments where needed, including working with key partners on lessons learned from the 2018 local government elections and on furthering responsible conduct among locally elected officials.
- Provide advice, resolve problems and give targeted support and oversight on a range of local and regional governance matters of local government and provincial interest, both directly and in partnership with others.

Performance Measure	2017/18 Actual	2018/19 Forecast	2019/20 Target	2020/21 Target	2021/22 Target
3.1 Actively engage with UBCM and local governments with ongoing meetings between elected officials and staff, including:					
<ul style="list-style-type: none"> number of formal meetings held annually between UBCM Executives and the Minister of Municipal Affairs and Housing; and 	10	4+	4+	4+	4+
<ul style="list-style-type: none"> number of meetings held annually between the Ministry, UBCM and local governments during UBCM Convention and throughout the year 	159	100+	100+	100+	100+

¹ Data Source: Meeting schedules (calendar meeting invites) and agendas for meetings

² The Ministry anticipates variance in the number of meetings resulting from changing conference agendas, rotating hosting locations and emergent issues at the time of the event.

Linking Performance Measure to Objective:

The number of formal interactions between the Minister and UBCM Executive is an important indicator that the relationship between local governments and the provincial government is being actively sustained. These meetings create a reciprocal opportunity to better understand the interests of local governments and to ensure policy and programs are meeting the needs of communities.

Objective 3.2: Maintain local governments' financial sustainability so they can meet the service needs of their communities

Key Strategies:

- Provide advice and statutory approvals on local government finance (revenues and expenditures) to support sound local government financial management practices and stewardship that ensure fiscal viability.
- Deliver stable, predictable and timely grant funding for professional administration to smaller and rural local governments throughout B.C. and provide targeted funding to municipalities with over 5,000 people for community safety initiatives, through the Small Community Grants, Regional District Grants and the Traffic Fine Revenue Sharing Program.
- Support the Municipal Finance Authority (MFA) in obtaining a high credit rating and low rates for borrowing through: overseeing the *Municipal Finance Authority Act*; setting local government borrowing limits; reviewing and approving loan authorization bylaws and setting financial reporting requirements; and ensuring local government financial data is available to the MFA and the broader public.

Performance Measure	Baseline	2018/19 Forecast	2019/20 Target	2020/21 Target	2021/22 Target
3.2 Municipal Finance Authority's Credit rating.	AAA	AAA	AAA	AAA	AAA

¹ Data Source: Municipal Finance Authority. Ratings provided by the Moody's, Standard & Poor's, and Fitch rating agencies

Linking Performance Measure to Objective:

A strong credit rating of the MFA reflects the sustainability of the local government financial system. This strong credit rating gives local governments the freedom to engage in capital projects that touch the lives of people in British Columbia every day.

Objective 3.3: Support improvement of community and regional infrastructure and local government planning to further the environmental, economic and social health of communities

Key Strategies:

- Work in partnership with UBCM to launch the Housing Needs Report program to assist local governments in meeting new legislative requirements for housing needs assessments beginning spring 2019.
- Encourage strong community planning, fiscal and asset management practices to support the development of sustainable communities.
- Support local governments to make effective, integrated and collaborative choices, through problem solving, guidance and program support for delivery of local and regional services such as water, recreation and economic development, and integrated and sustainable land use and infrastructure planning.
- Partner with the federal government to develop and implement community capital funding programs for local governments and First Nations that build and upgrade local infrastructure including drinking water, wastewater, stormwater, clean energy, connectivity networks, recreation facilities, community centres and arts and culture spaces.

Performance Measure	2018/19 Forecast	2019/20 Target	2020/21 Target	2021/22 Target
3.3 Number of local governments funded under the Housing Needs Reports Program.	N/A	40	30	20

¹ Data Source: Housing Needs Reports Program Evaluation Committee approval of funding applications.

Linking Performance Measure to Objective:

New legislative requirements for local governments to complete housing needs assessments will strengthen their ability to understand and provide for the kind of housing that is most needed at a local

level. The three-year, application based \$5 million Housing Needs Reports Program will support local governments in B.C. who have not begun, or recently completed, a housing needs report. It is anticipated that the number of local governments requiring financial support will decrease over time as the initial three-year deadline to meet the legislative requirement approaches.

Resource Summary

Core Business Area	2018/19 Restated Estimates ¹	2019/20 Estimates	2020/21 Plan	2021/22 Plan
Operating Expenses (\$000)				
Local Government ²	186,970	308,258	207,220	309,320
Community and Legislative Services ³	3,062	3,171	3,156	3,156
Executive and Support Services	6,878	7,130	7,100	7,100
Housing	453,988	486,365	504,079	538,899
Housing Endowment Fund	12,884	12,884	12,884	12,884
University Endowment Lands Administration Account	10,442	10,495	10,487	10,487
Total	674,224	828,303	744,926	881,846
Ministry Capital Expenditures (Consolidated Revenue Fund) (\$000)				
Executive and Support Services	945	402	367	2
Total	945	402	367	2
Capital Plan (\$000)				
Housing	227,687	247,002	382,613	307,748
Total	227,687	247,002	382,613	307,748

¹ For comparative purposes, amounts shown for 2018/19 have been restated to be consistent with the presentation of the 2019/20 Estimates.

² Local Government includes University Endowment Lands (UEL)

³ Community and Legislative Services includes Assessment Services, Assessment Policy and Support and Community Gaming Grants.

* Further information on program funding and vote recoveries is available in the [Estimates and Supplement to the Estimates](#).

Appendix A: Agencies, Boards, Commissions and Tribunals

[Audit Council of the Auditor General for Local Government](#)

[BC Assessment Authority](#)

[BC Housing Management Commission](#)

[Board of Examiners](#)

[British Columbia Safety Authority \(Technical Safety BC\)](#)

[Islands Trust Fund](#)

[Property Assessment Appeal Board](#)

[TransLink](#)

[Building Officials Association of British Columbia](#)

