

Action Plan and Progress Assessment (APPA) for the implementation of audit recommendations from the OAG- Prepared for the Select Standing Committee of Public Accounts
Attention: Shirley Bond, Chair and Mitzi Dean, Deputy Chair of the Select Standing Committee on Public Accounts

Audit of BC Housing’s Non-Profit Asset Transfer Program] Released April 2017

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PAC Meeting Plan ¹	[DD/MM/YY]	Prepared by: [Name], [Organization Name]	Reviewed by: [Name of Deputy Minister or Assistant Deputy Minister]
1 st APPA Update	[05/02/19]	Prepared by: Jim Swan, Ministry of Municipal Affairs and Housing	Reviewed by: Greg Steves, ADM, Ministry of Municipal Affairs and Housing
2 nd APPA Update	[13/03/20]	Prepared by: Avery Kelly, Ministry of Municipal Affairs and Housing (with input from BC Housing)	Reviewed by: Greg Steves, ADM, Ministry of Municipal Affairs and Housing

Rec. # Accepted? Yes / No ²	OAG Recommendations	Actions Planned & Target Date(s) ³	Assessment of Progress to date ⁴ and Actions Taken ⁵ (APPA update)
1 Yes	The Ministry Responsible for Housing establish how the Non-Profit Asset Transfer (NPAT) program’s intended outcomes for non-profit housing providers will be achieved, measured and monitored.	In 2017/18, the final transfers of properties under the NPAT program will be completed. BC Housing will continue to report to the Ministry Responsible for Housing on the number of properties transferred, the proceeds received and the progress in reinvesting the NPAT funds into new affordable housing projects.	<p>Fully Implemented -</p> <p>BC Housing transferred 200 properties. The last property transferred was in March 2018. The proceeds received was approximately \$520 million.</p> <p>Reinvestment of the proceeds went to:</p> <ul style="list-style-type: none"> • \$355 million to the Provincial Investment in Affordable Housing (PIAH), to create 2,139 new units in 56 projects, as of March 9, 2020. • \$150 million to the Investment in Affordable Housing (IAH) extension, to create 2,103 new units in 51 projects, as of March 9, 2020. • \$15 million for the purchase of the former Victoria Youth Custody Centre at 94 Talcott Road, View Royal, which is currently the site of a 60-unit temporary shelter. <p>Please note: some PIAH and IAH Extension projects are still under construction.</p>

¹ The audited organization will be required to present their initial action plan at this meeting (i.e. First three columns completed for each OAG recommendation included in the audit report)

² For each recommendation, the audited organization should state whether or not they have accepted the recommendation and plan to implement it fully by typing either “Yes” or “No” under the number of the recommendation.

³ Target date is the date that audited organization expects to have “fully or substantially implemented” the recommendation. If several actions are planned to implement one recommendation, indicate target dates for each if they are different.

⁴The Select Standing Committee on Public Accounts (PAC) will request that the audited organization provide a yearly update (i.e. completed “Assessment of Progress and Actions Taken” column) until all recommendations are fully implemented or otherwise addressed to the satisfaction of the PAC. This is for the APPA update.

⁵ This action plan and the subsequent updates have not been audited by the OAG. However, at a future date that Office may undertake work to determine whether the entity has implemented the recommendations. The results of that work will be reported in a separate report prepared by the OAG.

Please provide your email response to:

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2. Yes	The BC Housing Management Commission transfer housing assets based on a documented assessment of a non-profit provider's ability to meet the desired program outcomes.	BC Housing has taken steps to enhance documentation of all aspects of the assessment of non-profit providers' ability to meet desired program outcomes.	Fully Implemented (as was reported last year) - For every transfer under the NPAT program, BC Housing's Executive Committee assesses the appropriateness of the transfer and the non-profit provider's ability to continue to manage the affordable housing project. In addition, the Board of Commissioners improved the documentation of its criteria and assessment process for the transfer of the directly managed buildings
3 Yes.	The BC Housing Management Commission monitor and report annually on progress made to achieve the NPAT program's intended outcomes for the non-profit sector.	The key long-term objective of the NPAT program was to strengthen the non-profit housing sector by transferring land assets to them and improving their ability to support better long-term planning and self sufficiency. BC Housing will continue to report to the Ministry Responsible for Housing on the number of properties transferred, the proceeds received and the progress in reinvesting the NPAT funds into new affordable housing projects.	Fully Implemented – BC Housing transferred 200 properties. The last property transferred was in March 2018. The proceeds received was approximately \$520 million. Reinvestment of the proceeds went to: <ul style="list-style-type: none"> • \$355 million to the Provincial Investment in Affordable Housing, to create 2,139 new units in 56 projects, as of March 9, 2020. • \$150 million to the Investment in Affordable Housing (IAH) extension, to create 2,103 new units in 51 projects, as of March 9, 2020. • \$15 million for the purchase of the former Victoria Youth Custody Centre at 94 Talcott Road, View Royal, which is currently the site of a 60-unit temporary shelter. Please note: some PIAH and IAH Extension projects are still under construction.

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4 Yes.	The Ministry Responsible for Housing clearly define what providing the people of B.C. with “access to safe, affordable and appropriate housing” means, and how the NPAT program will contribute to achieving it. This should include performance measures and targets.	Government has committed to defining affordable housing as part of the new housing strategy.	<p>Fully Implemented – Since the Public Accounts Committee meeting in January 2018, Government has released a new provincial housing strategy: <i>Homes for BC – A 30 Point Plan for Housing Affordability in British Columbia</i>.</p> <p>Through Building BC programs and the HousingHub, BC Housing is building homes for:</p> <ul style="list-style-type: none"> • People with very low incomes, including supportive housing and shelter rate rentals; • Low- to moderate-income households, including social housing or affordable market rental rentals; and • Middle-income households, including self-sustaining rental or ownership options. <p>The 4200 NPAT units built thus far support the same goals to supply housing for low to moderate income populations as the 30 Point Plan, as they are social housing units operated on the basis rent geared to income. Overall target is 4900 units.</p>
5. Yes	The Ministry Responsible for Housing assess and mitigate the risks that the NPAT program introduces to social housing. This process should include evaluating how the provision of safe, affordable and appropriate housing is affected by the move away from rent-geared-to-income units, the use of rental assistance and the change in delivery model	BC Housing continues to monitor the provision of affordable housing by non-profit housing providers in the projects transferred under the NPAT program. There has been no reduction in the number of rent-geared-to-income units in these projects.	<p>Fully Implemented (as was reported last year) - For every transfer under the NPAT program, BC Housing’s Executive Committee assesses the appropriateness of the transfer and the non-profit provider’s ability to continue to manage the affordable housing project. These assessments have not identified any increased risk resulting from the transfer of land ownership.</p>

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