

File: 00292-30/HOU-2006-00041

February 1, 2007

David D. Schreck
145 East Windsor Road
North Vancouver, BC, V7N 1J9

Dear David Schreck:

**Re: *Freedom of Information and Protection of Privacy Act*
Request for Information**

I am replying to your request for information received by the Ministry of Forests and Range and Minister Responsible for Housing on December 20, 2006. Partial access is available to those records which specify the method used to arrive at the estimate of 15,000 low income working families used in the October 3, 2006 news release (2006FOR127-001187) and, as requested, to no more than a dozen pages that provide the final calculation of how this estimate was arrived at.

We advised you in our letter dated January 9, 2007 that we would respond to your request in two phases. However, as we received a response to our consults within the time prescribed by the *Freedom of Information and Protection of Privacy Act* (the Act), we are able to provide you with all the necessary documents to satisfy your request in a single response.

Document 389 shows you the starting point of 57,650 BC family households (highlighted in yellow). Document 438 shows you the source of this number (highlighted in yellow). Document 389 then shows you how we arrived at a base number of 19,786 estimated eligible households (highlighted in yellow). These documents, however, do not reflect that the number of estimated eligible households was rounded up to 20,000. **A take up rate of 75% was assumed and applied to the rounded number of estimated eligible households to arrive at the estimate of 15,000, which is the subject of your request.**

Some of the records you requested contain information that is excepted (excluded) from disclosure under the *Freedom of Information and Protection of Privacy Act* (the Act). The excepted information is severed in order that the remaining information in the documents can be disclosed.

The severed information is excepted from disclosure under section 13 of the Act. Severing was necessary because the records contained information that would disclose advice or recommendations developed by or for the minister. I have noted on the records disclosed to you which section of the Act I have relied upon to sever the information.



In accordance with the Act, a single copy of these records is provided to you. Please note, however, that these records may be protected by copyright under the federal *Copyright Act*, pursuant to which unauthorised reproduction of works is forbidden. Permission of the copyright owner must be obtained prior to reproduction, dissemination or sale of these records.

Under section 52 of the Act, you may ask the Information and Privacy Commissioner to review this decision. You have 30 working days from the receipt of this notice to request a review by writing to:

Information and Privacy Commissioner
PO Box 9038 Stn Prov Govt
Victoria, BC V8W 9A4

or Telephone: (250) 387-5629 or Fax: (250) 387-1696.

If you wish to request a review, please provide the Commissioner's office with:

- Your name, address and telephone number;
- The request number assigned (the 'File Number' quoted at the top of this letter);
- A description of the type of request made (i.e. access, correction, fee complaint, time limit complaint, etc.), or attach a copy of the request;
- A copy of this letter; and
- The reasons or grounds upon which you are requesting the review.

If you feel that your request has not been answered completely or you have any other questions, please write or call Ian Stewart, Information Management Analyst, the analyst assigned to your file, prior to initiating a formal review process with the Office of the Information and Privacy Commissioner. You may be transferred to this number free of charge by calling Enquiry BC at (604) 660-2421 in Vancouver or at 1-800-663-7867 outside Victoria and Vancouver.

Yours truly,



Elizabeth Vander Beesen,
Manager, Privacy, Information, Records and Litigation Services

Enclosure(s): 3

pc: Ian Stewart, Information Management Analyst

Horner, Shannon E FOR:EX

From: Lorraine Copas [lcopas@bchousing.org]
Sent: Tue, February 14, 2006 3:13 PM
To: Horner, Shannon E FOR:EX
Subject: Demand Estimates
Attachments: Demand Estimates.doc

Demand Estimates

Category	Sect 13 Sect 13	Number of households at <\$20k
# of BC family households		57,650
Less # of family households currently in social housing ¹		(14,864)
Less # of family households receiving income assistance ²		(23,000)
Sub-total		19,786
		n/a
Sect 13 Sect 13		
Estimated number of eligible households (rounded)		19,786

¹ This includes 13,555 family households currently receiving housing assistance through BC Housing as well as 4,000 family households living in Federally-funded housing stock.

² Based on the monthly statistics prepared by the Ministry of Employment and Income Assistance - Clients by Program and Family Type (October 2005).

Horner, Shannon E FOR:EX

From: Page, Doug FOR:EX
Sent: Wed, July 12, 2006 3:19 PM
To: Horner, Shannon E FOR:EX; Crane, Bob FOR:EX
Subject: Lorraine's Rationale for Proposed Rent Ceilings for the Family Allowance Program

FYI.

From: Lorraine Copas [mailto:lcopas@bchousing.org]
Sent: Wed, July 12, 2006 3:12 PM
To: Page, Doug FOR:EX
Subject: Proposed Rent Ceilings for the Family Allowance Program

Hi Doug:
 Here is some of the back-up information to support the rent ceiling determination.

Effectively, I used data from the 2001 Census to get a general sense of the rents reported across households in core housing need.

I segmented the information geographically (GVRD and Rest of Province) and applied an annual inflation rate (1%) to reflect 2005 rents in general.

I then tested the results against information captured by CMHC in their rental market report to see how close were to market knowing that there are important limitations to the data that CMHC collects and reports.

The next steps was to differentiate across unit sizes. This was more of less an informed guess which was designed to correspond with what we know about the 2005 rent levels in general... i.e. the Census data adjusted to reflect increases over time would equal approximately \$875 for the GVRD and \$702 for the rest of the Province.

Hopefully this information is helpful to you. Please do not hesitate to call me if you have any questions.

Summary Data

Households in core housing need		152095
Average income households in core need	\$	17,778
Average shelter costs households in core need	\$	679
Family households in core housing need		62350
Average income families in core need	\$	20,728
Average shelter cost families in core need	\$	781
Families as a percentage of households in core need		41%
Preliminary Starting Point for the Analysis		
Average income for family households in core need	\$	20,728
Affordable rent @ 30%	\$	518
Average reported rent	\$	781

2006-07-25

Core need rent of \$781 is based on 2001 Census

Inflated at 1% per year

	Total	GVRD	Rest of Province	
2001 \$	781	\$	841	\$ 675
2002 \$	789	\$	849	\$ 682
2003 \$	797	\$	858	\$ 689
2004 \$	805	\$	866	\$ 695
2005 \$	813	\$	875	\$ 702

2001 Census

from BC Hq. Hawaii Ops.

Summary Data

Total Renter Households 512365
Family renters 258200

Households in core housing need - 152095 - incl. non-families
Average income households in core need 17778
Average shelter costs households in core need 679

Family households in core housing need 62350 ←
Average income families in core need \$ 20728
Average shelter cost families in core need \$ 781
Families as a percentage of households in core need 41%

2001 data

Median family household income (renters) \$ 33,786

Family households with incomes < 10K 22360 24%
Family households with incomes 10K to 20K 35290 37%
Family households with incomes 20K to 30K 36770 39%

Number of renter households incomes < 20K 174175 - All renters households.
Number of renter households incomes 20-30K 74440 - All renters.

Number of family renters incomes < 20K 57650
Number of family renters incomes 20-30K 36770
94420

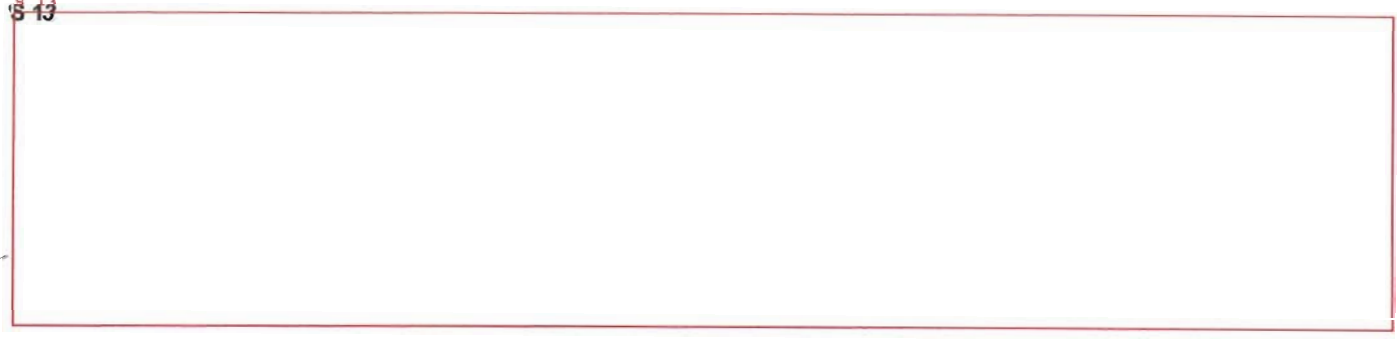
Family households in social housing - 13555
Families with income of \$30K or less 12556 93%
Family households less than 20K in social housing 10433 77%
Family households in social housing incomes 20-30K 2123

Family households on the waiting list 6274
Families with incomes of \$30K or less 5711 91%
Family households with incomes less than 20K on list 4666 74%
Families on the waiting list with incomes 20-30K 1045

Distribution of family households incomes < 20K

Total family renters incomes < 20K 57650
Families incomes < 20K in social housing 10433
Families incomes < 20K on waiting list 4666
Families in wider community incomes < 20K 42551

10,433 - social hq = 47,217 < 20k



cmHC	Affordable Rent @ \$20,000 - @ 30%	\$	500
"	Average rent families in core need	\$	781
"	Core need rent adjusted for inflation	\$	813
"	Average rent 2-bed unit (2005)	\$	838
"	Average rent 3-bed units (2005)	\$	964
"	Average of 2 and 3 bed rents	\$	901

1% / yr to 2005.

Average rent families in core need in GVRD	\$	841
Core need rent adjusted for inflation	\$	875
Average 2-bed rent for families in GVRD	\$	1,004
Average 3-bed rent for families in GVRD	\$	1,184
Average of 2 and 3 bed rents	\$	1,094

1% / yr to 2005.

non - GVRD - \$702 - av. rent. using cmHC core need.

273rd in GVRD.

Affordable Rent/Rent Gap at the 20K Sect 13

Annual Rent @ 30 per cent threshold	500	\$	6,000.00
Monthly 'Affordable' Rent		\$	500.00
Average rent (families in core need)		\$	675.00
Rent gap at core need rent		\$	175.00
Core need rent (inflated to 2005 levels)		\$	702.00
Rent gap at up-dated core need levels.		\$	202.00
Average market rent 2005 (2 bed and 3 bed units)		\$	901.00
Rent gap at the average market rent 2005		\$	401.00

Rent gap for households in the GVRD	\$	841.00
Rent gap at core need rent	\$	341.00
Core need rent (inflated to 2005 levels)	\$	875.00
Rent gap at up-dated core need levels	\$	375.00
Average market rent 2005	\$	1,094.00
Rent gap at the average market rent 2005	\$	594.00

Affordable Rent/Rent Gap at the 20K Sect 13

Annual rent gap at core need	\$	2,100.00
Annual rent gap at core need (inflated)	\$	2,424.00
Annual rent gap at market	\$	4,812.00
Annual rent gap at core need (GVRD)	\$	4,092.00
Annual rent gap at core need inflated(GVRD)	\$	4,500.00
Annual rent gap at market (GVRD)	\$	7,128.00

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