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Ministry of Housing 2024/25 Service Plan Framework

Goal	Objectives	Key Strategies	Performance Measures
<p>Goal 1: People in British Columbia have access to attainable and affordable housing</p>	<p>Objective 1.1: Implement the Homes for People Plan</p>	<ul style="list-style-type: none"> • Having introduced legislation to enable secondary suites provincewide, work with BC Housing to launch the Secondary Suite Incentive Program. • Continue implementing changes that will expand the number of housing units allowed to be built in areas with single-family zoning. • Support the non-profit and co-op sector to preserve additional rental and co-op homes through the Rental Protection Fund. • Implement recently passed legislation to help local governments better regulate short-term rentals in their communities and establish a provincial role in the regulation of short-term rentals. • Establish and implement BC Builds to build housing for middle-income families, single people, and seniors. • Work with BC Housing to significantly expand the construction of co-op and supportive housing throughout B.C. • Strengthen governance structures, communication and reporting tools, oversight, operating systems, and performance monitoring among and between partners across government and with BC Housing. 	<p>PM1a: Number of affordable and supportive housing homes completed, including affordable rental, co-op, and social housing, as well as HousingHub and the new BC Builds program</p>
	<p>Objective 1.2: Simplify and speed up approval processes for the housing sector</p>	<ul style="list-style-type: none"> • Continue implementing changes to B.C.'s planning and land use framework by supporting local governments to increase housing density through more efficient and effective development approvals. • Continue to implement the <i>Housing Supply Act</i> by engaging municipalities with the highest housing needs to set housing targets and increase the supply, availability, and affordability of housing for people with a range of incomes. • Work with the Ministry of Water, Land and Resource Stewardship to accelerate provincial permitting processes directly related to housing. • Work with local governments, First Nations governments and industry partners to develop a digital solution that makes building permit applications quicker, more consistent, and more collaborative. 	<p>PM1b: Housing Supply Act: specified municipalities assigned housing targets (cumulative)</p>

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Ministry of Housing 2024/25 Service Plan Framework

<p>Goal 2: People at risk of or experiencing homelessness have access to appropriate supports and services</p>	<p>Objective 2.1: Improve coordination of services to deliver improved outcomes for people living in Vancouver’s Downtown Eastside</p>	<ul style="list-style-type: none"> • Lead the Province’s ongoing implementation of the Supporting the Downtown Eastside Plan with government, community, and Indigenous partners to improve health and wellness in Vancouver’s Downtown Eastside. • Work across ministries, with BC Housing, and community partners to develop and implement encampment response and prevention through housing, supports, and services in Vancouver’s Downtown Eastside. • Work in partnership with the Government of Canada and the City of Vancouver to advance revitalization of single-room occupancy buildings in the Downtown Eastside. • Improve systems and supports coordination across ministry and government partners, with BC Housing, and community partners in Vancouver’s Downtown Eastside. • Partner and engage with First Nations and Indigenous organizations, community organizations, people with lived experience, and other levels of government on actions to prevent and reduce homelessness specifically in Vancouver’s Downtown Eastside. 	<p>N/A</p>
	<p>Objective 2.2: Expand homelessness supports to include temporary and long-term housing options to support people to move indoors</p>	<ul style="list-style-type: none"> • Continue to implement and expand the province’s Integrated Support Framework, a model that enhances system coordination and access to health, social, and housing-related supports, to address the varied needs of individuals at risk of or experiencing homelessness. • Implement the Homeless Encampment Action Response Team (HEART) and Homeless Encampment Action Response Temporary Housing (HEARTH) programs to support people in encampments to move indoors. • Expand the new Supported Rent Supplement Program to help people successfully transition and remain stably housed in market rental units. • Support ministry partner initiatives that link to Belonging in BC including: the expansion of Complex Care Housing, supports and services to youth transitioning from government care, and the expansion of Community Integration Specialists. • Establish a Provincial Encampment Response Framework to respond to and prevent unsafe encampments through housing and support services, in partnership with other ministries, BC Housing, and 	<p>PM2a: Percentage of homeless individuals who accessed housing and remained housed after 6 months at BC Housing managed housing programs</p> <p>PM2b: Number of supported rental supplements for people experiencing or at risk of homelessness</p>

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Ministry of Housing 2024/25 Service Plan Framework

		others.	
Goal 3: British Columbians are supported with fair, efficient and effective rent and building standards	Objective 3.1: Provide citizen-focused service delivery for residential tenancy	<ul style="list-style-type: none"> Continue to find innovative ways to reduce wait times for landlords and tenants in dispute. Implement new dispute resolution services, such as facilitation, to empower citizens to resolve their disputes on their own, resulting in better outcomes for all. Increased emphasis on public education and providing landlords and tenants with resources to prevent and resolve tenancy disputes. Provide information, services, and decisions in a simple, accessible, and citizen-focused manner. 	PM3a: Percentage of disputes heard within Residential Tenancy Branch service standards
	Objective 3.2: Deliver a building and safety regulatory system that is coordinated, effective and responsive	<ul style="list-style-type: none"> Play a leadership role in developing the national Building, Plumbing, Energy, and Fire Codes to ensure the needs and priorities of British Columbians are addressed when adopted as provincial regulations. Prioritize building and safety initiatives that provide more design flexibility for housing and reduce the costs of complying with existing standards. Work with local governments, First Nations Governments, and construction sector partners to identify and implement regulatory changes that encourage innovation while providing effective oversight. Deliver on commitments in CleanBC and the Roadmap to 2030 for building regulations that improve energy efficiency and reduce carbon emissions in new and existing buildings through the BC Building Code. 	N/A

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Ministry of Housing

2024/25 – 2026/27 Service Plan

February 2024



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Minister's Accountability Statement



The Ministry of Housing 2024/25 – 2026/27 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 black ink, appearing to be 'R. Kahlon'.

Honourable Ravi Kahlon
Minister of Housing
February 14, 2024

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Strategic Direction

In 2024/25, the Government of British Columbia will remain focused on providing the services and infrastructure that people depend on to build a good life. Government will continue delivering results that matter to British Columbians including helping people with costs, attainable and affordable housing, strengthened health care, safer communities, and a secure, clean, and fair economy. Government will continue working collaboratively with Indigenous Peoples as it implements the Action Plan for the *Declaration on the Rights of Indigenous Peoples Act* and delivers initiatives that advance reconciliation in ways that make a difference in communities throughout the province.

This 2024/25 service plan outlines how the Ministry of Housing will support the government's priorities including the foundational principles listed above and selected action items identified in the [January 2024 Minister's Mandate Letter](#).

Purpose of the Ministry

The Ministry of Housing was formed in December 2022 to focus on the creation of increased housing supply that is attainable and affordable for people in British Columbia and to continue government's work to address the housing crisis for those in need. The Ministry of Housing:

- Works collaboratively with partners across governments and the housing sector to ensure all aspects of housing in the province are supported by effective policies, efficient processes, and fair regulations.
- Ensures that local governments can effectively advance the supply of attainable housing that their communities need, and that newly developed housing is located in the right places, contributing to complete, livable communities that provide a diversity of housing choice and a wide range of employment opportunities, services, and amenities.
- Ensures that the building and safety regulatory system in British Columbia supports a safe, accessible, energy efficient, and responsive built environment including the housing and buildings that communities need.
- Oversees regulatory and dispute resolution systems that support a safe and stable rental housing market and ensures there are robust building and safety standards to address the diverse needs and priorities of British Columbians in the built environment.
- Leads government's efforts to prevent and reduce homelessness.
- Is responsible for the British Columbia Housing Management Commission (BC Housing), a Crown corporation mandated to develop, manage, and administer housing options and supports on behalf of the provincial government across the housing ecosystem.
- Works closely with BC Housing to ensure government's social and supportive housing priorities are addressed, as well as homelessness supports and responses.

Operating Environment

British Columbians continue to face rising inflation, affecting affordability of housing and personal costs, coupled with low vacancy rates in both rural and urban communities. Societal priorities such as the effects of building construction and operations on climate change, and the need for buildings that are more resilient to the effects of climate change, are also affecting housing costs. At the same time, high rates of immigration and in-migration are contributing to record population growth in the province, further adding to growing housing pressures. These pressures are not limited to B.C., and growing national awareness of the challenge should support greater federal action on the issue.

The pressures of increasing housing costs have a larger impact on low-income households that are already struggling to make ends meet and contributes to housing instability as well as making it more challenging for people experiencing homelessness to find new housing. Statistics Canada reports that, in 2021, 13.4 per cent of B.C. households were living in core housing need (meaning that they lived in an unsuitable, unaffordable, or inadequate dwelling and could not afford alternative housing in their community).

A broad spectrum of housing is required to meet rising demand, and bold steps are being taken to accelerate the creation of new homes through initiatives such as local government density initiatives, streamlining the development approvals process, strengthening regulations for short-term rentals, expanding access to shelters and supportive housing across communities while improving the responsiveness of the residential tenancy system for landlords and tenants.

The Province is committed to true, lasting, and meaningful reconciliation with Indigenous Peoples in B.C. in alignment with the *Declaration on the Rights of Indigenous Peoples Act*, and the ministry is advancing this work across a number of initiatives, including through commitments in the Declaration Act Action Plan to work with Indigenous Peoples to build more on- and off-reserve housing. Indigenous Peoples are disproportionately represented among people experiencing or at risk of experiencing homelessness and are more likely to experience challenges finding suitable, affordable housing both on- and off-reserve. Work is underway within the Ministry of Housing to strengthen existing partnerships, build new relationships, and advance housing projects that support Indigenous leadership, input, and participation throughout the housing sector and across all ministry initiatives, including new legislation, policies, and programs.

As the strategic lead on housing, the Ministry of Housing plays a central role in coordinating ongoing implementation of the [Homes for People](#) and [Belonging in BC](#) plans. Housing is complex, with numerous initiatives that touch on and are led by other ministries across government. The ministry has established effective structures, processes, and mechanisms to ensure appropriate and effective oversight, collaboration, coordination, and performance monitoring. Work continues to improve these processes with a view to ensuring the delivery of affordable and attainable housing for people in B.C.

Performance Planning

Goal 1: People in British Columbia have access to attainable and affordable housing

Market forces over the past several decades have driven owner-occupied and rental housing costs to levels that are not affordable for many individuals and families. The inadequate supply of the right types of housing, including affordable housing and deeply affordable housing, amplifies this issue. Many communities in B.C. have had extensive single-family detached zoning, which limits more efficient use of the land to increase the supply of housing. The supply of long-term rental housing in B.C. is at risk due to trends toward redevelopment of these properties into stratified ownership and the rise of short-term rentals.

Objective 1.1: Implement the Homes for People Plan

The Ministry of Housing will continue to implement initiatives under the Homes for People Action Plan released in April 2023 to increase access to attainable and affordable housing in communities throughout the province.

Key Strategies

- Having introduced legislation to enable secondary suites provincewide, work with BC Housing to launch the Secondary Suite Incentive Program.
- Continue implementing changes that will expand the number of housing units allowed to be built in areas with single-family zoning.
- Support the non-profit and co-op sector to preserve additional rental and co-op homes through the Rental Protection Fund.
- Implement recently passed legislation to help local governments better regulate short-term rentals in their communities and establish a provincial role in the regulation of short-term rentals.
- Establish and implement [BC Builds](#) to build housing for middle-income families, single people, and seniors.
- Work with BC Housing to significantly expand the construction of co-op and supportive housing throughout B.C.
- Strengthen governance structures, communication and reporting tools, oversight, operating systems, and performance monitoring among and between partners across government and with BC Housing.

Discussion

The strategies above are components of the Homes for People Action Plan, which focuses on unlocking more homes faster; delivering better, more affordable homes; helping those with the greatest housing need; and creating a housing market for people, not speculators. More

than 114,000 units are anticipated to be delivered by 2027/28, with more than 77,000 complete or underway as of December 31, 2023.

In fall 2023, the Province passed new legislation to give local governments more effective tools for the enforcement of short-term rental bylaws to support the return of homes to the long-term housing market by limiting short-term rentals to principal residences, and to establish a provincial role in regulating short-term rentals. In 2024/25, work will continue to implement these changes by establishing a provincial compliance and enforcement unit to ensure all hosts and platforms are playing by the rules, new data-sharing with local governments, and a new provincial registry for short-term rental hosts and platforms.

[BC Builds](#) will be launched in February 2024 and will provide programs that will deliver affordable housing to middle-income households. BC Builds will be guided through four key principles: providing cross-agency leadership for faster development, improving the use of underutilized public lands, deploying innovative financial and non-financial tools, and exploring building innovation opportunities.

As part of delivering on its mandate, the Ministry of Housing also continues to support BC Housing in its mandate to develop and implement a new governance framework and oversight tools, as well as performance monitoring and coordination of cross-government housing initiatives.

Objective 1.2: Simplify and speed up approval processes for the housing sector

The Ministry continues to work with local governments to modernize the land use planning system and ensure that communities are supported in setting the conditions needed to understand and provide for identified housing needs.

Key Strategies

- Continue implementing changes to B.C.'s planning and land use framework by supporting local governments to increase housing density through more efficient and effective development approvals.
- Continue to implement the *Housing Supply Act* by engaging municipalities with the highest housing needs to set housing targets and increase the supply, availability, and affordability of housing for people with a range of incomes.
- Work with the Ministry of Water, Land and Resource Stewardship to accelerate provincial permitting processes directly related to housing.
- Work with local governments, First Nations governments and industry partners to develop a digital solution that makes building permit applications quicker, more consistent, and more collaborative.

Discussion

In fall 2023, the Province introduced new housing legislation to help build more homes faster by shifting local planning and zoning processes to happen more significantly 'up front' and help to deliver more small-scale, multi-unit housing for people.

Local governments are required to amend their zoning bylaws by June 30, 2024, to allow for either secondary suites or an accessory dwelling unit on single family lots, or in many places in B.C, three to six units of housing on single family or duplex lots. Monitoring for compliance and outcomes will continue through 2024/25.

Through this legislation, municipalities throughout B.C. are also required to update community plans and zoning bylaws on a regular basis to ensure that they have the zoning in place to meet the housing needs of current and future residents. Regular updates of the community plans and zoning bylaws will provide more opportunities for people to engage in shaping their communities. This is an important avenue for citizens to have, as housing projects that are consistent with official community plans no longer require public hearings.

As land use planning in B.C. shifts toward increasing proactive zoning, it is important to make sure that local governments can continue to create complete communities with the infrastructure and amenities people need. To help enable this, legislation was passed in fall 2023 that gives local governments new and updated development finance tools.

One of these tools is the new amenity cost charge, which enables local governments to impose charges on new developments to help pay for amenities like community centres, recreation centres, and libraries. The legislation also expands the types of infrastructure that development cost charges and development cost levies can be collected for to include fire-protection facilities, police facilities, and solid-waste and recycling facilities.

Throughout 2024/25, the Province will continue to support local governments in implementation of the new legislative requirements and development finance tools by providing manuals and guidance as needed.

The Province is taking action to drive change to expedite housing permitting processes at the provincial and local government levels. This will mean that anyone who wants to build new homes in B.C. will experience a seamless and efficient journey through the housing approvals process. As part of this work, the province is working with local governments, First Nations governments, and industry partners to develop a digital building permit and automated code compliance tool.

Performance Measures

Performance Measure	2023/24 Forecast	2024/25 Target	2025/26 Target	2026/27 Target
[1a] Number of affordable and supportive housing homes completed, including affordable rental, co-op, and social housing, as well as HousingHub and the new BC Builds program ¹	3,420	4,500	4,500	4,500

Data source: BC Housing's Central Property System database for measures

¹"Co-op" has been added to the description of the measure for accuracy, as the programs listed in the discussion section are open to both non-profit rental and co-op applications. The total numbers reported in previous years will have included co-ops, but the description of the measure did not explicitly note that until now.

Discussion

Performance measure 1a identifies the number of homes completed under all funding programs. These programs include Building BC and related programs launched since 2017. Targets for this performance measure are based on the completion of homes created through acquisition or new construction. The units forecasted to be completed in 2023/24 are projects from 2018 proposal calls. The forecasted units are based on known projects and estimated projects anticipated from recent funding calls to be awarded in 2024. Forecasts will be revised once further details are known.

Performance Measure	2023/24 Forecast	2024/25 Target	2025/26 Target	2026/27 Target
[1b] <i>Housing Supply Act</i> : specified municipalities assigned housing targets (cumulative).	20	36-40	52-60	68-80

Discussion

The *Housing Supply Act* came into force by Regulation in spring 2023 and identified 47 specified municipalities. The Province consults with municipalities with significant housing needs specified in the regulation. This consultation occurs in groups of eight to ten, aiming to establish housing targets and monitor progress toward achieving those targets to deliver the housing that British Columbians need.

Changes to B.C.'s land use planning system introduced in fall 2023 require local governments to enable zoning to increase density and meet their housing needs for the next 20 years, and housing targets require specific local governments to take actions within their control to achieve a targeted amount of housing to meet that need.

Municipalities will be evaluated after six months, and every year thereafter, on their progress toward achieving the housing targets and actions taken to meet the target. The province will monitor progress and work with municipalities to better understand challenges and opportunities.

Goal 2: People at risk of or experiencing homelessness have access to appropriate supports and services

Addressing the needs of people experiencing homelessness requires a multi-level, cross-government, and cross-sector collaborative approach. The Province is a key partner in ensuring that vulnerable British Columbians have access to shelter, housing, health and social supports, safety, and stability, and can participate in their communities with dignity.

Objective 2.1: Improve coordination of services to deliver improved outcomes for people living in Vancouver's Downtown Eastside

The Ministry is leading work to implement the Provincial Partnership Plan to improve the wellbeing of the Downtown Eastside community and to support people to find stable housing.

Key Strategies

- Lead the Province's ongoing implementation of the [Supporting the Downtown Eastside Plan](#) with government, community, and Indigenous partners to improve health and wellness in Vancouver's Downtown Eastside.
- Work across ministries, with BC Housing, and community partners to develop and implement encampment response and prevention through housing, supports, and services in Vancouver's Downtown Eastside.
- Work in partnership with the Government of Canada and the City of Vancouver to advance revitalization of single-room occupancy buildings in the Downtown Eastside.
- Improve systems and supports coordination across ministry and government partners, with BC Housing, and community partners in Vancouver's Downtown Eastside.
- Partner and engage with First Nations and Indigenous organizations, community organizations, people with lived experience, and other levels of government on actions to prevent and reduce homelessness specifically in Vancouver's Downtown Eastside.

Discussion

The Ministry of Housing continues to lead the provincial response to homelessness and encampments in Vancouver's Downtown Eastside, including cross-ministry, government, and partner coordination to establish medium- and longer-term plans for improved outcomes. This includes ensuring housing, health, social, and cultural supports that are delivered across ministries, through BC Housing and community partners, are coordinated, accessible, and person-centred – and that plans address the distinct needs of residents in the Downtown Eastside.

Objective 2.2: Expand homelessness supports to include temporary and long-term housing options to support people to move indoors

The ministry is working on strategies and initiatives that will support people who are experiencing homelessness or who are at risk of homelessness to find stable housing through improved coordination between service partners that will reduce the burden on individuals to navigate access to systems and supports they need.

Key Strategies

- Continue to implement and expand the province’s Integrated Support Framework, a model that enhances system coordination and access to health, social, and housing-related supports, to address the varied needs of individuals at risk of or experiencing homelessness.
- Implement the Homeless Encampment Action Response Team (HEART) and Homeless Encampment Action Response Temporary Housing (HEARTH) programs to support people in encampments to move indoors.
- Expand the new Supported Rent Supplement Program to help people successfully transition and remain stably housed in market rental units.
- Support ministry partner initiatives that link to Belonging in BC including: the expansion of Complex Care Housing, supports and services to youth transitioning from government care, and the expansion of Community Integration Specialists.
- Establish a Provincial Encampment Response Framework to respond to and prevent unsafe encampments through housing and support services, in partnership with other ministries, BC Housing, and others.

Discussion

The key strategies fall within the mandates of *Budget 2022* Actions on Homelessness and the *Budget 2023 Belonging in BC: Homelessness Plan*, as part of the broader Homes for People Action Plan. The collective impact of joint actions under the Homelessness Plan will be monitored through a performance measurement and evaluation framework.

Performance Measures

Performance Measure	2023/24 Forecast	2024/25 Target	2025/26 Target	2026/27 Target
[2a] Percentage of homeless individuals who accessed housing and remained housed after 6 months at BC Housing-managed housing programs ¹	92%	93%	94%	94%

¹Data source: The Housing Registry’s Housing Connections software.

Performance Measure	2023/24 Forecast	2024/25 Target	2025/26 Target	2026/27 Target
[2b] Number of supported rental supplements for people experiencing or at risk of homelessness ^{1,2}	1,500	3,000	3,000	3,000

¹Data source: Joint Provincial Rent Supplemental Framework

²Data reflects Budget_2022/23_ funding for service-provider allocations but may fluctuate with provincial implementation.

Discussion

These performance measures are indicators that BC Housing-managed supportive housing units and the Supported Rent Supplement Program are making progress on housing stability and the prevention of homelessness through the application of the Housing First model.

Measuring the percentage of individuals experiencing homelessness who access supportive housing and remain housed six months after placement is an important indicator of the success of a housing program because of the cyclical nature of homelessness. Individuals often experience homelessness more than once over the course of their lives. The longer an individual is housed, the greater the likelihood they will remain housed. These targets focus on the number of individuals experiencing homelessness who have remained housed six months from the date in which they moved into their home. Only individuals whose housing status can be verified at the six-month anniversary of being housed are included in this measure. The targets and metrics for this performance measure will continue to be reviewed and updated annually to ensure it reflects progress.

Targets for the Supported Rent Supplement Program are based on funding commitments from *Budget 2022*. The delivery of targets relies heavily on partnerships with other provincial, regional and community partners and is dependent on capacity and availability of market rental units.

Goal 3: British Columbians are supported with fair, efficient and effective rent and building standards

All British Columbians are deserving of fair rental and building safety protections that are effective, efficiently applied, and enforced.

Objective 3.1: Provide citizen-focused service delivery for residential tenancy

The ministry, through the Residential Tenancy Branch, fosters safe, secure, and sustainable tenancies by providing services that support landlord and tenant relationships. The Residential Tenancy Branch is continuing to focus on improving service through a continuum of information and dispute resolution services that are citizen focused, accessible, timely, fair, and flexible.

Key Strategies

- Continue to find innovative ways to reduce wait times for landlords and tenants in dispute.
- Implement new dispute resolution services, such as facilitation, to empower citizens to resolve their disputes on their own, resulting in better outcomes for all.
- Increased emphasis on public education and providing landlords and tenants with resources to prevent and resolve tenancy disputes.
- Provide information, services, and decisions in a simple, accessible, and citizen-focused manner.

Discussion

Ongoing pressures in the housing market and low vacancy rates have resulted in unique challenges for landlords and tenants and a greater need for Residential Tenancy Branch services. Successful tenancies benefit both landlords and tenants. Actions to improve and expand services at the Residential Tenancy Branch, greater public education, and proactive intervention will result in better service to citizens and support a healthy rental market in B.C.

Objective 3.2: Deliver a building and safety regulatory system that is coordinated, effective, and responsive

The building and safety regulatory system helps deliver safe homes for all British Columbians while advancing key provincial priorities such as housing affordability, accessibility, and energy efficiency.

Key Strategies

- Play a leadership role in developing the national Building, Plumbing, Energy, and Fire Codes to ensure the needs and priorities of British Columbians are addressed when adopted as provincial regulations.
- Prioritize building and safety initiatives that provide more design flexibility for housing and reduce the costs of complying with existing standards.
- Work with local governments, First Nations Governments, and construction sector partners to identify and implement regulatory changes that encourage innovation while providing effective oversight.
- Deliver on commitments in CleanBC and the [Roadmap to 2030](#) for building regulations that improve energy efficiency and reduce carbon emissions in new and existing buildings through the BC Building Code.

Discussion

Improving standards for buildings and safety systems (e.g. gas and electrical systems), helps to improve the lives of all British Columbians. Taking a leadership role in developing national standards, accessibility standards, and implementing CleanBC will ensure that the province has building regulations that align with the priorities of British Columbians.

An effective building and safety regulatory system helps deliver well-built homes for people, works to ensure that British Columbians are not exposed to unacceptable health and safety risks in their daily lives, and helps to address the current and future social, economic, and environmental issues related to buildings such as housing affordability, accessibility, and climate change.

Performance Measures

Performance Measure	2021/22 Baseline	2023/24 Forecast	2024/25 Target	2025/26 Target	2026/27 Target
[3a] Percentage of disputes heard within Residential Tenancy Branch service standards ¹	5.2%	17.79%	50%	75%	75%

Data source: RTB Disputes Management System (DMS)

¹RTB Service Standards are: a) 2 weeks for Emergency Applications; b) 6 weeks for Standard Applications (all applications that are not Emergency or Deferred); and c) 12 weeks for Deferred Applications (monetary claims only).

Discussion

Residential Tenancy Branch dispute volumes increased 22 per cent between 2018 and 2022, contributing to delays in scheduled hearings falling outside the Residential Tenancy Branch’s service standards. Additional resources and process efficiencies are expected to eliminate those hearing delays over three years and enable the Residential Tenancy Branch to schedule dispute hearings within 75 per cent of the service standard.

Financial Summary

(\$000s)	2023/24 Restated Estimates ¹	2024/25 Estimates	2025/26 Plan	2026/27 Plan
Operating Expenses				
Housing and Land Use Policy	40,197	20,074	21,058	21,058
Homelessness, Partnerships and Housing Supports	20,540	23,648	23,864	23,864
Strategy, Governance and Accountability	750	1,286	1,286	1,286
Housing Innovations Division	0	2,000	2,000	2,000
Transfer to Crown Corporations and Agencies	816,940	980,293	1,020,441	1,020,874
Executive and Support Services	5,985	5,954	5,466	5,466
Housing Endowment Fund Special Account	12,884	12,884	12,884	12,884
Total	897,296	1,046,139	1,086,999	1,087,432
Capital Expenditures				
Executive and Support Services	3	3	3	3
Capital Funding Vote				
Housing	563,460	735,275	653,945	727,991
Total	563,460	735,275	653,945	727,991

¹ For comparative purposes, amounts shown for 2023/24 have been restated to be consistent with the presentation of the 2024/25 Estimates.

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

Capital Expenditures

Major Capital Projects (over \$50 million)	Targeted Year of Completion	Project Cost to Dec 31, 2023 (\$m)	Estimated Cost to Complete (\$m)	Approved Anticipated Total Cost (\$m)
Stanley New Fountain Hotel	2023	77	1	78
<p>Through the Affordable Rental Housing (ARH) program, this five-storey, 142-unit mixed-use building, located at 23-51 W. Cordova Street in Vancouver, has been developed under a three-party agreement between the Provincial Rental Housing Corporation, Westbank Corp. and non-profit organization, PHS Community Services Society. This innovative partnership replaces old, poorly functioning buildings with new social and market rental housing in Vancouver's Downtown Eastside. The project is substantially complete with only trailing costs remaining related to deficiencies contingency. The ARH program establishes housing for people who have a low-to-moderate income but may not be eligible for subsidized housing, providing access to rents equal to, or lower than, average rates in the private-market.</p>				
1015 Hastings St. Development	2025	29	122	151
<p>This project, between partnership of BC Housing, the Vancouver Aboriginal Friendship Center Society (VAFCS), and the City of Vancouver aims to provide 80 shelter space, 25 supportive housing units, 87 affordable housing units, and 56 market rental housing units within a mixed-use building in Downtown East Side of Vancouver with a focus on housing urban Indigenous Peoples. PRHC signed a Development Agreement with Western Canadian Properties Group Ltd (Wesgroup) for the development and construction of the project. The market rental units will be subleased by PRHC to a third-party group. VAFCS will operate the shelter and supportive housing units at completion. The shelter spaces and supportive housing are funded through Supportive Housing Fund (SHF), and affordable housing units are funded through Affordable Housing Rental Housing (ARH).</p>				
58 W Hastings St	2024	63	95	158
<p>This project, between partnership of BC Housing, the Vancouver Chinatown Foundation, the City of Vancouver, Vancouver Coastal Health, and Canada Mortgage & Housing Corporation (CMHC), will create a 10-story concrete building of 231 unit mixed-use development consisting of income assistance and affordable rental units plus an integrated health centre in Downtown East Side. BC Housing will purchase 120 units through the Supportive Housing Fund (SHF).</p>				

Clark & 1st Avenue Housing Development	2026	8	101	109
<p>This 10-storey, 97-unit, mixed-use, Affordable Rental Housing (ARH) building is being developed by BC Housing Management Commission, in partnership with Vancouver Coastal Health and the City of Vancouver. It will serve low-to moderate-income households, and include a social enterprise space for local residents, focusing on Indigenous healing and wellness through employment and alignment with culturally informed treatment. The ARH program establishes housing for people who may not be eligible for subsidized housing but fall within the low-to-moderate income threshold, providing access to rents equal to, or lower than, average rates in the private-market. The building will be operated by S.U.C.C.E.S.S. Affordable Housing Society. Vancouver Coastal Health will also operate a Withdrawal Management Centre and 20 short-term transitional housing units, with The City of Vancouver operating a Commercial Retail Unit focusing on Indigenous healing and wellness through employment.</p>				
Crosstown Development	2024	54	18	72
<p>Cool Aid Society is redeveloping this site, located at 3020 Douglas Street and 584 Burnside Road East in Victoria, in partnership with the Province, under the Community Housing Fund (CHF) and Supportive Housing Fund (SHF) programs. The project will be a 6-storey mixed-use building with 54 SHF units, 100 CHF units, as well as commercial spaces and a childcare centre that will be supported by funding from the Ministry of Children and Family Development (MCFD). The CHF unit mix includes a number of studio and one-bedroom units which allows for this mixed-use project to provide opportunities for SHF residents to move into independent rental as is desirable and appropriate.</p>				
128 to 134 E Cordova St	2025	10	156	166
<p>The Salvation Army is redeveloping its existing aging emergency shelter and transition facilities in Downtown Eastside Vancouver. The project site has consolidated seven lots as 130 E Cordova St to create a total of 70 supportive residential units, 134 year-round shelter beds, 50 seasonal shelter beds, 50 community residential units, and 46 long term housing units. Through Supportive Housing Fund (SHF), PRHC will purchase a total of 57 of these units, including 11 supportive residential units and 46 long-term housing units. Remaining units will be owned and operated by Vancouver Harbour Light Society.</p>				
320 Hastings St, E, Redevelopment	2025	0	86	86
<p>Through Indigenous Housing Fund (IHF) and Supportive Housing Fund (SHF), this project will create 68 Rent Geared to Income (RGI) and Deep Subsidy units in the Downtown Eastside Vancouver, and 35 units with 24/7 support services for qualified people who are experiencing homelessness or who are at risk of homelessness. This 11-story concrete building allows First United Church Community Ministry Society (FUCCMS), partnered with Lu'ma Native BC Housing Society, Canada Mortgage Housing Corporation (CMHC) and the City of Vancouver to redevelop its existing 60-bed year-round shelter site.</p>				

Appendix A: Public Sector Organizations

As of February 1, 2024, the Minister of Housing is responsible and accountable for the following organizations:

- [BC Housing Management Commission](#)
- [British Columbia Safety Authority \(Technical Safety BC\)](#)
- [Building Officials Association of British Columbia](#)
- [Safety Standards Appeal Board](#)

Table 1: Progress Status of Current (2022) Mandate Letter Items

MANDATE LETTER ACCOUNTABILITY	STATUS
<p>Lead work to deliver the refreshed housing strategy with new initiatives that build on work already underway in urban, rural, remote and Indigenous communities. This strategy should:</p>	<ul style="list-style-type: none"> • Complete
<ul style="list-style-type: none"> o Establish BC Builds to build housing for middle-income families, individuals, and seniors 	<ul style="list-style-type: none"> • BC Builds was launched on February 13, 2024, with the BC Builds Rental Supply Program, supported by a commitment from the province of \$950 million in funding, and a \$2 billion low-interest construction financing facility. • On February 21, 2024, the federal government announced an additional \$2 billion in additional financing to support BC Builds projects. • With both provincial and federal contribution, BC Builds is anticipated to start development of a minimum of 8,000-10,000 homes for middle-income households over the first five years.
<ul style="list-style-type: none"> o Ensure timely resolution of landlord/tenant disputes 	<ul style="list-style-type: none"> • Several initiatives underway to increase efficiency of dispute resolution process and shift focus from adjudication to early intervention, consensual resolution, and verification that formal hearings are only scheduled for disputes that require them for dispute resolution. • The improved services are the result of up to \$15.6 million in additional funding, a 40% budget increase, the Province committed to the RTB in December 2022 to speed up and strengthen residential tenancy dispute resolution. The budget increase allowed the RTB to create nearly 50 full-time staff positions, including a doubling of the size of the Compliance and Enforcement Unit which has been achieved. • The process changes and staff added to date are yielding significant benefits. The total average wait times for participatory hearings in January 2024 have dropped by 42% compared to January 2023 and by nearly 53% when compared to November

	<p>2022 which was the final month preceding the Province’s investment in RTB in December 2022.</p>
<p>o With support from the Minister of Finance, establish a rental housing acquisition fund</p>	<ul style="list-style-type: none"> • Contribution Agreement with Society finalized prior to March 31, 2023, to establish the Rental Protection Fund • Objective is to preserve a minimum of 2,000 rental/coop units over the next three years • It was announced in February 2024 that the Rental Protection Fund has approved funding to preserve nearly 700 homes, with thousands of additional homes under funding consideration.
<p>o Introduce legislation establishing new tools for local governments to help them better regulate short term rentals in their communities</p>	<ul style="list-style-type: none"> • The <i>Short-Term Rental Accommodations Act</i> received Royal Assent on October 26, 2023, with the first round of regulations deposited on December 7, 2023. • The new rules will give local governments stronger enforcement tools and establish provincial oversight over short-term rentals. • Implementation of the Act will take a phased approach <small>Advice/Recommendations; Cabinet Confidences</small>
<p>o Introduce laws to legalize secondary suites province-wide and expand the number of units allowed to be built in cities using single-family home development permit processes; and</p>	<ul style="list-style-type: none"> • Legislation adopted in Fall 2023 that <ul style="list-style-type: none"> ○ allows a minimum of one secondary suite or detached accessory dwelling unit/ADU (laneway home) in all single-family/duplex residential zones; ○ allows a minimum of three to six dwelling units in select areas zoned for single-family residential or duplex residential
<p>o Include an effective flipping tax to fight increased costs caused by short-term flipping by investors</p>	<ul style="list-style-type: none"> • Flipping tax was introduced as part of Budget 2024.
<p>Work with Indigenous partners to identify and deliver on Indigenous housing priorities for the province</p>	<ul style="list-style-type: none"> • Ongoing engagement with Indigenous governments and organizations regarding Indigenous homelessness; including government funding to establish an Indigenous Advisory Committee led by an Indigenous organization which is now in place.
<p>With support from the Minister of Municipal Affairs, lead work across government to</p>	<p>Development Approvals Process Review</p> <ul style="list-style-type: none"> • Planning legislation adopted in Fall 2023 that:

<p>simplify and speed up provincial housing approval processes, working toward ‘one-stop’ provincial permitting – and support municipalities to streamline development approvals through the continued implementation of the Development Approvals Process Review</p>	<ul style="list-style-type: none"> ○ Requires all local governments to update housing needs reports (HNR) using a standard method, ○ Requires municipalities to plan for and engage communities on these needs in official community plans (OCP), every five years; ○ Requires municipalities to align zoning bylaws with the OCP and HNR to pre-zone for the 20-year total amount of housing their communities need; and ○ Eliminates public hearings for rezonings that are consistent with OCPs ○ Development finance legislation adopted in fall 2023 creates an authority to apply an amenity cost charge that is known upfront in the building process ○ Updates the scope of infrastructure for which development cost charges and development cost levies can be collected to include fire-protection facilities, police facilities, and solid-waste facilities.
<p>Implement the Housing Supply Act and work with municipalities facing the highest housing needs to set housing targets and fast-track construction and redevelopment of affordable homes for people with a range of incomes</p>	<ul style="list-style-type: none"> ● The Act came into force May 31, 2023; Regulation identified 47 municipalities which targets could be assigned. ● First cohort of 10 municipalities received housing targets in September 2023. <ul style="list-style-type: none"> ○ 6-month progress report due May 15, 2024. ○ Annual progress report due November 15, 2024, then yearly until 2028. ● Implement housing targets in a phased approach with 8-10 municipalities per cohort; 16-20 municipalities per year. ● Program review summer 2024: <ul style="list-style-type: none"> ○ Consider expansion of municipalities eligible to receive targets ○ Refinements to housing targets methodology ○ Client management and data analytics systems design/development underway
<p>Lead government’s work to better coordinate services to deliver improved outcomes for people living in Vancouver’s Downtown Eastside, with support from the Ministers of Mental Health and Addictions, Health, Social Development and Poverty</p>	<ul style="list-style-type: none"> ● Provincial lead to develop the Provincial Plan - Supporting the Downtown Eastside with all levels of government, Indigenous governments and organizations, and community providers. ● Partnering across ministries and with the City of Vancouver to address encampments along East Hastings Street and in Crab Park with the provision of supports, shelter and housing.

<p>Reduction, and Public Safety and Solicitor General, as well as Indigenous Peoples, external partners, and others</p>	<ul style="list-style-type: none"> • Continued work with federal and local government partners, BC Housing and community to develop a strategy for Single Room Occupancy hotels.
<p>Expand on the new homelessness supports launched in Budget 2022, including long-term housing to address encampments</p>	<ul style="list-style-type: none"> • Work underway to develop a Provincial Encampment Response Framework; inclusive of expansion of the Integrated Support Framework for encampments. • Partnering with BC Housing to establish Homeless Encampment Action Response Teams (HEART) in each region and Homeless Encampment Action Response Temporary Housing (HEARTH) program. • Ongoing funding for encampment supports for Year 3 of Budget 2022 funding. • Supported Rent Supplements have been launched in Year 1 and 2 priority communities, and discussions are underway to select Year 3 communities, in collaboration with BC Housing, HLTH and Health Authorities. • Conducted the third province-wide Point-in-Time homeless count in 20 communities across B.C. in spring 2023, building on the previous provincial counts in 2018 and 2020/21. Continue to support ministry partner initiatives that link to Belonging in BC including: the expansion of Complex Care Housing, supports and services to youth transitioning from government care, and the expansion of Community Integration Specialists.
<p>Support the Minister of Transportation and Infrastructure to implement transit-oriented development to advance sustainable communities along transit corridors to help achieve our housing and affordability goals, including targets for non-market units and non-profit housing</p>	<ul style="list-style-type: none"> • Legislation adopted in Fall 2023 that require some municipalities to designate Transit-Oriented Development Areas (TOD Areas) near transit hubs. Within TOAs local governments must: <ul style="list-style-type: none"> ○ Ensure minimum density levels are allowed ○ Remove parking minimums ○ Consider Provincial guidance when planning or amending zoning bylaws

Table 2: Progress Status of 2020 Mandate Letter Items

MANDATE LETTER ACCOUNTABILITY	STATUS
<p>Lead work to continue delivering our government's 10-year housing plan, Homes for B.C., and the affordable housing it's bringing to tens of thousands of British Columbians, including working in partnership to create 114,000 affordable homes</p>	<p>In progress - The Ministry of Housing monitors progress and prepares quarterly reports of direct funded affordable housing delivered via BC Housing (Build BC, Housing Hub, legacy and other programs) and Post Secondary Education and Future Skills (direct funded and post-secondary institution self-funded programs).</p> <p>As of Dec. 31, 2023, almost 78,000 units of affordable social, supportive, student and HousingHub housing units were complete, underway, or in the approvals process.</p>
<p>Deliver more affordable housing through Housing Hub partnerships by providing additional low-interest loans; expanding partnerships with non-profit and co-op housing providers to acquire and preserve existing rental housing; and tasking the Hub with identifying new pathways to home ownership through rent-to-own or other equity-building programs</p>	<p>In progress - As of December 31, 2023, over 6,154 units in various stages of development under HousingHub programs (included in the nearly 78,000 above).</p> <ul style="list-style-type: none"> ○ 3,823 are complete ○ 1,095 are under construction ○ 954 in development ○ 282 initiated
<p>Build on our government's work to require new buildings and retrofits to be more energy efficient and cleaner by supporting local governments to set their own carbon pollution performance standards for new buildings</p>	<p>Complete - The BC Building Code was amended in February 2023 to include a new objective related to reducing carbon pollution and a voluntary technical standard to reduce carbon pollution in new buildings in 4 tiers of performance from current practice to CleanBC's 2030 zero carbon goal. The Building Act General Regulation was also amended to allow local governments to require any of these 4 tiers as part of their local building requirements for new construction. These new code provisions took effect May 1, 2023.</p> <p>CleanBC commits the Province to transitioning towards zero carbon requirements for all new buildings in 2030, starting with mandatory requirements in 2024 that will increase in</p>

	<p>stringency in 2027, before requiring zero carbon for all new buildings in 2030. The tiered carbon pollution standard provides the regulatory roadmap to achieve this goal and enables local governments and industry to demonstrate leadership by moving toward zero carbon ahead of the Provincial timeline.</p>
<p>Bring in "right-to-charge" legislation that will enable installation of electric vehicle charging infrastructure in more strata and apartment buildings</p>	<p>Complete - In 2023, B.C. made key changes to the Strata Property Act and Regulations to make it easier for strata corporations and owners to install electric vehicle (EV) charging infrastructure.</p> <p>On May 11, 2023, Bill 22 – Strata Property Amendment Act received royal assent, making changes to the Strata Property Act in support of EV charging, and setting out a new requirement for stratas to obtain Electrical Planning Reports. Upon royal assent, Bill 22 lowered strata voting thresholds from three-quarters to a majority for approval of certain decisions related to the installation of EV chargers and infrastructure.</p> <p>On December 6, 2023, the Electric Vehicle Charging and Electrical Management Regulation brought the remainder of Bill 22 into force, including requirements related to Electrical Planning Reports, owner requests for EV charging, and short-term exclusive use of common property parking stalls for the purpose of EV charging.</p>
<p>Lead work on the next iteration of the BC Building Code, working with the Parliamentary Secretary for Accessibility to ensure that it includes changes that will make new buildings more accessible for all people</p>	<p>Complete – BC Building Code 2024 adopts enhanced accessibility and adaptability requirements to fulfill the mandate. Accessibility requirements came into force on March 8, 2024. Adaptable dwelling requirements will come into force March 2025. A one-year transition will provide time to engage with industry to support implementation. Ministry staff will continue to collaborate with provincial accessibility partners, local authorities, and national code development partners, to integrate further accessibility measures in future codes and standards.</p>
<p>Support the work of the Minister of Finance to control the rising cost of strata insurance by building on work already done to close loopholes and enhance regulatory powers and acting on the forthcoming final report of</p>	<p>In progress – This Mandate Item is being led by the Ministry of Finance.</p> <p>Government has taken three key steps to address the increase in strata insurance costs in recent years:</p>

<p>the BC Financial Services Authority. If rates have not corrected by the end of 2021, explore a public strata insurance option</p>	<ul style="list-style-type: none"> • First, the Ministry of Finance directed the B.C. Financial Services Authority to conduct a review of strata insurance in British Columbia. The final report, released in December 2020, informs the policy measures we have taken; • Second, the Legislature amended the Strata Property Act and Financial Institutions Act in Bill 14 (2020) to mitigate the rising costs of insurance; • Third, government put an end to the practice of best-terms pricing in strata insurance, which was responsible for some of the worst premium increases. <p>Government continues to work with the BCFSA, as well as the insurance industry, to monitor the market and determine what options may be available to mitigate the costs of insurance. Revisions to strata depreciation report requirements are being explored as a way to improve maintenance in the long run and reduce the risk of expensive claims.</p>
<p>Support the Minister of Indigenous Relations and Reconciliation to deliver the action plan required under DRIPA to build strong relationships based on recognition and implementation of the inherent rights of Indigenous peoples protected in Canada’s constitution</p>	<p>In progress - Action 4.25 - Work with Indigenous Peoples to build more on- and off-reserve housing and pursue new federal contributions. The Province, through BC Housing, continues to deliver on its promise to build more housing for Indigenous people living on- and off-reserve, across British Columbia. Through Budget 2023, government committed funding toward an additional 1,750 new housing units, for a total commitment of 3,500 units in the Indigenous Housing Fund.</p> <p>Since Dec. 31, 2023, there have been housing units built for Indigenous people created through BC Housing’s Building BC programs:</p> <ul style="list-style-type: none"> ○ 1,559 units of new social housing through the Indigenous Housing Fund. ○ 1,063 units have been completed through the Community Housing Fund. ○ 275 units have been completed through the Supportive Housing Fund. ○ 55 units have been completed through the Women's Transitional Housing Fund.

<p>Support the work of the Minister of Mental Health and Addictions to provide an increased level of support – including more access to nurses and psychiatrists – for B.C.’s most vulnerable who need more intensive care than supportive housing provides by developing Complex Care housing (CCH)</p>	<p>In Progress - This is led by Ministry of Mental Health and Addictions (MMHA).</p> <p>Through the Homelessness, Partnerships and Housing Supports Division, HOUS is supporting the work of MMHA to develop and deliver Complex Care housing as part of a comprehensive Provincial Homelessness Strategy.</p> <p>Continue to build on the CCH units already underway to create additional new complex-care housing units.</p> <p>This work is supported by policy, engagement and implementation working groups that include partners such as HLTH, HOUS, and BC Housing.</p>
<p>Support the work of the Minister of Indigenous Relations and Reconciliation to bring the federal government to the table to match our funding to build much-needed housing for Indigenous peoples both on and off2 reserve</p>	<p>In Progress - This is led by Ministry of Indigenous Relations and Reconciliation (MIRR) and supported by the Ministry of Housing (HOUS).</p> <p>Federal Budget 2023 committed \$4 billion over seven years starting in 2024-25 for the implementation of the federal Urban, Rural and Northern Indigenous Housing Strategy (U.R.N. Strategy), which was in addition to the Budget 2022 commitment of \$300 million to address urgent and unmet needs and support the Indigenous-led engagement on this strategy.</p> <p>The Ministry of Housing represents BC on the Federal-Provincial-Territorial (FPT) U.R.N. Strategy Working Group.</p> <p>On Jan. 22, 2024, the Government of Canada opened a Request for Proposal to offer an opportunity for interested Indigenous-led organizations to be considered to lead the establishment of a “For Indigenous by Indigenous” National Indigenous Housing Centre. The National Indigenous Housing Centre is a key action under the U.R.N. Strategy.</p> <p>HOUS and MIRR staff will continue to seek further information on the National Indigenous Housing Centre and monitor overall progress on the U.R.N. Strategy, specifically through direct engagement with the federal government and through the ministries’ participation on the FPT U.R.N. Working Group.</p>

	<p>HOUS and MIRR staff will also identify opportunities to inform the development of the Centre and find pathways to ensure it supports the housing needs and interests of Indigenous Peoples in B.C., and will do the same regarding all applicable federal Indigenous housing programs.</p>
<p>Lead government’s efforts to address homelessness by implementing a homelessness strategy</p>	<p>Substantially Complete – Through the Homelessness Partnerships and Housing Supports Division, HOUS led the development of a Provincial Homelessness Strategy with partner ministries.</p> <p>Budget 2022 included \$633 million in funding for the Homelessness Strategy components over three years and \$1.5 billion in Budget 2023 including Youth Transitions (MCF), Homelessness Supports (HLTH/AG), Permanent Housing Plan (AG) and Complex Care Housing (MMHA).</p>
<p>To make life more affordable for renters – particularly during the hardship caused by COVID-19 – deliver a freeze on rent increases until the end of 2021, and then make permanent the actions our government took to limit rent increases to the rate of inflation</p>	<p>Completed - Complete with Bill 7 Tenancy Statutes Amendment Act 2021 passed in Spring 2021</p>

Table 3: Progress Status of 2022 Mandate Letter Items (Parliamentary Secretary)

MANDATE LETTER ACCOUNTABILITY	STATUS
<p>Support the Minister of Housing’s efforts to address the housing challenges in rural, remote, and First Nations communities to support people and economic growth</p>	<ul style="list-style-type: none"> • In Progress - Initiatives to increase housing supply on single-family zoned areas, such as legalizing secondary suites and expanding the number of units allowed to be built on single-family home zoned lots will help address rental housing challenges in rural communities. See progress of initiatives above. • The Secondary Suite Incentive Program (SSIP), through BC Housing, will be open to communities throughout the province, which will support development of new affordable rental housing. SSIP will open for applications in April 2024. • A multi-pronged approach is required to support First Nations in addressing housing challenges and supporting economic development. • Budget 2023 doubled units through the Indigenous Housing Fund, and the expansion of all Building BC Programs (including the Community Housing Fund, Supportive Housing Fund, and Women’s Transition Housing Fund) are open to First Nations to apply. • HOUS is supporting MIRR in their work to bring the federal government to the table to cost-match provincial investments in Indigenous housing. See additional progress on this action under the Minister of Housing 2020 Mandate Letter.



December 7, 2022

Honourable Ravi Kahlon
Minister of Housing
Parliament Buildings
Victoria, BC V8V 1X4

Dear Minister Kahlon:

Thank you for agreeing to serve as Minister of Housing. I trust in your leadership at this critical time to deliver results for the people of British Columbia.

British Columbians continue to recover from and respond to the upheaval caused by the COVID-19 pandemic and climate related natural disasters, while global inflation is driving up costs for more households and the world's economic outlook is concerning. Now more than ever, we need to focus on building a secure, low emission, sustainable economy, and a province where everyone can find a good home – whether you live in a rural area, in a city, or in an Indigenous community. We will continue working toward true and meaningful reconciliation by supporting opportunities for Indigenous Peoples to be full partners in the inclusive and sustainable province we are building together.

Our government is committed to delivering on the mandate British Columbians gave us in 2020. Together we can make life better for people in B.C., improve the services we all rely on, and ensure a sustainable province for future generations.

As we renew our work, my priority as Premier is to deliver results that people can see and feel in four key areas:

- **Attainable and affordable housing:** In the wake of soaring prices and record migration to B.C., we will take on the important work of building new homes that are actually attainable for the middle class, while continuing our work to address the housing crisis for those in distress on our streets.

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- **Safer communities:** To address concerns about public safety, both for the people struggling with mental health and addiction on our streets, as well as the feeling that downtown centres are not as safe as they were before the pandemic, we will work with our partners at all levels of government, the justice and health care systems, the non-profit sector, and community leaders to find solutions for this complex challenge facing our province, and work overtime to seize the assets of high-level criminals.
- **Improved health care:** Amid unprecedented pressures we will continue to work to strengthen our public health care system, from family doctors to new hospitals, so care is there for each of us when we need it.
- **A sustainable, clean, secure, and fair economy:** We will continue our work investing in British Columbians, fighting racism and promoting equity, and building a clean economy that addresses our obligations to combat climate change by driving down emissions, while creating good, family supporting jobs.

Few issues are as central to our government's goal of ensuring British Columbia is a place where everyone can make a home as the need for housing itself. Our province is growing quickly – 100,000 people moved here last year, setting a 50-year record. This year, we expect similar growth. Coupled with seniors looking for affordable homes, young people looking to leave their parents' home and start life independently, and people moving to smaller communities to work remotely, demand for housing has never been higher in our province – and supply is not keeping up. We need more housing of all kinds, and urgently, but we can't do it alone. This work will require the partnership of municipalities, the federal government, First Nations, non-profit organizations, private landlords, tenants, community members, and homebuilders. Our government has already led unprecedented affordable and social housing initiatives, and yet we need to do more.

Historically, governments used to build housing for the middle class. Building homes for soldiers returning from war and their families was the start of the federal housing agency: Canada Mortgage and Housing Corporation. Tax credits drove the building of rental housing across the province through federal programs. Co-ops were funded through innovative programs fifty years ago – but now their leases are coming up.

While expanding our work to build housing for those living in the parks and on the sidewalks in our communities, we must take strong steps to get involved in delivering attainable middle-class housing for families who call our province home, for those who want to call our province home, for the people who make our province run every day, and for the seniors who helped build our province. We will face challenges in this work, but people expect us to do even more, and we must deliver for them.

Since 2020, our government has made considerable progress on important initiatives including:

- Ongoing delivery of the 10-year housing plan to build more affordable housing, including investing \$2 billion in Housing Hub projects to build more affordable housing, passing the *Housing Supply Act* and amendments to the *Strata Property Act* to make sure housing keeps up with our growing population, capping annual rent increases below inflation, and preventing renovictions.
- Providing additional funding in Budget 2022 to prevent and address homelessness.

As a new ministry with responsibility to oversee delivery of our government's work on these important files, over the remaining period of this mandate I expect you to prioritize making progress on the following:

- Lead work to deliver the refreshed housing strategy with new initiatives that build on work already underway in urban, rural, remote and Indigenous communities. This strategy should:
 - Establish BC Builds to build housing for middle-income families, individuals, and seniors;
 - Ensure timely resolution of landlord/tenant disputes;
 - With support from the Minister of Finance, establish a rental housing acquisition fund;
 - Introduce legislation establishing new tools for local governments to help them better regulate short term rentals in their communities;
 - Introduce laws to legalize secondary suites province-wide and expand the number of units allowed to be built in cities using single-family home development permit processes; and
 - Include an effective flipping tax to fight increased costs caused by short-term flipping by investors.
- Work with Indigenous partners to identify and deliver on Indigenous housing priorities for the province.
- With support from the Minister of Municipal Affairs, lead work across government to simplify and speed up provincial housing approval processes, working toward 'one-stop' provincial permitting – and support municipalities to streamline development approvals through the continued implementation of the Development Approvals Process Review.
- Implement the *Housing Supply Act* and work with municipalities facing the highest housing needs to set housing targets and fast-track construction and redevelopment of affordable homes for people with a range of incomes.

- Lead government's work to better coordinate services to deliver improved outcomes for people living in Vancouver's Downtown Eastside, with support from the Ministers of Mental Health and Addictions, Health, Social Development and Poverty Reduction, and Public Safety and Solicitor General, as well as Indigenous Peoples, external partners, and others.
- Expand on the new homelessness supports launched in Budget 2022, including long-term housing to address encampments.
- Support the Minister of Transportation and Infrastructure to implement transit-oriented development to advance sustainable communities along transit corridors to help achieve our housing and affordability goals, including targets for non-market units and non-profit housing.

To assist you in meeting the commitments we have made to British Columbians, you are assigned a Parliamentary Secretary for Rural Development. You will work closely together and ensure your Parliamentary Secretary receives appropriate support to deliver on the priorities outlined in the mandate letters issued to them.

Our work together must continue to evolve to meet the changing needs of people in this province. Issues not contemplated by this letter will come forward for government action and I ask you to bring such matters forward for consideration by the Planning and Priorities Committee of Cabinet, with the expectation that any proposed initiatives will be subject to the usual Cabinet and Treasury Board oversight and include measurable outcomes for British Columbians. Your ministry's priorities must reflect our government's overall strategic plan as determined by Cabinet.

British Columbians expect their elected representatives to work together to advance the public good. That means seeking out, fostering, and championing good ideas regardless of their origin. I expect you to reach out to elected members from all parties as you deliver on your mandate. Further, you will build thoughtful and sustained relationships both with title holders and through public and stakeholder engagement plans that incorporate diverse perspectives early in the policy development process. Federal partnerships and resources will be particularly important and, on behalf of our government, you will engage with the federal government on advancing priorities to improve the lives of British Columbians.

As a Cabinet, we will uphold the highest standards of ethics, collaboration, and good conduct in service of the public, and as a Minister of the Crown, you are expected to review, understand, and act according to the *Members' Conflict of Interest Act*. You will establish a collaborative working relationship with your Deputy Minister, and the public servants under their direction, who provide the professional, non-partisan advice that is

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fundamental to delivering on our government's priorities. Your Minister's Office must meet the highest standards for integrity and provide a respectful, rewarding environment for all staff.

The rural and urban challenges that we face are urgent and complex. In response, we must be forward-thinking, strategic, and ready to work across disciplines and old divisions in new ways. Labour shortages are a major issue globally, and British Columbia is no exception, including in the public service. Maintaining the BC Public Service as an employer of excellence will be key to retaining and recruiting the diverse professionals we rely on to deliver essential services, advice, and analysis.

At the core of this work is listening and responding to the priorities of people in B.C. Together, we can deliver results in very real ways – ways that people can see, feel, and touch, and that change their lives for the better. Thank you for doing this important work with me.

Sincerely,

A handwritten signature in black ink, appearing to read "David Eby", with a long horizontal flourish extending to the right.

David Eby, KC
Premier



December 7, 2022

Roly Russell, MLA
Parliamentary Secretary for Rural Development
Parliament Buildings
Victoria, BC V8V 1X4

Dear Parliamentary Secretary Russell:

Thank you for agreeing to continue to serve as Parliamentary Secretary for Rural Development. I trust in your leadership at this critical time to deliver results for the people of British Columbia.

British Columbians continue to recover from and respond to the upheaval caused by the COVID-19 pandemic and climate related natural disasters, while global inflation is driving up costs for more households and the world's economic outlook is concerning. Now more than ever, we need to focus on building a secure, low emission, sustainable economy, and a province where everyone can find a good home – whether you live in a rural area, in a city, or in an Indigenous community. We will continue working toward true and meaningful reconciliation by supporting opportunities for Indigenous Peoples to be full partners in the inclusive and sustainable province we are building together.

Our government is committed to delivering on the mandate British Columbians gave us in 2020. Together we can make life better for people in B.C., improve the services we all rely on, and ensure a sustainable province for future generations.

As we renew our work, my priority as Premier is to deliver results that people can see and feel in four key areas:

- **Attainable and affordable housing:** In the wake of soaring prices and record migration to B.C., we will take on the important work of building new homes that are actually attainable for the middle class, while continuing our work to address the housing crisis for those in distress on our streets.

.../2

- **Safer communities:** To address concerns about public safety, both for the people struggling with mental health and addiction on our streets, as well as the feeling that downtown centres are not as safe as they were before the pandemic, we will work with our partners at all levels of government, the justice and health care systems, the non-profit sector, and community leaders to find solutions for this complex challenge facing our province, and work overtime to seize the assets of high-level criminals.
- **Improved health care:** Amid unprecedented pressures we will continue to work to strengthen our public health care system, from family doctors to new hospitals, so care is there for each of us when we need it.
- **A sustainable, clean, secure, and fair economy:** We will continue our work investing in British Columbians, fighting racism and promoting equity, and building a clean economy that addresses our obligations to combat climate change by driving down emissions, while creating good, family supporting jobs.

As Parliamentary Secretary, you will assist the Minister of Housing in carrying out ministerial duties in the House and speaking on the government's behalf when issues arise in the absence of the Minister. You will also play an important role in engaging British Columbians by representing the Minister at public events, delivering speeches on behalf of the Minister, or acting as a spokesperson for the government's position. You will reach out to stakeholders, businesses, civil society, and people across B.C. to better understand their perspectives and bring their views to the Minister.

You will work with your Minister to help advance these shared responsibilities:

- Support the Minister of Housing's efforts to address the housing challenges in rural, remote, and First Nations communities to support people and economic growth.
- Engage directly with communities and provide regional perspectives to the work of government, with a focus on reflecting the unique needs of rural, remote, and First Nations communities, and implementing supports when needed.
- Continue to support the Minister of Citizens' Services to deliver high-speed connectivity throughout the province, with a goal of connecting all regions to the high-speed network.
- Support the Minister of Post-Secondary Education and Future Skills and engage with sector partners to continue to expand access to skills training for people in rural, remote, and First Nations communities.

- Support the Minister of Health’s work to strengthen ambulance services in rural communities.
- Support the Minister of Jobs, Economic Development and Innovation to work with rural communities to strengthen regional economic development and to build economic resilience in hard-hit forest sector communities.

Your Minister is responsible and accountable for their ministry and their mandate; all key decisions will be made by them. You will understand your Minister’s policy goals, develop a deep understanding of the issues, build thoughtful and sustained relationships both with title holders and through public and stakeholder engagement plans, and provide your best advice to the public service as they develop options for decision by the Minister.

You will collaborate with your Minister, ministry, and the Premier’s Office to develop a workplan to guide your efforts, including detail on how the professional public service will support your work.

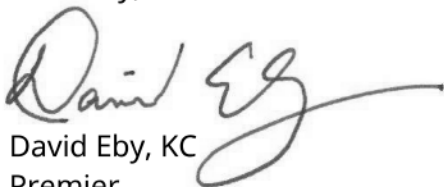
All members are expected to review, understand, and act according to the *Members’ Conflict of Interest Act* and conduct themselves with the highest level of integrity. As a Parliamentary Secretary, your conduct will reflect not only on you, but on your Minister and our government.

You will establish a collaborative working relationship with your Minister, your Minister’s staff, and the public servants who provide the professional, non-partisan advice that is fundamental to delivering on our government’s priorities.

The rural and urban challenges that we face are urgent and complex. In response, we must be forward-thinking, strategic, and ready to work across disciplines and old divisions in new ways. Labour shortages are a major issue globally, and British Columbia is no exception, including in the public service. Maintaining the BC Public Service as an employer of excellence will be key to retaining and recruiting the diverse professionals we rely on to deliver essential services, advice, and analysis.

At the core of this work is listening and responding to the priorities of people in B.C. Together, we can deliver results in very real ways – ways that people can see, feel, and touch, and that change their lives for the better. Thank you for doing this important work with me.

Sincerely,

A handwritten signature in black ink, appearing to read "David Eby", with a long, sweeping underline that extends to the right.

David Eby, KC
Premier

2024/25 ESTIMATES NOTE

Last updated Date: March 26, 2024

Homes for People Action Plan & Implementation Status

KEY MESSAGES:

- In spring 2023, the Province released the *Homes for People* action plan, building on the 2018 Homes for B.C.: A 30-Point Plan for Housing Affordability in British Columbia to meet current housing challenges.
- *Homes for People* commits to action under four key pillars:
 1. Unlock more homes, faster: 10 actions to help create the conditions to encourage faster housing construction and reduce development costs, including changes in regulations and zoning, less red tape, more incentives and a focus on targeted types of housing.
 2. Deliver better, more affordable homes: 6 actions to deliver more housing people can afford to rent or buy, including more homes within reach for first-time homebuyers, and protections for renters.
 3. Support those with the greatest housing need: 6 actions to create more housing for those experiencing homelessness and helping more people to find an affordable place to call home.
 4. Create a housing market for people, not speculators: 6 actions that put people ahead of profit with measures to crack down on speculators and profiteers and get the proceeds of crime out of the real estate market.

Please refer to the (Homes for People Action Plan attachment) for a comprehensive list of actions and their status.

FINANCES:

- In Budget 2018, the government committed to deliver 114,000 units of affordable housing through partnerships as part of the ten-year *Homes for BC: 30-Point Plan for Housing Affordability*.
- Following the initial commitment of \$7 billion over 10 years in Budget 2018, an additional \$2-billion borrowing facility to supply interim construction loans to developers was subsequently added to support the HousingHub.
- Through Budget 2023, the Province made further provincial investments, starting with more than \$4 billion over three years and a commitment to invest \$12 billion over the next 10 years to build more homes for people.
- Budget 2024 highlights the following initiatives of *Homes for People*:
 - Launch BC Builds (Pillar 1): Budget 2024 reinforces the *Homes for People* plan with \$198 million in new funding for BC Builds. BC Builds uses government-owned, public, and underused land and lower government borrowing rates to offer low-

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cost financing to bring down construction costs and deliver more middle-income housing for people. With the help of key stakeholders, it also moves projects from concept to construction within 12 to 18 months, compared to the current average of three to five years.

- Thousands of social housing units (Pillar 2): Since 2017, the Province has more than 78,000 homes delivered or underway as a result of continued investments and other housing initiatives. Budget 2024 is supporting these existing programs and services with \$116 million in incremental funding. Funding will also maintain more than 500 permanent and temporary shelter spaces in communities throughout B.C.
 - Implement a “Flipping Tax” (Pillar 4): Budget 2024 introduces the new BC Home Flipping Tax, effective Jan. 1, 2025. This will be a tax on the profit made from selling a residential property within two years of buying it (with some specific exemptions). Revenue from the tax will go directly to building affordable housing throughout B.C.
- In addition, Budget 2024 includes additional funding for the *Homes for People* action plan initiatives as follows:
 - \$45 million for Financial Incentives for Secondary Suites, including \$40 million for grants and \$5 million for implementation costs (Budget 2023 decision)
 - \$21 million in operating funding for non-profit housing partners to support new units coming online (Budget 2023 decision)
 - \$10 million for ongoing shelter lease extensions

Contact: Francois Bertrand, EL, SGA

Mobile: 778 698-1627

Homes for People Action Plan – Status & Implementation

Action Item	Status	Notes
Small Scale, Multi-Unit Housing (SSMUH)	Ongoing	Legislation passed Nov. 7, 2023, and policy manual published Dec. 7, 2023. Local governments are required to comply with this legislation by June 30, 2024, unless an extension is granted by the minister.
Secondary Suites Incentive Program (SSIP)	Ongoing	Program will open for applications in April 2024, aims to create 3,000 units over three years.
Work with local governments to build more homes faster (Housing Targets)	Ongoing	<ul style="list-style-type: none"> • Housing Supply Act came into force May 31, 2023. Housing Supply Regulation identified 47 municipalities to which housing targets could be assigned. • Housing Target Orders were issued to the first cohort of 10 municipalities on Sept. 26, 2023. • Initial 6-month progress reports are due May 15, 2024.
Speed up permitting and approvals (1-4 actions)		
1. <i>OCP Zoning</i>	Ongoing	Legislation received Royal Assent on Nov. 30, 2023, and regulation drafting is underway.
2. <i>LDGI Phase 2</i>	Ongoing	<p><u>Fall 2023</u>: Legislative amendments require local governments to better plan and zone for housing needs “up-front” to reduce the number of rezonings.</p> <p><u>Spring 2024</u>: New legislation to support upfront zoning, including supports for tenants during displacement from redevelopment and new authorities for works and services required in developments, as well as transportation demand management.</p>
3. <i>Development Finance</i>	Ongoing	Updates to <i>Local Government Act</i> and <i>Vancouver Charter</i> in November 2023 provided new (Amenity Cost Charges) and updated finance tools (Development Cost Charges/Levies) to local governments to help fund cost of infrastructure and development. Interim guidance has been posted on the ministry website and more comprehensive guidance will be available in summer 2024.
4. <i>Inclusionary Zoning</i>	Ongoing	The Province is has introduced on changes to ensure local governments have these tools, including an inclusionary zoning framework.
Become a North American leader in digital permitting	Ongoing	<ul style="list-style-type: none"> • Launched a single web-based interactive version of the Building Code, with improved search and navigation functionality. • Progress underway on a Building Code Navigator to assist new, and less experienced, code users in quickly identifying relevant code requirements. • Progress underway to develop a Building Permit Hub, which will make it simpler for builders and developers to digitally submit building permits applications
Introduce transit-oriented development legislation.	Ongoing	Received Royal Assent on Nov. 30, 2023, and brought into force Dec. 7, 2023, with 52 transit-oriented areas (TOAs) effective immediately. TOA manual updated and published online March 2024.

	Launch BC Builds	Ongoing	Launched Feb. 13, 2024, and is being administered by BC Housing. \$2B in federal financing announced Feb. 21.
	Expand construction workforce and innovate	Ongoing	Future Ready Plan released May 2, 2023; includes actions to attract workers to careers in construction, increased access to skill development and training opportunities
	Explore more ways to get purpose-built rentals constructed	Ongoing	
	Build more homes with mass timber	Ongoing	
Creating Better, More Affordable Homes	Deliver thousands of social housing units	Ongoing	As of Dec. 31, 2023 (Q3 reporting), units completed or underway through: <ul style="list-style-type: none"> • Community Housing Fund – 8,957; • Indigenous Housing Fund – 1,559; • Women’s Transition Housing Fund – 1,058; and • Metro Van MOU – 498.
	Deliver 4,000 on-campus rooms	Ongoing	As of Dec. 31, 2023 (Q3 reporting), there are 7,766 beds open or underway.
	End discriminatory restrictions in stratas	Complete	Effective Nov. 24, 2022, stratas may only have a bylaw that limits the age of a resident to 55+.
	Protect affordable rental units	Ongoing	Rental Protection Fund announced Jan. 12, 2023, with \$500M to assist non-profits in purchasing and protecting older rental buildings. First acquisitions (290 units) announced Feb. 8, 2024.
	Partner with Indigenous communities	Ongoing	As of Dec. 31, 2023, the Indigenous Housing Fund has created 623 units and there are 936 underway, in development or initiated. Indigenous Housing Fund RFP open until May 15, 2024.
	Revitalize co-op housing	Ongoing	
	Create a new renters’ tax credit	Complete	Income-tested B.C. renters’ tax credit is available this year for renters filing their 2023 income taxes; renters may receive up to \$400.
Delivering More Homes for Those Who Need It Most	Support those facing homelessness <ul style="list-style-type: none"> • Supportive housing • Complex-care housing 	Ongoing	<ul style="list-style-type: none"> • As of Dec. 31, 2023 (Q3 reporting), there are 4,454 Supportive Housing Fund units completed or underway. • Since January 2022, the Province has announced complex-care housing in 19 communities.
	New actions to close encampments <ul style="list-style-type: none"> • HEART • HEARTH 	Ongoing	HEART and HEARTH programs have launched in Prince George, Nanaimo, Kelowna, Abbotsford, and Victoria. HEARTH spaces in Campbell River and Duncan, with an estimated 369 HEARTH units completing over 2023 and early 2024
	Redevelop/replace SROs in DTES	Ongoing	Through the DTES Provincial Partnership Plan, the Province is working with the City of Vancouver, BC Housing, Indigenous governments and organizations, service providers, and community partners to help DTES residents’ access integrated housing, health, social and cultural supports
	Revitalize BC Housing properties	Ongoing	

	More rent bank support	Complete	In January 2024, the Province provided an additional investment of nearly \$11 million to BC Rent Bank to continue to help people maintain their homes in times of immediate financial need
Build a Housing Market for People, Not Speculators	Implement a “flipping” tax	Complete	Flipping Tax announced in Budget 2024.
	Stricter enforcement on short-term rentals	Ongoing	<i>Short-Term Rental Accommodations Act</i> received Royal Assent on Oct. 26, 2023, with the first round of regulations deposited on Dec. 7, 2023. Restrictions to limit short-term rentals to primary residences and secondary suites/accessory dwellings come into effect May 1, 2024. <u>Summer 2024</u> : Data sharing and enabling provincial support for local governments where platforms fail to remove listings without valid business licences, where required.
	Address disputes and bad-faith evictions <ul style="list-style-type: none"> • Solve renter/landlord disputes fast • Get tougher on bad-faith evictions 	Ongoing	In December 2022, the Province committed up to \$15.6 million over three years to improve services and reduce delays at the Residential Tenancy Branch.
	Expand the speculation and vacancy tax	Complete	Expanded to 13 new communities, effective Jan. 1, 2024.
	Address criminal activity in real estate	Complete	First unexplained wealth order application filed Nov. 30, 2023.
	More protections for displaced renters	Ongoing	

2024/25 ESTIMATES NOTE

Last updated Date: March 26, 2024

Premier's Housing Solutions Advisor

KEY MESSAGES:

- Lisa Helps had two contract terms as the Premier's Housing Solutions Advisor to assist in establishing BC Builds. Her appointment as Housing Solutions Advisor was announced on January 26, 2023, and ended late November 2023.
- Ms. Helps provided support in working with municipalities and other partners and determining the financial challenges and municipal approval processes required to advance projects under the BC Builds model.
- BC Builds launched on February 13, 2024, in BC Housing. Ms. Helps is currently working at BC Housing as Executive Lead for BC Builds Project Origination and Process Innovation to support with the start up of BC Builds. This role works with government, community and non-profit landowners and convenes multiple partners to bring underutilized or under-developed land from project concept to housing construction within in 12-18 months.

FINANCES:

- Ms. Helps initial contract was from January 26, 2023 - July 25, 2023. Her contract was renewed until November 25, 2023, and extended to January 15, 2024. Total contract cost was \$154,260.89.

STATISTICS:

- BC Builds is supported through a commitment of \$950 million from the Province, as well as access to \$2 billion in provincial low-cost construction financing.
- On February 21, 2024, the federal government announced an additional \$2 billion in financing to support BC Builds projects.
- With the addition of the federal financing, it is anticipated that development of between 8,000 and 10,000 homes for middle-income households will be started over the first five years.

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BACKGROUND:

- Lisa Helps became the Mayor of Victoria in 2014 and was sworn into office for her second term on November 1, 2018. She chose not to run for a third term in 2022.
- Her appointment as Special Advisor on Housing was announced on January 26, 2023, with her main focus being on providing policy guidance as the government worked towards the establishment the BC Builds component of the Housing Strategy.
- Establishing BC Builds is a priority in the Minister of Housing’s mandate letter: “Establish BC Builds to build housing for middle-income families, individuals, and seniors.”
- BC Builds was launched on February 13, 2024, in BC Housing to deliver more homes that middle-income households can afford. The initiative leverages partnerships with non-profits, local governments, First Nations and the development sector to identify available underused land, provide financing and grant funding and to deliver projects that create more rental housing that middle-income households can afford.
- Ms. Helps new role at BC Housing as the Executive Lead for BC Builds Project Origination and Process Innovation will support with the implementation of the program. Her annual salary is

Personal
Information

Contact: John Thomson, Housing Innovations	Mobile: <small>Government Financial Information</small>
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KEY MESSAGES:

- The overall budget for the ministry is \$1,046.139 million, an increase of \$148.843 million, or 16.59 percent, over last year's (restated) budget.

FINANCES:

- The overall *Budget 2024* increase for fiscal year 2024/25 includes (\$66.879 million):
 - \$50.000 million for BC Builds grants;
 - \$37.571 million for Shared Recovery Wage Mandate, primarily for Community Social Services Employers Association and Health Employers Association workers;
 - \$9.781 million to support the Permanent Housing Plan for ongoing shelter lease extensions;
 - \$2.330 million to support resourcing for Short Term Rentals data sharing system and registry;
 - \$1.400 million to support resourcing for Digital Permitting;
 - \$1.528 million to support Ministry resourcing for the Housing Innovations Division, Housing Supply Shortage and the Strategy, Governance and Accountability Division;
 - (\$15.000) million decrease as we accelerated previously approved Development Approval Process Review Grants into last fiscal year (2023/24); and
 - (\$20.731) million deferral in the funding track for Building BC, adjusted for delays in early estimates for housing projects.
- Fiscal year 2024/25 budget also includes prior year budget decisions (\$81.964 million):
 - \$40.000 million increase for Budget 2023 decision for Housing Strategy to support Financial Incentives for Secondary Suites grants;
 - \$21.408 million increase to Building BC operating funding to support new units coming online (Community Housing Fund, Supportive Housing Fund, Women's Transition Housing Fund, and Indigenous Housing Fund);
 - \$16.532 million increase from prior decisions for incremental increases to support Residential Tenancy Branch (\$2.200 million), Heart and Hearth (\$2.606 million), Financial Incentives for Secondary Suites Implementation (\$5.784 million), Shared Recovery Mandate (\$0.276 million), Permanent Housing Plan (\$0.481 million), Improve

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- BC Housing's Aging Rental Stock (\$0.488 million), Affordable Rental Acquisition Program (\$0.348 million), BC Rent Bank (\$3.082 million), and other resourcing under the Housing Strategy;
- \$1.728 million increase primarily a Budget 2022 incremental support for the Homelessness Strategy (\$0.900 million for ISF and PME resourcing and \$0.828 million to BC Housing);
 - \$1.171 million incremental increase to support the Rapid Housing Initiative modular supportive housing units (mix of permanent and temporary); and
 - \$1.125 million increase to the Housing Supply Shortage initiative resourcing for policy development, and land use and planning activities.

Contact: Caryn Fischer (CMSB)	Mobile: <small>Government Financial Information</small>
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MINISTRY OF HOUSING

The mission of the Ministry of Housing is to provide access to more affordable, safe and appropriate housing through housing and land use policy and programs, oversight of British Columbia Housing Management Commission, development of technical codes and standards, provision of services for landlords and tenants, and coordinated services and programs to prevent and reduce homelessness.

MINISTRY SUMMARY

(\$000)

	Estimates 2023/24 ¹	Estimates 2024/25
VOTED APPROPRIATION		
Vote 33 — Ministry Operations.....	884,412	1,033,255
STATUTORY APPROPRIATION		
Housing Endowment Fund Special Account.....	12,884	12,884
OPERATING EXPENSES	<u>897,296</u>	<u>1,046,139</u>
CAPITAL EXPENDITURES ²	3	3
LOANS, INVESTMENTS AND OTHER REQUIREMENTS ³	—	—
REVENUE COLLECTED FOR, AND TRANSFERRED TO, OTHER ENTITIES ⁴	—	—

NOTES

¹ For comparative purposes, figures shown for the 2023/24 operating expenses; capital expenditures; loans, investments and other requirements; and revenue collected for, and transferred to, other entities are restated to be consistent with the presentation of the 2024/25 *Estimates*. A reconciliation of restated operating expenses and capital expenditures is presented in Schedule A.

² A listing of estimated capital expenditures by ministry is presented in Schedule C.

³ A summary of loans, investments and other requirements by ministry is presented in Schedule D.

⁴ A summary of revenue collected for, and transferred to, other entities by ministry is presented in Schedule E.

MINISTRY OF HOUSING
SUMMARY BY CORE BUSINESS
(\$000)

	2023/24	2024/25 ESTIMATES		
	Net	Gross	External Recoveries	Net
OPERATING EXPENSES				
Core Business				
Housing and Land Use Policy.....	40,197	20,076	(2)	20,074
Homelessness, Partnerships and Housing Supports.....	20,540	23,648	—	23,648
Strategy, Governance and Accountability.....	750	1,288	(2)	1,286
Housing Innovations Division.....	—	2,002	(2)	2,000
Transfers to Crown Corporations and Agencies.....	816,940	980,293	—	980,293
Executive and Support Services.....	5,985	5,956	(2)	5,954
Housing Endowment Fund Special Account.....	12,884	12,884	—	12,884
TOTAL OPERATING EXPENSES	897,296	1,046,147	(8)	1,046,139
CAPITAL EXPENDITURES				
	Capital Expenditures	Capital Expenditures	Receipts and P3 Liabilities	Net
Core Business				
Executive and Support Services.....	3	3	—	3
TOTAL	3	3	—	3

MINISTRY OF HOUSING

VOTE DESCRIPTIONS
(\$000)

Estimates 2023/24 Estimates 2024/25

VOTE 33 — MINISTRY OPERATIONS

This vote provides for the programs, operations, and other activities described in the voted appropriations under the following core businesses: Housing and Land Use Policy; Homelessness, Partnerships and Housing Supports; Strategy, Governance and Accountability; Housing Innovations Division; Transfers to Crown Corporations and Agencies; and Executive and Support Services.

HOUSING AND LAND USE POLICY

Voted Appropriation

Housing and Land Use Policy.....	40,197	<u>20,074</u>
----------------------------------	--------	---------------

Voted Appropriation Description: This sub-vote provides for housing and land use development and program delivery. This scope includes building and safety technical analysis, policy development, administering the housing targets program, and advice respecting the regulatory framework for the built environment. This sub-vote also provides for the administration of the *Homeowner Protection Act*, the *Safety Standards Act*, the *Safety Authority Act*, the *Ministry of Lands, Parks and Housing Act*, the *Housing Supply Act*, the *Short-Term Rental Accommodations Act*, the *Strata Property Act*, the *Building Officials' Association Act*, the British Columbia Fire Code under the *Fire Services Act*, the *Building Act*, and concurrent authority for buildings and other structures under the *Community Charter*. This sub-vote also has shared responsibility for the *Local Government Act* and the *Vancouver Charter* which may involve collaboration with other ministries, agencies, and local governments. Transfers are made to ministries, organizations, agencies, and individuals for services described within this sub-vote. Costs may be recovered from ministries, Crown agencies, other levels of government, and parties external to government for activities described within this sub-vote.

HOMELESSNESS, PARTNERSHIPS AND HOUSING SUPPORTS

Voted Appropriations

Residential Tenancy.....	14,609	<u>16,811</u>
Homelessness Policy and Partnership Branch.....	5,931	<u>6,837</u>
	<u>20,540</u>	<u>23,648</u>

Voted Appropriations Description: This sub-vote provides for homelessness policy development and program delivery, and residential tenancy branch operations, including dispute resolution and enforcement associated to landlord and tenant disputes. This sub-vote also provides for the administration of the *Residential Tenancy Act*, the *Manufactured Home Park Tenancy Act*, the *Assistance to Shelter Act*, the *Commercial Tenancy Act*, and the *Rent Distress Act*. Transfers are also made to ministries, organizations, agencies, and individuals for services described within this sub-vote.

STRATEGY, GOVERNANCE AND ACCOUNTABILITY

Voted Appropriation

Strategy, Governance and Accountability.....	750	<u>1,286</u>
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Voted Appropriation Description: This sub-vote provides for strategic oversight, governance, and accountability in the development and implementation of Housing and Homelessness Strategies. This includes oversight for the British Columbia Housing Management Commission, as well as working with other divisions and ministries to develop, implement, and/or monitor initiatives from project planning to delivery. This sub-vote also provides for leadership, direction, and/or strategic advice on issues, including policy and legislation, issues management, stakeholder relations, and partnerships. Costs may be recovered from ministries, Crown agencies, other levels of government, and parties external to government for activities described within this sub-vote.

HOUSING INNOVATIONS DIVISION

Voted Appropriation

Housing Innovations Division.....	—	<u>2,000</u>
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Voted Appropriation Description: This sub-vote provides for program and project development and advice and leadership on innovations in housing construction, development, and partnerships. Costs may be recovered from ministries, Crown agencies, other levels of government, and parties external to government for activities described within this sub-vote.

MINISTRY OF HOUSING

VOTE DESCRIPTIONS

(\$000)

	Estimates 2023/24	Estimates 2024/25
TRANSFERS TO CROWN CORPORATIONS AND AGENCIES		
Voted Appropriation		
British Columbia Housing Management Commission.....	816,940	980,293
	<u>816,940</u>	<u>980,293</u>
Voted Appropriation Description: This sub-vote provides for transfers to Crown corporations and agencies including British Columbia Housing Management Commission.		
EXECUTIVE AND SUPPORT SERVICES		
Voted Appropriations		
Minister's Office.....	1,064	1,064
Corporate Services.....	4,921	4,890
	<u>5,985</u>	<u>5,954</u>
Voted Appropriations Description: This sub-vote provides for the Minister for Housing; executive direction of the ministry, including the deputy minister's office; general services to support program delivery; policy development; and management services for the ministry, including financial administration and budget coordination, business planning and reporting, human resources, accommodation, and information systems. This sub-vote also provides for other initiatives sponsored by the ministry. Costs may be recovered from ministries, Crown agencies, boards and commissions, other levels of government, organizations, and individuals for activities described within this sub-vote.		
VOTE 33 — MINISTRY OPERATIONS	884,412	1,033,255

MINISTRY OF HOUSING
STATUTORY DESCRIPTIONS
(\$000)

Estimates
2023/24 Estimates
2024/25

STATUTORY APPROPRIATIONS

This statutory appropriation provides for the programs, operations, and other activities of the following special account: Housing Endowment Fund.

HOUSING ENDOWMENT FUND

Statutory Appropriation

Housing Endowment Fund special account.....	<u>12,884</u>	<u>12,884</u>
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Statutory Appropriation Description: This statutory appropriation provides for the Housing Endowment Fund special account which is governed under the *Special Accounts Appropriation and Control Act*.

MINISTRY GROUP ACCOUNT CLASSIFICATION SUMMARY

GROUP ACCOUNT CLASSIFICATION

Salaries and Benefits	30,221	37,743
Operating Costs	10,462	11,098
Government Transfers	855,876	996,811
Other Expenses	743	499
Internal Recoveries	(2)	(4)
External Recoveries	(4)	(8)
TOTAL OPERATING EXPENSES.....	<u>897,296</u>	<u>1,046,139</u>

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MINISTRY OF HOUSING

SPECIAL ACCOUNTS¹

(\$000)

	Estimates 2023/24	Estimates 2024/25
HOUSING ENDOWMENT FUND SPECIAL ACCOUNT		
This account was established as a special account under the <i>Special Accounts Appropriation and Control Act</i> in 2007. The account exists for purposes relating to innovation in affordable, social, or supportive housing and in housing development and management. The account operates as an endowment fund with a restricted balance of \$250 million which is not permitted to be spent. Net earnings of the account are credited to the account as revenue. Expenses of the account consist of grants in support of authorized housing initiatives.		
SPENDING AUTHORITY AVAILABLE AT THE BEGINNING OF THE FISCAL YEAR ².....	94,484	94,484
OPERATING TRANSACTIONS		
Revenue.....	12,884	12,884
Expense.....	(12,884)	(12,884)
Net Revenue (Expense).....	—	—
FINANCING TRANSACTIONS		
Receipts.....	—	—
Disbursements.....	—	—
Capital Expenditures.....	—	—
Net Cash Source (Requirement).....	—	—
PROJECTED SPENDING AUTHORITY AVAILABLE AT THE END OF THE FISCAL YEAR ².....	94,484	94,484

NOTES

¹ A Special Account is an account in the General Fund where the authorization to spend money from the account is located in an Act other than the *Supply Act*.

² The Spending Authority Available at the Beginning of the Fiscal Year 2023/24 is based on the 2022/23 *Public Accounts*. The Projected Spending Authority Available at the End of the Fiscal Year represents the cash and temporary investments projected to be available at the end of each fiscal year.

FINANCES (SUMMARY OF YEAR OVER YEAR CHANGES BY DIVISION):

Housing and Land Use Policy

- (\$20.123 million) funding decrease is primarily a result of the accelerated payment in fiscal year 2023/24 for Development Approval Process Review funding (\$25.500 million) as well as decrease for Missing Middle Density (\$0.500 million). Reductions are offset by increases for BC Rent Bank \$3.082 million, resourcing for Short-Term Rental \$2.330 million, Housing Supply Shortage \$0.392 million and minor other adjustments \$0.073 million.

Homelessness, Partnerships and Housing Supports

- \$3.108 million funding increase is the prior year budget decision to support Residential Tenancy Branch caseload \$2.200 million, Homelessness Strategy \$0.900, and minor other prior years adjustments of \$0.008 million.

Strategy, Governance, and Accountability

- \$0.0536 million funding increase for resourcing.

Housing Innovations

- \$2.000 million funding establishes the Division \$0.600 million and provides support for Digital permitting \$1.400 million.

Transfers to Crown Corporations and Agencies

- \$163.353 million increase includes funding for BC Builds (\$50.000 million), negotiated wage mandate primarily for nonprofit service providers (\$37.472 million), and Permanent Housing Plan (\$9.781) million. Further increase from *Budget 2023* Housing Strategy includes Financial Incentives for Secondary Suites (\$45.784 million), Additional Measures to Reduce Homelessness (\$2.606 million), Core Service Delivery (\$11.066 million) and other prior year adjustments under Building BC.

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Executive and Support Services

- (\$0.031 million) immaterial adjustment.

Housing Endowment Fund

- No change.

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2024/25 ESTIMATES NOTE

Last updated Date: March 26, 2024

BC Housing Budget 2024 – Housing Initiatives

KEY MESSAGES:

- As part of Budget 2024, BC Housing will receive \$7.997 billion in provincial funding over three years to help bring affordable housing within reach for people of all ages with low to moderate incomes.
- This includes funding to support commitments made in past budget announcements.
- Budget 2024 reinforces the Homes for People plan with \$198 million in new funding for BC Builds from 2024/25 to 2026/27.
- Announced in February 2024, this funding will support BC Builds in speeding up the development of new housing that fits the budgets of middle-income people and families.
- Budget 2024 also provides measures that will increase supply and make homes more affordable and accessible such as the BC Home Flipping Tax, property transfer tax exemptions, and additional housing supports.

FINANCES:

Summary of Budget 2024 provincial contributions:

(in \$ billions)	2024/25 Estimates	2025/26 Plan	2026/27 Plan	Total
Provincial Contributions	2.795	2.586	2.616	7.997

- Budget 2024 reinforces the Homes for People plan with a total program commitment of \$950 million for BC Builds, including \$198 million in new funding from 2024/25 to 2026/27. This includes \$150 million of operating funding and \$48 million in capital funding.
- BC Builds will also have access to a borrowing facility of \$2 billion through the Ministry of Finance, and an additional \$2 billion in financing through the Federal government.
- Budget 2024 continues to support existing housing programs with additional funding of \$30.6 million over three years to support Permanent Housing Plan, and \$112.7 million increased funding to address non-profit housing staffing pressures.
- This builds on significant previous budget commitments, including the Building BC program which was launched through Budget 2018 and expanded through Budget 2023.

BACKGROUND:

- Announced in February 2024, this funding will support BC Builds in speeding up the development of new housing that fits the budgets of middle-income people and families.

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- BC Builds uses government-owned, public and underused land and lower government borrowing rates to offer low-cost financing to bring down construction costs and deliver more middle-income housing for people.
- BC Builds works with local governments, landowners, homebuilders and housing operators to move projects from concept to construction within 12 to 18 months, compared to the current average of three to five years. These new units will be income-tested and will ensure that the people who keep B.C. communities thriving can find homes they can afford.
- The BC Housing Financial Plan includes **\$2.8 billion** in provincial funding for 2024-25 and a total budget of **\$3.1 billion**.

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2024/25 ESTIMATES NOTE

BC HOUSING SERVICE PLAN & MANDATE LETTER

Last updated Date: March 7, 2024

Overview of Note:

- Pages 1-3 - BC Housing Service Plan (2024/25 – 2026/27)
 - Page 4 - Service Plan Performance Measure Comparison - BC Housing Service Plan (2023-24 and 2024-25)
- Pages 5-9 - Progress Status of Current (2023) Mandate Letter Items

Supporting Documents:

- 15a – BC Housing Service Plan (2024/25 – 2026/27)
- 15b – BCH Mandate Letter 2023-2024

BC Housing Service Plan (2024/25 – 2026/27)

Goal	Objectives	Key Strategies	Performance Measures
<p>Goal 1: People in British Columbia have access to attainable and affordable housing</p>	<p>Objective 1.1: Increase the supply of affordable sustainable housing for people with low to middle incomes</p>	<ul style="list-style-type: none"> • Increase the supply of housing units for people with low to moderate incomes through partnerships with private and non-profit sectors, provincial health authorities and ministries, other levels of government, and community groups. • Work with the Ministry of Housing to significantly expand the construction of social, co-op, and supportive housing throughout B.C. • Establish and implement BC Builds to build housing for middle-income families, single people, and seniors following principles of cross-agency leadership, use of under-utilized public lands, innovative tools, and building innovation opportunities. • Launch the Secondary Suite Incentive Program (SSIP), funding as many as 3,000 homeowners to 	<p>PM1a: Number of affordable and supportive housing homes completed</p>

		<p>create new affordable rental housing in their communities.</p> <ul style="list-style-type: none"> Strengthen Indigenous partnerships to support, manage, and develop more housing on and off-reserve while sharing with each other best practices in residential asset management. 	
	<p>Objective 1.2: Improve housing quality to ensure it remains in good condition for current and future residents</p>	<ul style="list-style-type: none"> Improve the quality of existing housing stock through rehabilitation or repair to ensure housing remains safe, accessible, and well maintained. Advance the revitalization and densification of aging BC Housing stock through the Provincial Redevelopment Program. Ensure new and existing housing stock can remain resilient to the effects of climate change through renovations, upgrades, and enhanced design guidelines and standards. 	<p>PM1b: Facility Condition Index (FCI) of BC Housing’s Portfolio</p> <p>PM1c: Percent reduction in greenhouse gas emissions from 2010 levels</p>
<p>Goal 2: Housing services are reliable, responsive, equitable, and accessible</p>	<p>Objective 2.1: Enhance services delivered to clients and tenants</p>	<ul style="list-style-type: none"> Fully implement HEART and HEARTH programs to support people in encampments to move indoors in partnership with the Ministry of Housing and priority local communities. Expand the new SRSP that implements the Province’s Integrated Support Framework (ISF) to help people successfully transition and remain stably housed in market rental units. Support expansion of the complex-care housing initiative, led by the Ministry of Mental Health and Addictions, to provide housing and supports to people with an elevated level of need in communities across the province. Improve service delivery by implementing a new operational review process of nonprofit partners. Components to be reviewed include client services, client satisfaction and complaints, community co- 	<p>PM2a: Number of households receiving rental assistance</p> <p>PM2b: Percentage of homeless individuals who accessed housing and remained housed after 6 months</p> <p>PM2c: Percentage of clients reporting satisfaction with the quality, accessibility, and safety of their housing</p>

		<p>operation, service-provider networking, and community relations.</p> <ul style="list-style-type: none"> • Enhance BC Housing’s Extreme Heat and Wildfire Smoke Response Plan to protect tenants from the negative effects of climate change, developing responses in collaboration with health organizations, the Ministry of Emergency Management and Climate Readiness, municipal and Indigenous governments, and other partners. 	
<p>Goal 3: BC Housing is a high performing, flexible, agile and inclusive organization</p>	<p>Objective 3.1: Embed the principles of reconciliation, equity, diversity, inclusion, and belonging into BC Housing’s work</p>	<ul style="list-style-type: none"> • Implement BC Housing Reconciliation Strategy activities to further embed the principles of equity and reconciliation into BC Housing’s work. • Develop an equity strategy and implement BC Housing's Accessibility Plan to promote equity, diversity, inclusion and belonging. • Increase support provided to non-profit partners with a training and education actions, streamlining processes, and exploring opportunities for shared sector services. 	<p>PM3a: Progressive Aboriginal Relations certification</p>
	<p>Objective 3.2: Modernize and strengthen corporate governance and operating systems</p>	<ul style="list-style-type: none"> • Complete implementation of governance enhancements maturing strategic planning, enterprise risk, and financial management capabilities. • Finalize the performance management framework (PMF) to align success definition throughout the organization and ensure it is effectively measured. • Develop an IT strategic roadmap and data governance framework to improve privacy and cybersecurity risk management, enable better data-driven decision making and reporting, and minimize technical debt. 	<p>PM3b: Employee Engagement index</p>

Service Plan Performance Measure Comparison - BC Housing Service Plan (2023-24 and 2024-25)

Performance Measure BCH Service Plan (2023-24)	Performance Measure BCH Service Plan (2024-25)	Rationale
[1a] Number of affordable and supportive housing homes completed, including affordable rental and social housing (including HousingHub)	[1a] Number of affordable and supportive housing homes completed	<p>The performance metrics from last year were combined as both deliver units completed, just with different funding programs.</p> <p>Footnote 6 in the 2024-25 BCH Service Plan identifies the programs included. “Programs included: Affordable Rental Housing; Rapid Response to Homelessness; Deepening Affordability of Investment in Housing Innovation/Provincial Investment in Affordable Housing; Community Housing Fund; Women’s Transition Housing Fund; Supportive Housing Fund; Indigenous Housing Fund; Homelessness Action Plan; HousingHub and BC Builds programs focused on middle income housing; Canada Mortgage and Housing Corporation Rapid Housing Initiative and the Permanent Housing Plan. Other funding programs such as Community Partnership Initiative; Federal Social Infrastructure Fund; Group Home Program; Housing Endowment Fund; Investment in Housing Innovation; Mental Health Housing; Provincial Investment in Affordable Housing and the Provincial Matching of Federal Investment in Affordable Housing, amongst others.”</p> <p>This was changed as “other capital funding” could be confusing to the public.</p>
[1b] Number of homes completed – other capital funding		<p>The simplified wording focuses on providing rental assistance through Shelter Aid for Elderly Renters program, the Rental Assistance Program, and the Canada-BC Housing Benefit. Details about the programs included are provided in the Service Plan discussion section.</p>
[1c] Number of households receiving rental assistance through SAFER, RAP and Canada-British Columbia Housing Benefit	[2a] Number of households receiving rental assistance	

Progress Status of Current (2023) Mandate Letter Items

Mandate Letter	Status
<p>Deliver BC Housing priorities to implement, and report on, progress related to the Homes for People Action Plan, and the Belonging in BC plan to prevent and reduce homelessness. This includes:</p>	<ul style="list-style-type: none"> • In spring 2023, the Province released the <i>Homes for People</i> action plan. • BC Housing is supporting the key actions of the action plan by: <ul style="list-style-type: none"> ○ Launching BC Builds to create thousands of units of middle-income housing. ○ Opening the Secondary Suite Incentive Program to applications in April 2024. ○ Continuing specific SRO renewal and redevelopment projects in Vancouver’s Downtown Eastside, including the Keefer Rooms, Regent and Balmoral buildings. ○ Making progress on building thousands of more homes through the Building BC programs. • Belonging in BC is the first comprehensive provincial plan to prevent and reduce homelessness. • Budget 2023 included additional funding of \$1.5 billion to provide more homelessness and housing supports, establish regional coordination and temporary housing for rapid encampment response and expand complex-care housing. • Funding for initiatives under Belonging in BC continues in 2024/25.
<ul style="list-style-type: none"> • Supporting the establishment of BC Builds to build housing for middle-income families, individuals, and seniors. 	<ul style="list-style-type: none"> • BC Builds was officially launched on February 13, 2024, with the BC Builds Rental Supply Program and is being administered by BC Housing. • BC Builds leverages partnerships with non-profits, local governments, First Nations and the development sector and will help support those in the development industry by providing low-interest financing, speeding up project timelines and identifying low-cost land for development to ensure project feasibility. • It is anticipated that development of between 8,000 and 10,000 homes for middle-income households will start over the first five years.
<ul style="list-style-type: none"> • Continued development and delivery of Building BC programs and priorities. 	<ul style="list-style-type: none"> • Since 2017, the Province has nearly 78,000 new homes delivered or underway in B.C., of which 35,700 (new homes) are being funded through BC Housing.

	<ul style="list-style-type: none"> • Budget 2023 earmarked \$11.8 billion in capital and operating funding over ten years to implement actions and investments in the Homes for People Action Plan. • This includes more than \$9 billion to Building BC programs. • There were no changes to funding or unit targets in Budget 2024.
<ul style="list-style-type: none"> • Support the delivery of more homes and services near transit. 	<ul style="list-style-type: none"> • Areas in and around busy transit hubs are ideal locations for increasing the supply of housing for families seeking to reduce their car dependency, for seniors and some people living with disabilities, and for essential workers to commute easily to their jobs.
<ul style="list-style-type: none"> • Supporting development and leading delivery of the Secondary Suites Incentive Program. 	<ul style="list-style-type: none"> • The Secondary Suite Incentive Program (SSIP) will open for applications in April 2024. • Administered by BC Housing, SSIP will provide conditional financial assistance to eligible homeowners to build a new secondary suite or accessory dwelling unit at their primary residence for affordable, long-term rental. • As a three-year pilot program, SSIP will provide funding to help create at least 1,000 new rental units each year.
<ul style="list-style-type: none"> • Revitalizing and densifying aging BC Housing social housing stock. 	<ul style="list-style-type: none"> • The Provincial Redevelopment Program framework was approved in September 2023. • 10 projects have been identified to date which are proceeding through approvals processes.
<p>Develop and deliver supports and services as outlined in the Belonging in BC homelessness plan, including playing a key role in the delivery of the Supported Rent Supplement Program (SRSP), including accompanying non-clinical aspects of the Integrated Support Framework (ISF).</p>	<ul style="list-style-type: none"> • Belonging in BC is the first comprehensive provincial plan to prevent and reduce homelessness. • Budget 2023 included additional funding of \$1.5 billion to provide more homelessness and housing supports, establish regional coordination and temporary housing for rapid encampment response and expand complex-care housing. • Funding for initiatives under Belonging in BC continues in 2024/25. • The Supported Rent Supplement Program aims to reduce and prevent homelessness by providing a co-ordinated network of services to the eligible federally funded CBCHB recipients. • As of Dec. 31, 2023, there were 2,307 households receiving the Canada-BC Housing Benefit with an average monthly subsidy of \$524, and as of that same date, 120

	<p>Supported Rent Supplements have been made available to Canada-BC Housing Benefit recipients between two communities: Victoria and Kamloops.</p>
<ul style="list-style-type: none"> Partner in the implementation of Encampment Response Framework that includes the Homeless Encampment Actions Response Teams (HEART) and Homeless Encampment Action Response Temporary Housing (HEARTH), through partnerships and through continuing to deliver permanent supportive housing, emergency shelter and homeless outreach programs. 	<ul style="list-style-type: none"> Encampment response actions include implementation of the Homeless Encampment Action Response Team (HEART) and Homeless Encampment Action Response Temporary Housing (HEARTH) programs to provide rapid, coordinated frontline responses to homeless encampments; and the development of an Encampment Response Partner Resource to ensure responses to encampments utilize person-centred approaches. HEART and HEARTH programs have launched in Prince George, Nanaimo, Kelowna, Abbotsford, and Victoria; HEARTH spaces in Campbell River and Duncan; with an estimated 369 HEARTH units completing over 2023 and early 2024.
<ul style="list-style-type: none"> Support the Ministry of Mental Health and Addictions (MMHA) and the Ministry of Housing in the development and delivery of complex-care housing. 	<ul style="list-style-type: none"> Since January 2022, the Province has announced 452 spaces of complex care housing in 19 communities throughout the province, including Abbotsford, Bella Coola, Chilliwack, Cranbrook, Kamloops, Kelowna, Langley, Maple Ridge, Nanaimo, North Vancouver, New Westminster and the Tri-Cities, Powell River, Prince George, Sunshine Coast, Surrey, Terrace, Vancouver, Richmond, and Victoria.
<p>Develop and implement a new governance framework and oversight tools.</p>	

<ul style="list-style-type: none"> • Address the outcomes and recommendations of the organizational and financial reviews of BC Housing, strengthen and enhance accountability, clarify roles and responsibilities, and position BC Housing and the Ministry of Housing to deliver on the government’s strategic housing priorities. 	<ul style="list-style-type: none"> • During summer 2022, government replaced BC Housing’s CEO, board of directors, and senior management in response to several review recommendations regarding BC Housing’s reporting processes, overall operations, and conflicts of interest at the executive level. • This past year, the Province created a new mandate letter for BC Housing to further establish and clarify government priorities for the Crown. • The Ministry of Housing has also established streamlined and formalized alignment meetings and processes, such as: <ul style="list-style-type: none"> ○ joint-executive meetings with BC Housing’s leadership, ○ biweekly briefings to the Minister of Housing, and ○ the Deputy Minister of Housing now attends all BC Housing board of commissioner meetings as an observer.
<ul style="list-style-type: none"> • Deliver on key priorities of the Business Transformation Program (BTP), including improving operational systems and financial controls within the organization. 	<ul style="list-style-type: none"> • BC Housing has completed 16 of the recommendations in the EY reviews, with 33 underway and 27 more planned.
<p>Work with Indigenous partners, in collaboration with the Ministry of Housing and other relevant ministries, to support access to housing and cultural supports, address housing needs, and deliver Indigenous housing priorities.</p>	<ul style="list-style-type: none"> • The Province is supporting Indigenous housing priorities through a number of initiatives, including through the Indigenous Housing Fund (IHF). • The IHF provides approximately \$1.8 billion to build 3,500 new homes for Indigenous families, individuals and Elders, on- and off- reserve. To date, more than 1,500 IHF homes are open or underway throughout B.C. • A request for proposals under the IHF is open and will close on May 15, 2024, resulting in support for additional projects for Indigenous peoples. • Other BuildingBC programs are also leveraged to expand access to housing for Indigenous people, including 1,063 units through the Community Housing Fund (CHF), 270 units through the Supportive Housing Fund, 55 units through the Women’s Transitional Housing Fund and 261 units through the Deepening Affordability program.

	<ul style="list-style-type: none"> • Capacity building supports are also available to First Nations or Indigenous organizations through the Project Development Funding program, to develop proposals that can be considered under the IHF, CHF or other Building BC programs. • BC Housing continues to engage and work with First Nations to identify solutions to address their housing needs, and support on projects both on and off reserve. • BC Housing continues to engage and work with off reserve Indigenous non-profit housing organizations to support the delivery of culturally safe housing solutions for Indigenous people experiencing homelessness.
<p>Improve outcomes for people living in Vancouver’s Downtown Eastside, including implementation of the Supporting the Downtown Eastside: Provincial Partnership Plan in collaboration with other relevant partners</p>	<ul style="list-style-type: none"> • Through the DTES Provincial Partnership Plan, the Province is working with the City of Vancouver, BC Housing, Indigenous governments and organizations, service providers, and community partners to help DTES residents’ access integrated housing, health, social and cultural supports. • Achievements to date through the plan include: <ul style="list-style-type: none"> ○ Opening 575 new and renovated housing units for DTES residents since August 2022. ○ Expanding the Ministry of Social Development and Poverty Reduction (SDPR) Community Integration Specialist outreach program in the DTES. ○ Delivering targeted investments to local non-profits, including \$11 million to the DTES SRO Collaborative to support tenant-based programming for single-room occupancy (SRO) residents. ○ Increasing the number of emergency shelter spaces in the neighbourhood, including two shelters announced in February 2024—one at 325 Main Street and another at 1726 E Hastings Street.

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BC Housing

2024/25 – 2026/27 Service Plan

February 2024



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Published by BC Housing

Board Chair's Accountability Statement



The 2024/25 – 2026/27 BC Housing Service Plan was prepared under the Board's direction in accordance with the *Budget Transparency and Accountability Act*. This plan is consistent with government's strategic priorities and fiscal plan. The Board is accountable for the contents of this plan and is responsible for the validity and reliability of the information presented.

All significant assumptions, policy decisions, events and identified risks, as of January 2024, have been considered in preparing the plan. The performance measures presented are consistent with the *Budget Transparency and Accountability Act*, BC Housing's mandate and goals, and focus on aspects critical to the organization's performance. The targets in this plan have been determined based on an assessment of BC Housing's operating environment, forecast conditions, risk assessment and past performance.

Signed on behalf of the Board by:

A handwritten signature in black ink that reads "Allan Seckel".

Allan Seckel
Board Chair, BC Housing
February 13, 2024

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Strategic Direction

In 2024/25, the Government of British Columbia will remain focused on providing the services and infrastructure that people depend on to build a good life. Government will continue delivering results that matter to British Columbians including helping people with costs, attainable and affordable housing, strengthened health care, safer communities, and a secure, clean, and fair economy. Government will continue working collaboratively with Indigenous Peoples as it implements the Action Plan for the Declaration on the Rights of Indigenous Peoples Act and delivers initiatives that advance reconciliation in ways that make a difference in communities throughout the province.

This 2024/25 service plan outlines how BC Housing will support the government's priorities and selected action items identified in the most recent [BC Housing Mandate Letter](#).

Purpose of the Organization and Alignment with Government Priorities

Created in 1967 as the Crown corporation to deliver affordable housing across the province on behalf of the Government of British Columbia, BC Housing is governed by the British Columbia Housing Management Commission Regulation under the [Ministry of Lands, Parks, and Housing Act](#), which outlines its core mandate and powers.

BC Housing is accountable to the Minister of Housing through a Board of Commissioners appointed by the Lieutenant Governor in Council. The Board of Commissioners guides BC Housing's strategic direction and sets the goals upon which performance is evaluated. The [Governance](#) page on the BC Housing website describes accountability to government and profiles of the board, its members, and committees.

BC Housing strives to make a positive difference in people's lives and communities through safe, affordable, and quality housing. BC Housing is dedicated to supporting critical priorities, such as implementing and reporting on progress related to the [Homes for People and Belonging in BC](#) plans. These plans involve delivering and maintaining affordable housing through partnerships, providing rental assistance to households, supporting related ministries and partners in developing and delivering services for complex-care housing, and delivering critical programs and services to address homelessness across the province, such as the Homeless Encampment Action Response Team ([HEART](#)), the Homeless Encampment Action Response Temporary Housing ([HEARTH](#)), and expansion of the Supported Rent Supplement Program ([SRSP](#)).

New programs to increase housing supply, such as BC Builds and the Secondary Suites Incentive Program, will be implemented along with continuing development and delivery of [Building BC](#) and Provincial Redevelopment programs and priorities.

As a public-sector entity, BC Housing is committed to responsible operations and equitably delivering quality services across all regions of the province. This involves strategic

stewardship in financial, risk, and human resource management, with emphasis on information security, privacy protection, and safeguarding government data and networks. BC Housing will continue work toward improving the governance framework and oversight tools and addressing the outcomes and recommendations of the organizational and financial reviews, while also delivering key priorities of the Business Transformation Program, including improving operational systems and financial controls within the organization.

BC Housing continues to improve the quality of residential construction and strengthen consumer protection for buyers of new homes under the [Homeowner Protection Act](#) through licensing residential builders, ensuring new homes are covered by third-party home warranty insurance, and carrying out research and education that benefits the residential construction industry and consumers.

At the foundation of all this work is the continued commitment to advancing reconciliation with Indigenous Peoples in B.C. Central to this work is promoting equity and sustainability within all of BC Housing's operations and programs. BC Housing will continue to work toward lasting and meaningful reconciliation, in alignment with the [Declaration on the Rights of Indigenous Peoples Act](#), including the [Declaration Act Action Plan](#) and through the implementation of the [Reconciliation Strategy](#). Equity, Diversity, Inclusion and Belonging will advance through the response to the Equity Assessment and implementation of [BC Housing's Accessibility Plan](#). Strategies to minimize greenhouse gas emissions will be implemented to effectively manage climate risk, as mandated by the [Climate Change Accountability Act](#).

Operating Environment

BC Housing core service delivery is affected by numerous factors including increasing rates of homelessness, the toxic drug crisis, increasing demand for affordable housing, low vacancy rates in many rental markets, supply chain disruptions, increasing construction costs, and a challenging labour market. In addition, the need for emergency response services continues to increase due to a range of climate emergencies, such as interface wildfires, extreme heat, flooding, and landslides. These factors have affected the breadth, scope, and complexity of BC Housing's work over the past several years; however, processes and systems have not kept up with the increased demand for services.

Like other jurisdictions, British Columbia continues to experience growing pressures on housing affordability, facing ongoing challenges in maintaining, protecting, and creating affordable options. Increases in construction costs and interest rates put pressure on average market rents intensifying the situation while housing supply falls short of meeting the increasing demand for housing. There is an urgent need for more housing across the system, coupled with reliable, responsive, equitable services to support clients.

As the core provider of social and affordable housing in B.C., it is crucial for BC Housing to support strong and meaningful relationships with Indigenous Peoples across the housing landscape and ensure Indigenous leadership, input, and participation in this space. Indigenous people are disproportionately represented among people experiencing

homelessness and are more likely to experience challenges finding suitable, affordable housing both on and off reserve. This work is ongoing, and BC Housing has begun to address systemic inequities that continue to affect Indigenous Peoples by implementing its Reconciliation Strategy, extending housing collaborations with First Nations and Indigenous organizations, and continuing work to provide safe, culturally appropriate services.

British Columbia already feels the effects of a changing climate. Western Canada is on average one to two degrees warmer than it was in the 1940s. Summers are longer, hotter, and heat waves are more intense and frequent¹. Severe flooding is more likely as the climate warms, as is the likelihood of longer and more intense forest fire seasons. BC Housing acts to address this unfolding crisis by mitigating greenhouse gas emissions and fostering resilient housing to the unavoidable changes². In addition to supplying new housing stock, BC Housing has capital asset responsibilities for social housing across the province with major repairs or site redevelopments for many buildings to improve life safety as the existing housing stock ages, upgrading seismic, fire safety, and energy performance.

BC Housing's breadth, scope of activities and associated funding and financing have grown in recent years, driven by the Government of British Columbia making the largest investment in housing affordability in B.C.'s history — more than \$12 billion over the next 10 years to support housing priorities. The resulting growth requires a more robust and efficient organizational approach, particularly in areas of finance, enterprise and human resource management, and information security, raising the requirements for data-driven decision-making and reporting.

Economic Statement

B.C.'s economy posted modest growth last year as interest rate increases weighed on the economy, and employment continued to expand, supported by immigration. Inflation in the province continued to ease and the Bank of Canada has not raised its policy interest rate since July 2023. The impact of higher rates on borrowing costs and elevated household debt led to lower consumer spending and reduced home sales. Lumber, natural gas and coal prices declined in 2023, reducing the value of the province's goods exports. Meanwhile, there was a record number of housing starts in the province in 2023. There is uncertainty over the transmission of high interest rates to the residential construction sector and the duration of slower growth for the rest of the economy in B.C. and among trading partners. The Economic Forecast Council (EFC) estimates that B.C. real GDP expanded by 0.9 percent in 2023 and expects growth of 0.5 percent in 2024 and 2.1 percent in 2025. Meanwhile for Canada, the EFC estimates growth of 1.1 percent in 2023 and projects national real GDP growth of 0.5 percent in 2024 and 1.9 percent in 2025. As such, B.C.'s economic growth is expected to be broadly in line with the national average in the coming years. The risks to B.C.'s economic outlook continue to centre around interest rates and inflation, including the risk of price increases stemming from geopolitical conflicts, the potential for interest rates remaining higher for longer, and uncertainty around the depth and timing of the impact on housing markets.

¹ BC Government: <https://cleanbc.gov.bc.ca/>, March 2023

² BC Housing's [Sustainability and Resilience Strategy](#), May 2023

Further risks include ongoing uncertainty regarding global trade policies, lower commodity prices, climate change impacts and the volatility of immigration levels.

Performance Planning

Goal 1: People in British Columbia have access to attainable and affordable housing

BC Housing is committed to helping address the homelessness and housing affordability challenges in B.C. through implementing innovative solutions to develop new housing adapted to diverse needs and improving the quality of both new and existing housing stock.

Objective 1.1: Increase the supply of affordable sustainable housing for people with low to middle incomes

BC Housing will increase the supply of affordable housing in communities throughout the province for individuals, families, seniors, youth, 2SLGBTQIA+³ people, people with disabilities, Indigenous people, and those with underrepresented and marginalized identities and experiences.

Key Strategies

- Increase the supply of housing units for people with low to moderate incomes through partnerships with private and non-profit sectors, provincial health authorities and ministries, other levels of government, and community groups.
- Work with the Ministry of Housing to significantly expand the construction of social, co-op, and supportive housing throughout B.C.
- Establish and implement [BC Builds](#) to build housing for middle-income families, single people, and seniors following principles of cross-agency leadership, use of under-utilized public lands, innovative tools, and building innovation opportunities.
- Launch the [Secondary Suite Incentive Program \(SSIP\)](#), funding as many as 3,000 homeowners to create new affordable rental housing in their communities.
- Strengthen Indigenous partnerships to support, manage, and develop more housing on and off-reserve while sharing with each other best practices in residential asset management.

Discussion

BC Housing strives to boost the supply of affordable housing through a collaborative approach, working with municipalities, non-profit partners, and the federal government to increase funds available to projects, and deliver additional units through Building BC programs⁴. The implementation of new programs, such as BC Builds and SSIP, allows the development of new units that meet a wider range of needs.

³2SLGBTQIA+ refers to the Two-Spirit, Lesbian, Gay, Bisexual, Transgender, Queer (or Questioning), Intersex, Asexual, Plus community. Plus is inclusive of all other varying sexual orientations and gender identities.

⁴ Main programs are [Community Housing Fund \(CHF\)](#), [Indigenous Housing Fund \(IHF\)](#), the [Women's Transition Housing Fund \(WTHF\)](#) and the [Supportive Housing Fund \(SHF\)](#), among others.

Along with the Reconciliation Strategy, BC Housing extends its collaboration to First Nations and Indigenous organizations, aiming to develop new housing units both on and off reserves. This initiative strengthens asset management and capacity-building activities, positively affecting the quality of Indigenous housing.

Objective 1.2: Improve housing quality to ensure it remains in good condition for current and future residents

As existing housing stock ages, major components require replacement or repair to ensure good conditions in the future and to support the longevity of housing's useable lifespan. BC Housing will continue to protect and preserve previous investments in new housing to improve livability for tenants and extend the service life of existing housing stock.

Key Strategies

- Improve the quality of existing housing stock through rehabilitation or repair to ensure housing remains safe, accessible, and well maintained.
- Advance the revitalization and densification of aging BC Housing stock through the Provincial Redevelopment Program.
- Ensure new and existing housing stock can remain resilient to the effects of climate change through renovations, upgrades, and enhanced design guidelines and standards.

Discussion

BC Housing improves housing quality through targeted measures for both existing and future housing stock. As housing stock ages, it must be proactively renewed and repaired to ensure it remains in good condition for current and future residents. Capital investment into existing social housing stock protects public investment in the infrastructure and helps meeting targets for greenhouse emission reductions.

As climate change increases the frequency of emergency events, an integrated approach to the responses is necessary. Investments in technical projects related to the quality and sustainability of residential construction play an active role in shifting industry practices toward CleanBC's goals.

Capital investment into existing social housing stock protects public investment in the infrastructure, helping to meet targets for greenhouse emission reductions.

Performance Measures

Performance Measure	2023/24 Forecast	2024/25 Target	2025/26 Target	2026/27 Target
[1a] Number of affordable and supportive housing homes completed ⁵	3,420	4,500	4,500	4,500
[1b] Facility Condition Index (FCI) of BC Housing’s Portfolio	19%	less than 21%	less than 21%	less than 21%
[1c] Percent reduction in greenhouse gas emissions from 2010 levels	20%	Reduction of 25% to 30%	Reduction of 30% to 35%	Reduction of 35% to 40%

Data source

[1a] BC Housing’s Central Property System database for measures.

[1b] Physical building condition assessments of building systems, sub-systems and components are tracked by BC Housing and used to calculate the Facility Condition Index.

[1c] Provided directly from utility companies and compiled by an external consultant. The targets for this measure are based on calendar year, in accordance with legislative requirements under the Climate Change Accountability Act.

Discussion

Measure 1a identifies the number of homes completed under all funding programs. These programs include Building BC and related programs⁶, and includes homes completed under the previous “Number of homes completed – other capital” performance measure included in the 2023-24 service plan. These performance measures were combined to more clearly and concisely report on the total number of homes completed. Targets for 1a are based on the completion of units created through acquisition or new construction. The forecasted units are based on known projects and estimated projects anticipated from recent funding calls to be awarded in 2024. Forecasts will be revised once further details are known.

Measure 1b is an indication of the condition of a building: a lower percentage corresponds to a better building condition. The FCI calculation is the cost of a building’s renewal and

⁵ Including affordable rental, co-op, and social housing. “Co-op” has been added to the description of the measure for accuracy, as the programs listed in the discussion section are open to both non-profit rental and co-op applications. The total numbers reported in previous years will have included co-ops, but the description of the measure did not explicitly note that until now.

⁶ Programs included: Affordable Rental Housing; Rapid Response to Homelessness; Deepening Affordability of Investment in Housing Innovation/Provincial Investment in Affordable Housing; Community Housing Fund; Women’s Transition Housing Fund; Supportive Housing Fund; Indigenous Housing Fund; Homelessness Action Plan; HousingHub and BC Builds programs focused on middle income housing; Canada Mortgage and Housing Corporation Rapid Housing Initiative and the Permanent Housing Plan. Other funding programs such as Community Partnership Initiative; Federal Social Infrastructure Fund; Group Home Program; Housing Endowment Fund; Investment in Housing Innovation; Mental Health Housing; Provincial Investment in Affordable Housing and the Provincial Matching of Federal Investment in Affordable Housing, amongst others.

replacement needs divided by its replacement cost, expressed as a percentage. The FCI is used to assist with investment decisions and strategic directions regarding capital planning and rehabilitation budgets for social housing. Without adequate continued investment in the existing social housing stock, its long-term sustainability decreases and the FCI rises over time.

The FCI is calculated using a five-year projected average of the condition of the social housing stock owned by the Provincial Rental Housing Corporation (PRHC). This approach is an industry standard and supports effective maintenance and rehabilitation planning. Increased provincial funding to the Capital Renewal Fund to preserve the existing social housing stock has allowed us to set targets at less than 21% over the three-year period.

Measure 1c tracks progress in reducing greenhouse gas emissions and maintaining a carbon neutral status as required by the Climate Change Accountability Act⁷ and is a key indicator of progress toward sustainability goals. It includes emissions from the entire housing portfolio of buildings owned or leased by PRHC⁸, and is aligned with provincial reporting requirements. Detailed actions taken to meet this goal are described in BC Housing's annual Climate Change Accountability Report. Targets are set to achieve 50% reduction in greenhouse emissions from the 2010 level by 2030, aligned with the longer-term goal set for the public sector in CleanBC.

Goal 2: Housing services are reliable, responsive, equitable, and accessible

BC Housing works collaboratively with governments and partner organizations to deliver services to clients throughout the province. Through engagement, research, and knowledge mobilization, BC Housing continuously reviews services to support equitable outcomes, ensuring that services and programs meet the needs of diverse populations, and are accessible and inclusive for everyone.

Objective 2.1: Enhance services delivered to clients and tenants

BC Housing provides services to multiple clients and partners, including tenants, applicants for housing programs, vulnerable populations (such as those experiencing or at risk of homelessness), government agencies, non-profit partners, private developers, among others. BC Housing will continue to improve services to meet clients' needs.

Key Strategies

- Fully implement HEART and HEARTH programs to support people in encampments to move indoors in partnership with the Ministry of Housing and priority local communities.
- Expand the new SRSP that implements the Province's Integrated Support Framework (ISF) to help people successfully transition and remain stably housed in market rental units.

⁷ Formerly the Greenhouse Gas Reductions Target Act.

⁸ Not including emissions from buildings owned by the non-profit housing providers or municipalities.

- Support expansion of the complex-care housing initiative, led by the Ministry of Mental Health and Addictions, to provide housing and supports to people with an elevated level of need in communities across the province.
- Improve service delivery by implementing a new operational review process of non-profit partners. Components to be reviewed include client services, client satisfaction and complaints, community co-operation, service-provider networking, and community relations.
- Enhance [BC Housing's Extreme Heat and Wildfire Smoke Response Plan](#) to protect tenants from the negative effects of climate change, developing responses in collaboration with health organizations, the Ministry of Emergency Management and Climate Readiness, municipal and Indigenous governments, and other partners.

Discussion

While BC Housing provides services to many, it plays a key role in delivering services to those experiencing or at risk of homelessness by collaborating with partners to develop and deliver programs and strategies to support people experiencing homelessness and break the cycle through prevention. Through the new HEART and HEARTH programs and rolling-out Phase 2 of the new SRSP, the Ministry of Housing and BC Housing are partnering with priority local communities to resolve complex encampments and strengthen local homelessness response, including targeted support for communities in Vancouver's Downtown Eastside.

Delivering quality housing services requires deep collaboration with and learning alongside tenants and housing partners. BC Housing is deploying a new operational review process that allows BC Housing to confirm that contracted service providers meet BC Housing's standards. The new operational review process will also provide data to inform resources for the sector.

BC Housing's Extreme Heat and Wildfire Smoke Response Plan presents a set of actions to protect tenants and staff, from co-ordinated actions among different partners to supporting the non-profit sector through educational activities.

Performance Measures

Performance Measure	2022/23 Baseline	2023/24 Forecast	2024/25 Target	2025/26 Target	2026/27 Target
[2a] Number of households receiving rental assistance	30,355	30,000	35,000	36,000	38,000
[2b] Percentage of homeless individuals who accessed housing and remained housed after 6 months	92%	92%	93%	94%	94%
[2c] Percentage of clients reporting satisfaction with the quality, accessibility, and safety of their housing	76%	75%	75% or higher	75% or higher	75% or higher

Data source

[2a] BC Housing's Subsidy Management and Assisted Rental Tool (SMART) database. Programs reflected in measure include the Shelter Aid for Elderly Renters program, the Rental Assistance Program, and the Canada-BC Housing Benefit.

[2b] The Housing Registry's Housing Connections software.

[2c] BC Housing's tenant engagement survey.

Discussion

Measure 2a identifies the number of households receiving portable rental assistance primarily in the private market. The effect of changes in the rental market since 2020/21, combined with the static eligibility requirements and rent ceilings for [Shelter Aid for Elderly Renters \(SAFER\)](#) and [Rental Assistance Program \(RAP\)](#), has resulted in a decrease in enrolment in both programs. The 2023/24 forecast has been adjusted based on current trends. Targets beyond 2024/25 are based on static uptake for SAFER and RAP, due to static eligibility requirements and rent ceilings for both programs, as well as the roll out of the [Canada-BC Housing Benefit \(CBCHB\)](#) (including the SRSP), which has not seen as much uptake as anticipated. A review of RAP and SAFER, including program parameters and eligibility, is underway with BC Housing and the Ministry of Housing, and recommendations for improvement will be considered to support increased uptake of both programs.

Work to advertise and promote RAP and SAFER will continue to ensure that eligible people are aware of the program; however, with current program parameters, significant growth is unlikely. A review of SAFER and RAP has been undertaken and recommendations for improving the program will be considered.

Measure 2b focuses on the number of individuals experiencing homelessness who have remained housed six months from the date in which they moved into their home⁹. Measuring

⁹ Only clients whose housing status can be verified at the six-month anniversary of being housed are included in this measure.

the percentage of individuals experiencing homelessness who access supportive housing and remain housed six months after placement is an important indicator of the success of a housing program because of the cyclical nature of homelessness. People often experience homelessness more than once over the course of their lives, and the longer a person is housed, the greater the likelihood they will remain housed.

The 2023/24 forecast has exceeded initial performance targets, and targets have been increased for subsequent years to better benchmark the performance against this measure. Targets and metrics will be reviewed as part of BC Housing's continued work to ensure the performance measure reflects progress toward BC Housing's goal of enhancing living conditions and creating more support for people experiencing homelessness.

Measure 2c focuses on whether BC Housing tenants¹⁰ are satisfied with their housing and receiving the services and support they need and reports the percentage of tenants indicating that they are either "very satisfied" or "satisfied" with their overall housing situation. Feedback is obtained through a survey conducted by a third party that occurs every two years. Results from the survey are analyzed by location and demographics, including disaggregated data as part of implementation of the Anti-Racism Data Act, to provide important insight into the experiences of tenants living in BC Housing directly managed buildings. The survey results are used to strengthen and improve the services available to tenants. Future targets are set at 75% percent or higher based on historical performance.

Goal 3: BC Housing is a high performing, flexible, agile and inclusive organization

BC Housing is committed to leveraging opportunities to adapt, scale, and improve corporate governance structures, operating systems, and digital tools.

Objective 3.1 Embed the principles of reconciliation, equity, diversity, inclusion, and belonging into BC Housing's work

BC Housing promotes an inclusive environment that is safe and accessible to all. The focus areas are GBA+, including accessibility, youth, seniors, 2SLGBTQIA+ people, and Indigenous, Black and people of colour (IBPOC), as well as promoting anti-oppression and addressing ableism, racism, and other systemic discriminations.

Key Strategies

- Implement [BC Housing Reconciliation Strategy](#) activities to further embed the principles of equity and reconciliation into BC Housing's work.
- Develop an equity strategy and implement BC Housing's Accessibility Plan to promote equity, diversity, inclusion and belonging.

¹⁰ Only for tenants living in BC Housing directly managed residences.

- Increase support provided to non-profit partners with a training and education actions, streamlining processes, and exploring opportunities for shared sector services.

Discussion

Reconciliation requires a deep reckoning with the truth, commitment to justice, and ongoing efforts to build relationships that enable meaningful change. BC Housing is committed to including the principles of reconciliation into its work and will be implementing a multi-year Reconciliation Strategy, building off a comprehensive review and engagement with Indigenous communities, organizations, First Nations, and partners, with initiatives such as enhancing Indigenous recruitment and retention, and continuing to partner with First Nations and Indigenous organizations to implement housing solutions.

BC Housing is committed to reducing systemic barriers by evolving organizational policies, processes, standards, and approaches to be culturally safe and inclusive and advancing through the response to the Equity Assessment. BC Housing will also commence implementation of its Accessibility Plan in collaboration with the external BC Housing Accessibility Advisory Committee and People with Disabilities/Disabled People Employee Resource Group.

Following the [Housing Executive Roundtables](#) project, BC Housing is taking a multifaceted approach to address the challenges in the sector. In particular, BC Housing will initiate an evaluation of current sector training and educational supports, improving processes for financial review and budget approval and exploring opportunities for shared sector services, which may include procurement (e.g. a shared purchase program for equipment), cybersecurity, and technology and professional services.

Objective 3.2 Modernize and strengthen corporate governance and operating systems

In response to internal and external reviews, and with the support of the Ministry of Housing, BC Housing is committed to modernizing processes, systems, and tools to better meet the needs of clients, partners, and stakeholders.

Key Strategies

- Complete implementation of governance enhancements maturing strategic planning, enterprise risk, and financial management capabilities.
- Finalize the performance management framework (PMF) to align success definition throughout the organization and ensure it is effectively measured.
- Develop an IT strategic roadmap and data governance framework to improve privacy and cybersecurity risk management, enable better data-driven decision making and reporting, and minimize technical debt.

Discussion

The size, scope, and complexity of the work undertaken by BC Housing has changed over the past 10 years and the maturity of BC Housing's business practices, processes, and systems has

not kept pace. This has resulted in a decreased ability to respond to change, keep pace with technological advancements and leverage existing data and information. BC Housing is committed to increasing agility to improve response and to enable the delivery of housing solutions more efficiently.

New governance frameworks, oversight tools, and roadmaps will lay the foundation to meet current and future needs faster and more efficiently.

Performance Measures

Performance Measure	2022/23 Baseline	2023/24 Forecast	2024/25 Target	2025/26 Target	2026/27 Target
[3a] Progressive Aboriginal Relations certification	Gold status ¹¹	Not applicable	Gold status	Not applicable	Not applicable
[3b] Employee Engagement index	Top Quartile of benchmarked employers	Top Quartile of benchmarked employers	Top Quartile of benchmarked employers	Top Quartile of benchmarked employers	Top Quartile of benchmarked employers

Data source:

[3a] The Canadian Council for Aboriginal Business.

[3b] BC Housing’s annual employee engagement survey.

Discussion

Performance metric 3a measures the Progressive Aboriginal Relations (PAR) Certification, whereby BC Housing’s broad range of initiatives and partnerships with Indigenous organizations are assessed by an independent third-party organization, the Canadian Council for Aboriginal Business (CCAB). CCAB assesses commitment to the Indigenous sector in four areas: leadership; employment; business development; and community relationships. Assessment results are certified at a bronze, silver, or gold level. BC Housing is the only social housing provider in Canada to be certified under the PAR program. Carrying out initiatives to meet the PAR Certification assists BC Housing in advancing relationships with Indigenous peoples and communities across the province. Although the certification process occurs every three years, work to promote stronger Indigenous partnerships is ongoing in all business areas and is informed by the recommendations from the [Reconciliation: Moving Forward Together](#) report.

Performance metric 3b measures BC Housing’s annual employee engagement through a survey conducted by a third party that gathers feedback on key indicators. The survey is designed to gauge the extent to which BC Housing has been successful in building a culture of employee engagement and to identify opportunities for improvement. The survey framework is based on five key indicators of engagement, measuring employee’s levels of comfort and

¹¹ BC Housing’s current PAR certification is valid from 2021/22 to 2023/24. Certification occurs every three years, with the next scheduled to happen in 2024/25.

satisfaction in each of these key areas: meaningful work; talent, skill, and knowledge; equity, safety and belonging; autonomy and impact; and balance, trust, and respect.

Financial Plan

Financial Summary

\$000s	2023/24 Forecast	2024/25 Budget	2025/26 Plan	2026/27 Plan
Revenues				
Provincial Contribution ¹²	2,449,654	2,794,984	2,585,860	2,615,733
Federal Contribution	188,084	203,446	182,178	183,737
Tenant Rent	40,546	40,779	40,640	40,640
Other ¹³	69,733	72,242	72,815	72,783
Portfolio Investment Income	4,000	4,000	4,000	4,000
Total Revenue	2,752,017	3,115,451	2,885,493	2,916,893
Expenses				
Grants	1,445,478	1,766,565	1,467,649	1,509,089
Housing Subsidies	880,467	900,544	966,444	952,485
Rental Assistance	120,976	136,094	137,223	139,167
Salaries and Labour	106,962	119,608	121,182	122,787
Operating Expenses	71,532	63,836	63,462	63,077
Building Maintenance	29,142	30,609	30,609	30,609
Office and Overhead	21,897	21,678	21,678	21,678
Utilities	12,638	13,014	13,444	13,891
Grants in lieu of Property Taxes	10,359	11,604	11,903	12,211
Research and Education	1,782	1,115	1,115	1,115
Interest Expense	50,784	50,784	50,784	50,784
Total Expenses	2,752,017	3,115,451	2,885,493	2,916,893
Annual Surplus (Deficit)	0,000	0,000	0,000	0,000
Total Debt	2,330,407	2,714,672	4,196,545	3,585,254
Accumulated Surplus (Deficit)	208,344	208,344	208,344	208,344
Capital Expenditures	5,000	5,000	5,000	5,000

Note: The above financial information was prepared based on current Generally Accepted Accounting Principles.

¹² 2024/25 includes funding of \$1.716 billion provided directly by the provincial government to BC Housing, \$1.046 billion from the Housing Priority Initiatives Special Account, \$12.9 million from the Housing Endowment Fund, and \$20.4 million from other partnering ministries/agencies.

¹³ This includes revenues from other sources including builder licencing fees.

Key Forecast Assumptions, Risks and Sensitivities

The following assumptions have been used in the forecast:

- Provincial and federal contributions match existing approvals.
- Interest rates for mortgage take-outs and renewals are based on B.C. Provincial Treasury forecasts.
- Rental assistance for Canada-BC Housing Benefit take-up is expected to increase; and
- Construction activity for new builds and renovations will match planned schedules, which include anticipated construction delays.

Risks and sensitivities considered:

- Future increases in inflationary costs and mortgage renewals have been considered. Various measures, such as building energy retrofits to reduce utility consumptions and tendering mortgage renewals with proper terms to offset the risk of rising interest rates.

Management's Perspective on Financial Outlook

In the upcoming fiscal year, new investment from the BC Builds initiative will significantly expand BC Housing's programs with a suite of tools to initiate construction of new units of middle income, and market price rental housing. As introduced in Budget 2023, other new initiatives involve the new purpose-built Complex Care units, the Secondary Suites Incentive Program, and the revitalization of aging rental stock owned by the province. These initiatives are set to be initiated in the upcoming fiscal year.

Similar to the past few years, BC Housing and its non-profit housing service provider partners continue to face challenges from rising inflationary costs and elevated interest rates. These factors impede the ability to effectively maintain housing units, deliver satisfactory services to clients, and hinder efforts to make rent more affordable. The complexity of homeless issues has given rise to significant safety concerns for staff from non-profit partners involved in addressing these challenges. BC Housing continues to work with the provincial government and non-profit housing service provider partners to identify new funding sources and improve efficiency in addressing the inflationary costs.

Appendix A: Mandate Letter from the Minister Responsible



June 30, 2023

Allan Seckel
Chair, Board of Directors
BC Housing Management Commission
1701 - 4555 Kingsway
Burnaby BC V5H 4V8

Dear Allan Seckel:

On behalf of Premier Eby and the Executive Council, I would like to extend my thanks to you, your board members and your organization's leadership for your dedication, expertise, and service to the people of British Columbia.

Public sector organizations – including Crowns, Health Authorities and Post Secondary Institution Boards – support British Columbians by delivering vital public services and are accountable to the public through their responsible Minister. Your leadership in advancing and protecting the public interest strengthens trust in public institutions.

You are serving British Columbians at a time when people in our province continue to recover from and respond to the upheaval caused by the COVID-19 pandemic, an ongoing toxic drug crisis, climate-related natural disasters, and global inflation that is driving up costs. Now more than ever, we need to focus on building a prosperous, low-carbon, sustainable economy, and a province where everyone can find a good home – in rural areas, in cities, and in Indigenous communities.

This mandate letter, which I am sending in my capacity as Minister responsible for BC Housing Management Commission, sets out overarching principles relevant to the entire public sector and specific direction on priorities and expectations for your organization for the remainder of Government's term.

Government and public sector organizations must continue to advance results that people can see and feel in these key areas: strengthened health care, safer communities, attainable and secure housing, and a clean and fair economy that delivers affordability and prosperity.

**Office of the
Minister of Housing**

Website:
www.gov.bc.ca/housing

Mailing Address:
PO Box 9074 Stn Prov Govt
Victoria BC V8W 9E9
Phone: 236 478-3970

Location:
Parliament Buildings
Victoria BC V8V 1X4
Email: HOUS.Minister@gov.bc

In doing so, you will continue working towards lasting and meaningful Reconciliation by supporting opportunities for Indigenous Peoples to be full partners in the province we are building together, and delivering on specific commitments as outlined in the *Declaration on the Rights of Indigenous Peoples Act* action plan.

As required by the *Climate Change Accountability Act*, please ensure your organization implements targets and strategies for minimizing greenhouse gas emissions and managing climate risk, including achieving carbon neutrality each year and aligning with the CleanBC target of a 50% reduction in public sector building emissions and a 40% reduction in public sector fleet emissions by 2030. Your organization is expected to work with government to report out on these plans and activities as required by legislation.

Our province's history, identity and strength are rooted in its diverse population. Yet racialized and marginalized people face historic and present-day barriers that limit their full participation in their communities, workplaces, government and their lives. The public sector has a moral and ethical responsibility to tackle systemic discrimination in all its forms – and every public sector organization has a role in this work. As part of this work, your organization is expected to adopt the Gender-Based Analysis Plus (GBA+) lens to ensure gender equity is reflected in your operations and programs.

British Columbians expect that public sector organizations operate in a responsible manner to deliver quality services equitably in all regions of the province. This requires strategic stewardship of planning, operations, and policies in the areas of financial, risk, and human resource management including information security and privacy protection.

The protection of government data and networks is a priority, especially where it concerns personal information of British Columbians. Public sector organizations must maintain up to date systems and effective cybersecurity practices, including maintaining current information management and cybersecurity policies, guidelines and standards; evaluating your organization against industry standards; and maintaining appropriate security and privacy practices. The Office of the Chief Information Officer within the Ministry of Citizens Services is available to support and offer guidance to your organization in any of these areas.

Public sector organizations must also implement and maintain an effective fraud risk management strategy. The Office of the Comptroller General and the Risk Management Branch in the Ministry of Finance are available for consultation.

The Crown Agencies Secretariat (CAS) in the Ministry of Finance supports public sector organizations to operate effectively, in the public interest, and aligned with government's strategic direction and priorities. Within CAS, the Crown Agencies and Board Resourcing Office (CABRO) will continue to support you and your board on recruitment, appointments and professional development, as well as ensuring Board composition and governance reflects the diversity of our province. CAS can support you in public sector governance best practices, policy and planning.

In addition to continuing to make progress on your 2021 mandate letter, I expect you to ensure the important priorities and areas of focus listed in this letter are incorporated into the practices of your organization and develop plans to address the following new priorities within your approved budget:

- Deliver BC Housing priorities to implement, and report on, progress related to the *Homes for People* action plan, and the *Belonging in BC: A collaboration plan to prevent and reduce homelessness*. This includes:
 - Supporting the establishment of BC Builds to build housing for middle-income families, individuals, and seniors.
 - Continued development and delivery of Building BC programs and priorities.
 - Support the delivery of more homes and services near transit.
 - Supporting development and leading delivery of the Secondary Suites program.
 - Revitalizing and densifying aging BC Housing social housing stock.
 - Developing and delivering supports and services as outlined in the *Belonging in BC* homelessness plan including playing a key role in the delivery of the Supported Rent Supplement Program including accompanying non-clinical aspects of the Integrated Support Framework.
 - Partner in the implementation of Encampment Response Framework that includes the Homeless Encampment Actions Response Teams (HEART) and Homeless Encampment Action Response Temporary Housing (HEARTH), through partnerships and through continuing to deliver permanent supportive housing, emergency shelter and homeless outreach programs.
 - Supporting the Ministry of Mental Health and Addictions and the Ministry of Housing in the development and delivery of Complex Care Housing.
- Develop and implement a new governance framework and oversight tools.
 - Address the outcomes and recommendations of the organizational and financial reviews of BC Housing, strengthen and enhance accountability, clarify roles and responsibilities, and position BC Housing and the Ministry of Housing to deliver on the government's strategic housing priorities.
 - Deliver on key priorities of the Business Transformation Program, including improving operational systems and financial controls within the organization.
- Work with Indigenous partners, in collaboration with the Ministry of Housing and other relevant ministries, to support access to housing and cultural supports, address housing needs, and deliver Indigenous housing priorities.
- Improve outcomes for people living in Vancouver's Downtown Eastside, including implementation of the *Supporting the Downtown Eastside: Provincial Partnership Plan* in collaboration with other relevant partners.

Each board member is asked to sign this letter to acknowledge this direction from government to your organization. The signed letter is to be posted publicly on your website by summer 2023.

I look forward to continuing to work with you and your Board colleagues to meet the high standards set for us by all British Columbians.

Sincerely,



Ravi Kahlon
Minister of Housing

Date: June 30, 2023

Enclosure

cc: Honourable David Eby, KC
Premier

Shannon Salter
Deputy Minister to the Premier, Cabinet Secretary and Head of the BC Public Service

Teri Collins
Deputy Minister
Ministry of Housing

Heather Wood
Deputy Minister and Secretary to Treasury Board
Ministry of Finance

Mary Sue Maloughney
Associate Deputy Minister, Crown Agencies Secretariat
Ministry of Finance

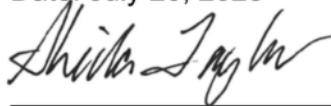
Vincent Tong
Chief Executive Officer
BC Housing



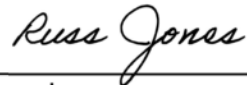
Allan Seckel Chair, BC
Housing
Date: July 20, 2023



Jill Kot
Board Member, BC Housing
Date: July 20, 2023



Sheila Taylor
Board Member, BC Housing
Date: July 20, 2023



Russ Jones
Board member, BC Housing
Date: July 20, 2023



Mark Sieben
Board Member, BC Housing
Date: July 20, 2023



Clifford White
Board Member, BC Housing
Date: July 20, 2023

2024/25 ESTIMATES NOTE

Last Updated Date: March 4, 2024

EY Report & Implementation Plan

KEY MESSAGES:

- The Province has made significant changes to the relationship and operations of BC Housing to strengthen governance and modernize the organization in response to the findings and recommendations of the Ernst & Young reports.
 - During summer 2022, government replaced BC Housing’s CEO, board of directors, and senior management in response to several review recommendations regarding BC Housing’s reporting processes, overall operations, and conflicts of interest at the executive level.
 - This past year, the Province created a new mandate letter for BC Housing to further establish and clarify government priorities for the Crown.
 - The Ministry of Housing has also established streamlined and formalized alignment meetings and processes, such as:
 - joint-executive meetings with BC Housing’s leadership,
 - biweekly briefings to the Minister of Housing, and
 - the Deputy Minister of Housing now attends all BC Housing board of commissioner meetings as an observer.
- Concurrently, BC Housing has been implementing a Business Transformation Program to modernize their organizational structure, implement key personnel changes, and strengthen financial processes and oversight of financial transactions.
- As part of that work, BC Housing has completed 16 of the recommendations in the EY reviews, with 33 underway and 27 more planned.

FINANCES:

- The costs associated with the implementation of the Ernst & Young recommendations have not yet been determined.
- The Ministry of Housing and BC Housing are assessing the fiscal impacts of implementation.

BACKGROUND:

- In 2021, the Government of British Columbia retained Ernst & Young to review BC Housing’s organizational capacity and financial systems in light of the expansion of BC Housing’s mandate and budget.
- Released in June 2022, the review identified opportunities to gain efficiencies and expand capacity within BC Housing to match the organizational growth over the past few years both in its mandate and budget.
- Findings in the review also outline recommendations for BC Housing’s overall service delivery and accountability structures.
- A forensic audit was then conducted, and a second report was released in March of 2023.

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- BC Housing and the Province, through the Ministry of Housing and the Crown Agencies Secretariat, have already taken steps to improve governance structures and oversight.

IMPLEMENTATION PLAN:

- Between 2024/25 to 2026/27, BC Housing will continue to transform processes and structures to better address housing needs throughout B.C.
- BC Housing is working with the Ministry of Housing to identify resources.
- Outcomes will include:
 - improved service delivery for British Columbians;
 - enhanced accountability and transparency;
 - enhanced clarity about the roles and responsibilities of Government and BC Housing;
 - improved data governance and reporting;
 - a stronger relationship with non-profit partners through enhanced financial review and operational review processes;
 - a robust risk management approach;
 - an enhanced budgeting and forecasting framework; and
 - adopting a digital first approach that will support BC Housing’s renewed processes and structures.

Contact: Francois Bertrand	Mobile: 778 698-1627
Contact: Vincent Tong, CEO, BC Housing	Mobile: Government Financial Information

2024/25 ESTIMATES NOTE

Last updated Date: March 26, 2024

Non-Profit Funding Pressures

KEY MESSAGES:

- The non-profit service providers that help deliver on government housing priorities are facing growing challenges and increasing costs as a result of the current economic and social environment. In particular, BC Housing has identified wage and administrative funding pressures.
- BC Housing and the Ministry have received multiple letters over the past year from leaders in the non-profit sector outlining their concerns regarding delays in the budget process, systemic underfunding, negative impacts of BC Housing process changes, and health and safety risks posed by proposed changes to the RTA (see details in Background).
- In response to these concerns, the Ministry and BC Housing have been meeting regularly with the sector. As a part of their larger Business Transformation Program, BC Housing is engaging in a project to streamline and improve the Non-Profit Financial Review process going forwards, as well as a financial management and oversight review to assess and improve their overall financial function.
- Additional funding has been approved to address wage mandate pressures in the current fiscal year and ongoing. This includes annual funding of \$34.5 million included in Budget 2024, and approval to reallocate \$37.2 million from Housing Priority Initiatives special account in fiscal year 23/24 to address non-profit wage pressures. The February 5th, 2024, verdict at the Coroner's Inquest for the Winters Hotel fire-related deaths includes recommendations noting complex needs of the people being served by BC Housing programs and supporting the need for additional funding to address Health and Safety concerns.
- Non-profit housing providers are facing challenges remaining wage-competitive across service sectors and within their own sector. Coupled with health and safety issues and the complex nature of some clients within the sector, these challenges translate to significant disadvantages for some service providers.

FINANCES:

- Budget 2024 and subsequent decisions are providing \$63.885 million to support service providers wage mandate pressures.

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STATISTICS:

Consumer Price Index (BC Stats Update) – February 20, 2024



Latest 12-month Average Index

	2002=100	Index ¹	% Change ²
Canada		157.5	3.6
B.C.		151.6	3.7
Energy		214.0	-4.5
Food		177.8	6.6
Vancouver		154.5	4.0
Victoria		148.5	3.4

BACKGROUND:

- BC Housing engages with approximately 800 organizations to deliver frontline services to vulnerable individuals throughout the province.
- On June 9th 2023, a group of nine supportive housing providers sent a letter to Allan Seckel, Chair of the BC Housing Board of Commissioners, regarding processes and practices that are harming the sector's ability to operate effectively. These include delays in the budgeting process, systemic underfunding, discrepancies in staffing across the sector, and audit and financial reviews that are resource intensive.
- On October 13th, 2023, a Chief Executive Officer caucus of supportive housing providers (thirteen providers, including the nine whom drafted the June letter) sent a letter to the Deputy Minister of Housing listing concerns regarding the health and safety of their staff, residents, and clients, as well as the solvency of their organizations directly linked to the pressures from inflation: utilities, insurance, mortgage interest, and food/meal costs for instance.
- On January 30th, 2024, a group of Chief Executive Officers and Executive Directors representing 19 supportive housing providers (including the nine and thirteen from the previous letters) sent a letter to the Minister of Housing regarding the impacts of proposed changes to the Residential Tenancy Act (RTA) on the low-barrier supportive housing sector. The letter explains the unintended health and safety risks that changes to the RTA may cause if the housing providers are unable to carry out current practices that are trumped by the RTA. These include practices restricting dangerous materials, requiring temporary moves, and prevention of collecting (hoarding).

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- BC Housing does not have the capacity to absorb these increased costs from within current allocations.
- The Ministry of Housing has requested increased administrative funding in the past, as recently as Budget 2023. Housing will continue to work with the Ministry of Finance to provide in depth information on non-profit budget requests, funding decisions and actual spending to support any further requests.

Contact: Caryn Fischer (CMSB)	Mobile: <small>Government Financial Information</small>
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2024/25 ESTIMATES NOTE

Last updated Date: March 8, 2024

Winters Fire & Coroners Inquest

KEY MESSAGES – Winters Hotel Inquest

- We welcomed the Winters Hotel inquest and participated fully. We are committed to identifying actions, ensuring safety, and preventing future tragedies.
- The Province is reviewing the inquest findings and recommendations and is developing an integrated response with BC Housing.
- We know fires are traumatizing and extremely disruptive for residents, staff and the surrounding community.
- BC Housing continues to work closely with fire and rescue and other service providers to ensure that policies and procedures are up to date for the safety and well-being of residents and staff.

KEY MESSAGES – Single-Room Occupancy (SRO)

- Single room occupancy hotels (SROs) are not a long-term housing solution for most people.
- SROs typically do not offer the standard of housing we want to see in communities in British Columbia, but do offer an affordable housing option for many people who are experiencing or at risk of homelessness in Vancouver.
- Much of the SRO housing in Vancouver is deteriorating, with many buildings in poor condition. This housing is not providing appropriate homes for the people living in them.
- The Ministry of Housing and BC Housing are working in partnership with the federal government and the City of Vancouver to phase out or improve SROs – either by renovating the units into self-contained suites or replacing them altogether.
- This work is ongoing, while we continuously work to improve the habitability of SROs and bring people indoors using every opportunity available.

FINANCES:

- BC Housing has five FTEs whose sole responsibility it is to work on SRO buildings. There are additional BC Housing staff who have SROs as part of their job; however, do not solely work on them.
- In 2023, the Province provided \$11 million to the SRO Collaborative to deliver tenant-based support for tenants living in SROs.

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BACKGROUND:

CORONER'S INQUEST

- On April 11, 2022, a fire at the Winters Hotel, an SRO building in Vancouver, killed two residents, hospitalized five people and displaced 140 others from the four-story building, which also contained a women's shelter and seven businesses.
- The building was privately owned, operated by the Atira Women's Resource Society, and received operating funding from the Province, through BC Housing.
- Following the fire, the Minister of Public Safety and Solicitor General ordered a coroner's inquest into the two deaths to make recommendations to prevent deaths in similar circumstances and to ensure public confidence that the circumstances surrounding the deaths will not be overlooked.
- On Feb. 6, 2024, the coroner's inquest jury ruled that the two deaths were accidental and the result of smoke inhalation and thermal injuries. The unanimous verdicts, reached after nearly two weeks of testimony at a Burnaby courthouse, carry no legal finding of fault.
- The inquest jury also made 25 recommendations addressed to BC Housing, the Ministry of Public Safety, the City of Vancouver, the Ministry of Housing, the Vancouver Police Department, Vancouver Coastal Health, and Vancouver Fire and Rescue Services.
- The recommendations to BC Housing include:
 - Hold SRO operators to a higher standard for fire safety above the minimum Fire Code requirements;
 - Study the feasibility of upgrading SROs to modern building safety codes or replacing them with buildings that meet these standards;
 - Phase out or eliminate BC Housing-funded SROs being operated in privately owned buildings;
 - Include requirements in operating agreements for a fire watch to be supplemented with extra staff;
 - Create a mechanism for tenant complaints with a dedicated phone line and online contact point staffed by a Tenant Ombudsperson;
 - Require SRO operators to have a resource team available 24/7 to be called out during critical incidents;
 - Require SRO operators to maintain up to date tenant lists;
 - Provide funding to SRO operators to use at their discretion in the case of an extreme building safety issue;
 - Require SRO staff members to conduct monthly formal inspections to check for working smoke detectors; and
 - Ensure that all lobbies and common areas in SROs have tamper-proof bulletin boards to provide safety and other related information.
- The recommendations to the Minister of Housing include:
 - Establish an annual conference including staff from the Ministry of Housing, BC Housing and all stakeholders in the Downtown Eastside to exchange information and establish best practices for fire safety; and
 - Create a combined task force or working group to identify land that could be developed for social housing, shelters, and transitional housing.
- The Province is developing an integrated response, and more information will be shared when available.

FIRE SAFETY

- The Province, through BC Housing, is working to increase fire safety in social housing.
- In early 2023, BC Housing launched a Fire Reduction Working Group.
- The group is working toward better understanding the cause of fire events in SROs and other BC Housing projects, and how best to address larger concerns, including:
 - Preventative measures;
 - Researching fire causes, including modern sources such as e-transport charging stations;
 - Holding regular meetings with the City of Vancouver and Vancouver Fire and Rescue Services to proactively identify and assess buildings at risk;
 - Response processes for staff and external partners; and
 - Innovations in fire suppression.
- BC Housing is also actively recruiting for one team assistant and five dedicated regional security and emergency program advisors to support BC Housing and non-profits with fire safety.
- In addition, BC Housing has engaged with Vancouver Fire and Rescue Services and the Office of the Fire Commissioner through data sharing agreements aimed at enhancing inter-organization consultation on fire-related activity at BC Housing-owned buildings and non-profit operated buildings.

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2024/25 ESTIMATES NOTE

Last updated Date: March 13, 2024

Belonging in BC – Provincial Homelessness Plan

KEY MESSAGES:

- Released on April 3, 2023, Belonging in BC is the first comprehensive provincial plan to prevent and reduce homelessness, that encapsulates initiatives led by several ministries.
- It aims to prevent and reduce homelessness by focusing on root causes of homelessness, systems change and actions to help people become stably housed through collaboration across government and with partners.
- Budget 2022 announced \$633 million over three years to support individuals experiencing or at risk of homelessness.
- Budget 2023 included additional funding of \$1.5 billion to provide more homelessness and housing supports, establish regional coordination and temporary housing for rapid encampment response and expand Complex Care Housing (CCH). Funding for initiatives under Belonging in BC continues in 2024/25.
- The development of Belonging in BC included significant input from Indigenous and community partners – as well as people with lived experience.
- Belonging in BC recognizes the importance of Indigenous-led solutions to Indigenous homelessness; and includes Indigenous-led initiatives.
- There is significant alignment between Belonging in BC and the recommendations of the BC Indigenous Homelessness Strategy released in October 2022. An Indigenous advisory committee has been established to ensure engagement is ongoing and meaningful through implementation of initiatives under the plan.

FINANCES:

- The Province continues to support initiatives funded under BiBC including:
 - Up to \$1.5 billion through Budget 2023 to support initiatives for homelessness prevention and response through the Belonging in BC Plan; including:
 - \$227 million in new operating funding over three years (2023-25) for the HEART and HEARTH programs and \$44 million in capital funding to support HEARTH modular units.
 - \$169 million in new capital investment (240 units) for CCH over the next three years, along with \$97 million in operating funds to support complex-care services such as enhanced health, mental-health and substance-use services

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for people who need additional support beyond traditional supportive housing.

- \$10.9 million in 24/25 to Ministry of Health to provide health supports under the Homelessness Action Plan.
- Budget 2022 funding of \$633 million, including:
 - \$164 million for CCH flows through the Ministry of Health.
 - \$2.4 million in 24/25 to BC Housing to support non-profit staffing levels.
 - \$35 million over three years through the Ministry of Children and Family Development for new and increased support for young people in government care until the age of 27, including a new financial supplement to help with the cost of housing.
 - More than doubling the current number of community integration specialists to help people experiencing homelessness navigate government programs and available supports in communities throughout the province.

STATISTICS:

- The 2020/21 BC Point in Time (PiT) count identified a total of 8,665 individuals experiencing homelessness.
- PiT counts provide a snapshot of people who are experiencing homelessness within specific communities in a 24-hour period.
- The 2023 Provincial Point in Time (PiT) count report has not been released but data from individual communities is available and publicly posted.

BACKGROUND:

- Belonging in BC was a mandate commitment for the Ministry of Housing. The development of the Plan was supported through the mandate letters of the Ministries of Social Development and Poverty Reduction, Health, Mental Health and Addictions, Municipal Affairs, and Children and Family Development.
- The plan outlines four sets of priority actions:
 - **Transform systems** – Build integrated, culturally safe, inclusive, just, and welcoming systems.

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- **Enhance partnerships and strengthen collaboration** – Between other levels of government, community service providers, Indigenous peoples, and people with lived/living experience.
- **Promote equitable service design and delivery** – Address unique and intersecting needs of priority populations.
- **Strengthen data-driven, evidence-informed policy and programs** – Enhance the available data on homelessness, use data and evidence to implement wise and innovative practices.
- Work is underway on further development, implementation and evaluation of Belonging in BC, including on the Integrated Support Framework, Supported Rent Supplement Program, Encampment Response and Complex Care Housing expansion. Further details on each of these initiatives is included in separate Estimates Notes on the topic: 26, 27, 28 and 75.

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2024/25 ESTIMATES NOTE

Last updated Date: March 26, 2024

Provincial Data on Homelessness

KEY MESSAGES:

- Data about people and their experiences of homelessness helps the Province and communities develop services and supports that are effective in assisting vulnerable people across the province.
- The Province completed a third annual estimate of the population experiencing homelessness in British Columbia as part of the long-term, multi-ministry Preventing and Reducing Homelessness Integrated Data Project. This report was released in December 2023.
 - This first-of-its-kind project uses de-identified provincial data from income assistance, shelter use and medical service plan databases to develop a more complete picture of who is experiencing homelessness.
- In Spring 2023 we also conducted the third province-wide Point-in-Time homeless count in 20 communities across BC, building on the previous provincial counts in 2018 and 2020/21.
- Point-in-Time homeless count surveys collect data on the causes of homelessness, services used, and other important information that can be used for planning services and supports for people at-risk-of or experiencing homelessness.
- Data from the provincially funded counts is being combined with 7 other counts funded by the federal government and independent sources, to produce a provincial summary report that will be released this spring.
- With this data-driven approach, we can deliver better services and ensure more people have a safe place to call home. The data will support the cross-government homelessness plan, which outlines actions to tackle homelessness and steps to address its root causes.
- In addition to planning services, data from sources like the Point-in-Time count and the Integrated Data project are crucial for monitoring outcomes and assessing progress on initiatives being undertaken to reduce and prevent homelessness in the province.

FINANCES:

- Budget 2022 allocated \$828,000 to the 2023 and 2025 point-in-time homeless counts. This includes the funding to conduct counts in twenty communities and the compilation and reporting of all counts to get a provincial total.
 - As part of the federal homelessness program, Reaching Home, the federal government also funds homeless counts in communities (5 in 2023). Additionally, there are 2 counts funded independently by their respective communities.

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- The Integrated Data Project is currently funded through existing Provincial internal resources.

STATISTICS:

- The 2021 Estimate of Homelessness in British Columbia found that an estimated 26,420 people experienced homelessness for some period during the year, whether one night or longer-term. (On average, 11,896 people were experiencing homelessness each month in 2021.)
 - The Integrated Data Project determines an annual estimate of homelessness based on interactions with the shelter system and income assistance programs.

The provincial summary of the 2023 point-in-time counts is in development and will be released in April.

BACKGROUND:

- The Preventing & Reducing Homelessness Integrated Data Project was initiated in 2019 through a partnership between the Ministry of Housing, Social Development and Poverty Reduction, Citizens' Services, and BC Housing to create a reliable cohort and research dataset to help the Province better understand, respond to, and prevent homelessness in B.C.
- To date, the project has generated estimates of the population of individuals living in BC who experienced homelessness in 2019, 2020, and 2021.
- Point-in-Time counts of people experiencing homelessness are conducted across Canada and provide qualitative information on the experiences of people who are homeless.
- The Homelessness Services Association of BC coordinated the Point-in-Time count, under contract with BC Housing.
- The 2023 Point-in-Time count communities are:
 - Provincially funded (20): Campbell River, Comox Valley, Cranbrook, Dawson Creek*, Fort St. John, Kitimat*, Merritt, Parksville/Qualicum, Penticton, Port Alberni, Powell River*, Prince Rupert, Quesnel, Salmon Arm*, Sechelt/Gibsons, Smithers, Squamish, Terrace*, Vernon, Williams Lake. (*newly funded communities)
 - Federally funded (5): Greater Victoria, Duncan/Cowichan Valley, Kamloops, Metro Vancouver, Nanaimo.
 - Independently funded (2): Fraser Valley, Salt Spring Island.
- The provincial summary report of the counts will be released this spring.

Contact: Meghan Will, ADM, HPHSD

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2024/25 ESTIMATES NOTE

Last updated Date: March 19, 2024

Shelter Provision and Encampment Response

KEY MESSAGES:

- Encampments and homelessness continue to grow, and have worsened due to compounding affordability, toxic drug, and housing crises, resulting in people sheltering in urban and rural areas across the province.
- People may find shelter or community in encampments, but we've been clear that encampments are not a safe or suitable form of permanent housing for the people living in them, and for the larger community.
- We are working across ministries, with all levels of government, Indigenous partners, and communities to support people sheltering in encampments to stay safe and connected to supports so they can move to suitable housing.
- Current encampment response actions include implementation of The Homeless Encampment Action Response Team (HEART) and Homeless Encampment Action Response Temporary Housing (HEARTH) programs to provide rapid, coordinated frontline responses to homeless encampments; and the development of an Encampment Response Partner Resource to ensure responses to encampments utilize person-centred approaches.
- In Fall 2023, the Attorney General, in partnership with the Ministry of Housing, proposed amendments to the Community Charter and Vancouver Charter in the *Miscellaneous Statutes Amendments Act* (Bill 45) to address a lack of clarity on what constitutes available shelter, and to reduce inconsistent approaches when Local Governments go to the courts in relation to encampments.
- In recognition of concerns raised, the amendments will not come into force until further consultation has been completed with key partners, including First Nations and other Indigenous partners. Consultation has concluded and the Ministry is reviewing the feedback received to inform recommendations for the future of this provision.

FINANCES:

- In 2024/25, BC Housing has \$1.3 million to support scattered encampments across the province, which is a part of the Budget 2022 investment of \$4 million over 3 years. There is no set regional breakdown.
- Funding could be used for outreach, non-profit staffing costs, sanitation, warming supplies, food, storage, and fuel, or other program needs.
- There are no BC Housing FTEs attached to this line of funding; however, FTEs are supported under HEART and HEARTH.

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- Budget 2023 provided:
 - \$1.5 billion over three years in new initiatives for homelessness prevention and response through the Belonging in BC Plan; including:
 - \$227 million in new operating funding over three years (2024-26) for HEART and HEARTH; including:
 - \$7.6 million funding for BC Housing staffing.
 - \$1.5 million in new operating funding for the HEART program operations.
 - \$44 million in capital funding to support HEARTH modular units.

STATISTICS:

- In 2023 the Ministry tracked 2,906 people in over 305 encampment locations in BC, an increase from 2022: 2,315 people tracked in 58+ locations, 2021: 1,759 tracked in 77+ locations, 2020: 2,514 in 61+ locations.
- The 2020/21 Point-in-Time Homeless Count showed 8,655 people experienced homelessness on a given night – of which 38% were unsheltered.

BACKGROUND:

- **Shelter Provision** - Proposed amendments to the Community Charter and Vancouver Charter define “reasonably available alternative shelter,” in the context of court actions in relation to encampments, as a place where people may stay overnight, have access to washroom and shower, are offered a meal each day, and are in a staffed place.
- Amendments reflect Provincial policy that decampments that take place without alternative available shelter create risks for those in encampments and in the surrounding community, including displacement trauma to those sheltering, disruption to essential supporting relationships, and challenges managing community safety issues.

Advice/Recommendations

- **Encampment Response** - Numbers of people and structures at encampments fluctuate widely, and grow in warmer weather. As of March 4, 2024, outreach services indicate significant active encampment areas currently include:
 - Abbotsford: At least four complex encampments with 20+ people on each site and several on lands managed by the Ministry of Transportation and Infrastructure.
 - Kelowna: OS4 city-managed encampment has about 170 people sheltering and 83 structures.

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- Prince George: Moccasin Flats encampment has 35 – 45 people sheltering and 32 structures and 11 vehicles.
 - Vancouver: Numerous encampments across the city, most significant includes CRAB Park with 30 people sheltering and up to 50 structures.
 - Victoria: Many areas with people sheltering outdoors, most significant include 25 to 30 people sheltering along Pandora Avenue; and numerous encampment sites across the Capital Region.
- All communities with significant active encampment areas are HEART/HEARTH priority communities.

Contact: Meghan Will, ADM, HPHSD	Mobile: Government Financial Information
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2024/25 ESTIMATES NOTE

HEART AND HEARTH

Last updated Date: March 8, 2024

KEY MESSAGES:

- We know people may seek shelter in encampments if they have nowhere else to go but they are not a safe or suitable form of housing – especially as encampments become entrenched and health, fire and personal safety concerns grow.
- The Homeless Encampment Action Response Team (HEART) and Homeless Encampment Action Response Temporary Housing (HEARTH) programs are guided by a shared commitment by all partners to prioritize the health, physical safety, cultural safety, and dignity of people sheltering outside.
- The HEART and HEARTH programs were launched in 2023 as part of the Belonging in BC Provincial Homelessness Plan, with the first phase focused on priority communities with significant and complex encampments as well as strong partnership opportunities.
- The HEART program brings together regional partners from housing, health, local government, community, and social support agencies to provide rapid, coordinated frontline responses to homeless encampments. The HEARTH program funds the development and operation of new temporary emergency housing and shelter options, quickly.

HEART and HEARTH programs have launched in Prince George, Nanaimo, Kelowna, Abbotsford, and Victoria; HEARTH spaces in Campbell River and Duncan; with an estimated 369 HEARTH units completing over 2023 and early 2024.

FINANCES:

- Budget 2023 provides:
 - \$1.5 billion over three years in new initiatives for homelessness prevention and response through the Belonging in BC Plan; including:
 - \$227 million in new operating funding over three years (2023-25) for the HEART and HEARTH programs; including:
 - \$7.6 million funding for BC Housing staffing
 - \$1.5 million in new operating funding for the HEART program operations.
 - As well as \$44 million in capital funding to support HEARTH modular units.
 - BC Housing currently has 10 FTEs hired with another 22 FTE recruitment postings underway under HEART/HEARTH. Funding for FTEs is from HEART and BC Housing operations.

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STATISTICS:

- The 2023 BC Point in Time (PiT) count final report is underway. Initial Findings in priority communities identified:
 - Fraser Valley Regional Districts, 1,04 individuals experiencing homelessness – 48 percent unsheltered. Major encampments: At least four complex encampments of 20+ individuals on ministry lands (as of Mar 4).
 - Greater Victoria, 1,665 individuals experiencing homelessness – of which 15 percent were unsheltered. Major encampments: 30+ along Pandora Ave, multiple encampment sites across CRD (as of Mar 4).
- Findings from the 2020/1 PiT Count in priority communities identified:
 - Kelowna, 297 individuals experiencing homelessness – 13 percent unsheltered. Major encampments: OS4 City managed site (about 170 people as of Mar 4).
 - Nanaimo, 406 individuals experiencing homelessness – 67 percent unsheltered. Major encampments: Scattered downtown and local parks.
 - Prince George, 186 individuals experiencing homelessness – 12 percent unsheltered. Major encampments: Moccasin Flats (35-45 people as of Mar 4).

Priority Communities

- Abbotsford: MOU in progress, HEART in progress, HEARTH sites in progress.
 - Intergovernmental Communications
- Kelowna: MOU signed July 2023, HEART operational, HEARTH sites in progress/open.
- Nanaimo: MOU signed Jan 2024, HEART in progress, HEARTH sites in progress.
- Prince George: MOU signed June 2023, HEART operational, HEARTH sites in progress.
 - Intergovernmental Communications
- Victoria: MOU signed Feb 2024, HEART in progress, HEARTH sites in progress.
- Additional HEARTH spaces in progress in Campbell River and open in Duncan.

BACKGROUND:

- While balancing response in rural and urban communities and regions, priority communities were selected based on a variety of factors: the existence of a complex encampment or encampment areas; the identified need for existing services in a community; predicted and collaborative coordination with other existing services; community housing planned or in progress; and trend data on homelessness and encampments.
- Ministry of Housing confirmed priority communities in May and June 2023, and potential new communities continue to be assessed.

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- BC Housing is leading the coordination of HEART teams and they include municipal staff (e.g., bylaw or engineering), Indigenous service providers, First Nations, healthcare providers, and non-profit organizations in addition to cross-ministry partners.

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2024/25 ESTIMATES NOTE

Last updated Date: March 11, 2024

Complex Care Housing

KEY MESSAGES:

- Complex Care Housing is an important component of Belonging in BC, the Province's Homelessness Plan. The development and implementation of Complex Care Housing is led by the Ministry of Mental Health and Addictions.
- The Ministry of Housing has accountability to monitor the implementation of Complex Care Housing as it falls under Belonging in BC.
- Complex Care Housing (CCH) provides housing and access to health, social and cultural supports to adults who have significant mental health, substance use, or concurrent Mental Health and Substance Use (MHSU) issues, as well as functional needs arising from chronic conditions such as acquired brain injury or physical, intellectual, or developmental disabilities.
- Since January 2022, the Province has announced complex care housing in 19 communities throughout the province.

FINANCES:

- Budget 2022 funding of \$164 million for CCH flows through the Ministry of Health.
- Budget 2023 announced \$169 million in new capital investment (240 units) for CCH over three years, along with \$97 million in operating funds over ten years to support complex-care services such as enhanced health, mental-health and substance-use services for people who need additional support beyond traditional supportive housing.
- Budget 2024 includes \$200.488 million in capital funding over the next three years, including \$19.680 million reprofiled from FY23/24 to FY 24/25.
- Budget 2024 capital funding will flow through the Ministry of Housing to BC Housing to support this work.

STATISTICS:

- Since January 2022, the Province has announced 452 spaces of complex care housing in 19 communities throughout the province, including Abbotsford, Bella Coola, Chilliwack, Cranbrook, Kamloops, Kelowna, Langley, Maple Ridge, Nanaimo, North Vancouver, New Westminster and the Tri-Cities, Powell River, Prince George, Sunshine Coast, Surrey, Terrace, Vancouver, Richmond, and Victoria.

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BACKGROUND:

- CCH is intended to support adults who are 19 and older who have complex mental health and substance use challenges and who are unstably housed or homeless. Many of these individuals also have other physical health challenges, developmental disabilities or functional impairments, significant histories of trauma and are living in poverty. The first phase of CCH was announced as part of Budget 2022, which committed to implementing CCH services for up to 500 people.
- Budget 2023 provided additional funding for CCH Phase 1, increasing the number of people who will be served through Phase 1 projects to 600 people. In addition, new capital and operating funding was committed to create new, purpose-built CCH units, enabling a second phase of CCH implementation.
- CCH services vary across projects, but may include team-based primary care, clinical counselling, psychiatry and mental health treatment, overdose prevention, case management, addictions medicine, Indigenous cultural supports, occupational therapy, and medication management support.
- CCH Phase 2 is currently in the planning stage. Government is engaging partners and reviewing available data to prioritize communities for Phase 2. Community selection is based on multiple factors including data on mental health and substance use service needs and housing needs. Phase 2 will include a mix of fully dedicated CCH sites and buildings with both supportive housing and CCH units.

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2024/25 ESTIMATES NOTE

Last updated Date: March 4, 2024

Downtown Eastside Provincial Plan

KEY MESSAGES:

- The Province is taking a leadership role in supporting community health and safety in Vancouver's Downtown Eastside (DTES) neighbourhood.
- Through the DTES Provincial Partnership Plan, the Province is working with the City of Vancouver, BC Housing, Indigenous governments and organizations, service providers, and community partners to help DTES residents' access integrated housing, health, social and cultural supports.
- The plan prioritizes the dignity, health, and safety of vulnerable people and sets a framework to prevent encampments from growing and becoming entrenched.
- The plan also supports the City of Vancouver's goal to reduce health and safety dangers to vulnerable people sheltering outside in the Downtown Eastside and the surrounding community – including all who live, work, and visit the area.

FINANCES:

- Through Budget 2023, the Province invested \$1.5 million in new funding over three years for the new Provincial Homeless Encampment and Action Response Teams (HEART), and \$7.6 million for BC Housing staffing, which will establish regional multidisciplinary teams for rapid response to encampments in areas throughout the province, including Vancouver's Downtown Eastside.

STATISTICS:

- The 2023 City of Vancouver Point in Time Count identified 2,420 people experiencing homelessness. This is an increase from the 2,095 people identified in the previous survey in 2020.
- 575 supportive housing and SRO units for people experiencing homelessness have opened in the DTES since August 2022. 218 of these units are net new.
- An additional 90 units of supportive housing and SRO units are expected to open in the DTES in spring 2024.

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BACKGROUND:

- Vancouver’s DTES is an important neighbourhood as a place of belonging for low-income people to have a safe, healthy home, and has a unique history and culture characterized by resilience, advocacy and community resistance.
- In March 2023, the Province released the Supporting the Downtown Eastside Provincial Partnership Plan. This plan supports the 2022 mandate to the Minister of Housing to “Lead government’s work to better coordinate services to deliver improved outcomes for people living in Vancouver’s Downtown Eastside, with support from the Ministers of Mental Health and Addictions, Health, Social Development and Poverty Reduction, and Public Safety and Solicitor General, as well as Indigenous Peoples, external partners, and others.”
- The plan outlines four goals and twenty-two actions related to engagement, safety, health, and shelter and housing. All of the actions are in various stages of implementation.
- Achievements to date through the plan include:
 - Opening 575 new and renovated housing units for DTES residents since August 2022.
 - Expanding the Ministry of Social Development and Poverty Reduction (SDPR) Community Integration Specialist outreach program in the DTES.
 - Delivering targeted investments to local non-profits, including \$11 million to the DTES SRO Collaborative to support tenant-based programming for single-room occupancy (SRO) residents.
 - Increasing the number of emergency shelter spaces in the neighbourhood, including two shelters announced in February 2024—one at 325 Main Street and another at 1726 E Hastings Street.
- Short and medium-term priority actions to be advanced in 2024 include:
 - Working in partnership with the City of Vancouver and the Government of Canada to advance a trilateral approach to achieving improvements across the inventory of single room occupancy (SRO) buildings in the DTES.
 - Intergovernmental Communications
 - Exploring opportunities to work with community partners to increase the number of inclusive, daytime spaces for people experiencing homelessness in the DTES.

Contact: Meghan Will, ADM, HPHSD	Mobile: <small>Government Financial Information</small>
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2024/25 ESTIMATES NOTE

Last updated Date: March 5, 2024

Single Room Occupancy Hotels (SROs)

KEY MESSAGES:

- Revitalizing the Downtown Eastside (DTES) is a key priority for the Province and a mandate commitment for the Ministry of Housing. Renovation and redevelopment of Single Room Occupancy (SRO) Hotels is integral to achieving this goal and the ability to realize community transformation of the DTES for tenants, service providers and the broader community, as outlined in the Homes for People action plan.
- Much of the SRO housing in Vancouver is deteriorating, with many buildings in poor condition. This housing is not providing appropriate homes for the people living in them.
- The Province is actively renovating and upgrading SRO units, including:
 - The Province and BC Housing are partnering with the City of Vancouver to fully renovate the city-owned Regent and redevelop the Balmoral SROs.
 - In October 2023 the Province, through BC Housing, bought the fire-damaged Keefer Rooms SRO to prevent much-needed affordable housing from being lost to the private market. The building is expected to be operational in 2025 and will be operated by the Downtown Eastside Community Land Trust association.
- The Province is actively developing an investment strategy in partnership with the City of Vancouver, CMHC and BC Housing to redevelop or replace deteriorating SRO buildings, so the people who live there have safe and secure housing.
- The Working Group's efforts will result in an investment strategy and culminate in federal and provincial budget requests for Budget 2025.

FINANCES:

- BC Housing has five FTEs whose sole responsibility is to work on SRO buildings. There are additional BC Housing staff who have SROs as part of their portfolio.
- In 2023, the Ministry allocated \$11 million to support the DTES SRO Collaborative (SRO-C) in delivering tenant-based supports in private SROs. Through this initiative, SRO tenants engage in peer support initiatives to improve the habitability of their buildings and increase the health, sense of safety and sense of belonging for themselves and other residents.

STATISTICS:

- As referenced in the City of Vancouver's 2023 Downtown Core Low-Income Housing Survey, there are 6,567 SRO rooms across 146 buildings in Vancouver. As of January 2023, ownership across the 146 buildings in Vancouver includes:
 - 48% privately owned

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- 32% owned by BC Housing
 - 11% owned by a non-profit organization
 - 7% owned by the City of Vancouver; and
 - 2% owned by the Chinese Benevolent Society
- Average rent in privately owned and operated SROs is \$736 per month, compared to \$621 in 2019, which represents a 19% increase over the last four years (based on the City of Vancouver's 2023 Downtown Core Low-Income Housing Survey).

BACKGROUND:

- Under the *Homes For People* action plan, the Province has committed to work with key partners, including the City of Vancouver and the Government of Canada, to redevelop and replace SRO housing in the DTES.
- SROs provide a crucial supply of housing for residents in DTES and have historically provided affordable housing for low-income renters. However, they are considered an inadequate form of housing.
- While there are more than 6,500 SRO rooms in the DTES, the average age of these buildings is over 100 years old, and many have significant maintenance and safety risks. These issues continue to drive individuals to shelter outdoors and in encampments seeking safety and community.
- Over time, a portion of the private SRO stock has transitioned to government and non-profit ownership which has allowed for some improvements in structure and operational support, however significant health and safety issues continue to exist, such as deteriorating building conditions, a lack of maintenance, accessibility barriers, and heating and cooling issues.
- On October 21, 2003, Vancouver City Council enacted the Single Room Accommodation (SRA) By-law to manage the rate of change in the stock through the regulation of the conversion and demolition of SRA-designated rooms. There are 157 buildings subject to the by-law, which does not reference building sales but works to prevent tenant displacement and conversion to non-affordable housing as well as demolition.
- In November 2021, Vancouver City Council directed staff to implement vacancy control for SRA designated properties to protect SRO rooms from rapid rent escalation between tenancies. The City's amendments to the License By-law that authorized SRA Vacancy Control were struck down by the BC Supreme Court on August 3, 2022. The City filed an appeal which was dismissed on February 2, 2024.

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2024/25 ESTIMATES NOTE

Last updated Date: March 4, 2024

Extreme Weather Supports

KEY MESSAGES:

- The Province's Extreme Weather Response (EWR) program is enabled through the Assistance to Shelter Act and administered by BC Housing in partnership with participant communities. The Extreme Weather Response program runs from November 1 to March 31 each year.
- There is a growing and pressing need for shelter during cold weather seasons. Partners identified significant challenges in both the 22/23 and 23/24 season with opening and operation of shelters, including challenges with securing suitable sites and shelter operators.
- The Ministry of Housing (HOUS) and Emergency Management and Climate Readiness (EMCR) collaborated this cold weather season with other partners to plan, assess and respond to the needs of vulnerable people and the communities they are a part of this winter season; EMCR and HOUS are leading a forward-looking initiative coordinating cross-government actions to be better prepared for next winter.
- More than 5,900 shelter spaces are open throughout the province, including permanent, temporary and Extreme Weather Response shelters. BC Housing will work with communities to plan for shelter spaces and to assist where coordination, staffing and space are an issue.

FINANCES:

- There are currently no BC Housing FTEs solely assigned to EWRs.

STATISTICS:

- To date [Feb 10, 2024] in winter 2023/24, the Province, through BC Housing, has funded approximately 1,034 temporary winter shelter spaces and 820 Extreme Weather Response shelter spaces to ensure people experiencing homelessness have a warm place to sleep and can get out of the cold and rain.

BACKGROUND:

- This winter season, the Province, through BC Housing, is currently funding more than 5,900 shelters spaces throughout BC. BCH funds three different types of shelters across the Province:

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- Permanent Shelters: These shelters are open every night throughout the year and are a permanent resource in communities. As of February 10, 2024, BCH is funding 4,124 permanent shelter spaces operating throughout BC, including 1,652 temporary spaces that have been converted to permanent.
- Temporary Shelters: These shelters are open every night during winter, and most shelters operate 24 hours a day, seven days a week, with meals provided. Some temporary shelters are seasonal and will close on March 31 or April 30, 2024, while others will remain open longer. There are approximately 1,034 temporary shelter spaces operating. In some communities, such as all of those in the Interior except one and all in the North, EWR sites have switched to temporary winter shelters so that they are open every night from November to March.
- EWR Shelters: This winter, there are approximately 820 EWR spaces open overnight when a local government issues an extreme weather alert, such as during cold temperatures, snow, heavy rain or significant wind. Local governments determine what weather conditions warrant an extreme weather alert and the number of extreme weather spaces to activate. The EWR shelter program is funded to be available from October 15 to April 15 each year.
- Warming centres are an emergency measure initiated and established by communities that offer indoor space for people to warm up and get information about how to shelter safely in cold weather. Communities may be reimbursed by the Province for costs to establish warming centres, including facility rental and fuel costs.
- The Ministry of Emergency Management and Climate Readiness (EMCR) provides guidance and funds for local authorities and First Nations to proactively open warming centres to keep people safe.
- Human-caused climate change has made extreme weather patterns more and more common, including very cold or very hot weather, forest fires and flooding that pose risks for people experiencing homelessness; the Province is working across ministries, including with EMCR, to support the development of a heat response framework for B.C., including protocols and best practices to ensure the safety of vulnerable people during climate crisis events.

WARMING BUSES

- Shelter, supportive housing, or a municipally funded warming centre will always be preferable to a bus.
- Prior to considering sheltering buses as an option, BC Housing requires communities and service providers to assess vacancy in existing shelter and supportive housing.
- Additionally, an assessment must be completed by the city to determine if there are appropriate locations to set up a warming centre.

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- Only when it has been determined that there are no other alternative indoor sheltering, supportive housing or warming centre options available will BC Housing consider sheltering buses as an option.
- BC Housing’s Emergency Shelter Program funded an expanded sheltering bus program in Kelowna and Vernon for the 2023/24 winter season, after piloting the buses in these municipalities last winter, 2022/23. Bus shelter programs are supported by BC Housing on a case-by-case basis for municipalities as a part of emergency winter measures when other options are unavailable.
- The buses park at strategic locations throughout the city close to hygiene facilities and where individuals experiencing homelessness can easily locate and access them.
- As part of this program, data will be collected by the bus drivers in terms of number of people accessing the buses. This data will then be reported back to BC Housing.
- The first sheltering bus projects were funded out of encampment funds in 2022/2023 in both Vernon and Kelowna in Winter 2022/2023.

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2024/25 ESTIMATES NOTE

Last updated Date: March 6, 2024

Building Code 2024

KEY MESSAGES:

- The Province adopted the BC Code 2024 in December 2023. The new Code takes effect on March 8, 2024, except for the new adaptable dwelling units and earthquake design changes, which will be effective March 10, 2025. The transition will allow additional engagement and sufficient training to mitigate the cost impacts of these important changes to the codes.
- This measured approach balances meeting health, safety, accessibility and housing supply priorities while considering human rights, equity for all people, accessibility engagement feedback, product availability and affordability, and manageable impacts for industry.
- The ministry supports industry by providing code education and training to ensure code users understand changes.
- The ministry is working with industry to address potential cost implications from the new earthquake design and adaptable dwelling units provisions in the BC Codes.
- The BC Codes 2024 supports innovation in the construction sector, including changes permitting taller encapsulated mass timber buildings, up to 12 storeys for residential and office uses, throughout the Province.
- Work is underway on safely enabling taller (up to 18 storeys) encapsulated mass timber buildings, more building types beyond just residential and office uses, and more exposed mass timber as a design element. Mass timber is a low carbon, sustainable building material that helps support our CleanBC commitments, create good paying jobs in the value-added forestry sector, and helps build more housing, faster.
- To mitigate the effects of climate change and overheating in new construction, changes to the BC Building Code effective March 8, 2024, require a minimum of one living space designed not to exceed a temperature of 26 C, through either passive (e.g., shading) or mechanical cooling (e.g., air conditioning).

FINANCES:

- 5 FTEs are supporting this work.
- Contracts to support key work streams from the Housing and Land Use Policy Division contracting budget (BSSB and PLUM):
 - \$50,000 to support costing analysis on changes to the BC Building Code seismic changes and options to mitigate those costs.
 - \$25,000 to support costing analysis on changes to the BC Building Code adaptable dwelling unit changes and options to mitigate those costs.
 - \$75,000 to fund a design and compliance guide for adaptable dwelling units to support the BC Building Code's changes to adaptable dwelling unit requirements.

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STATISTICS:

- The BC Codes (Building and Fire) are based on the model National codes. National codes analysis estimates earthquake design changes to be between 1-5% of total project cost, which vary depending on location in the Province and type of building with small wood frame buildings and concrete core buildings in seismically active areas as primary concerns.
- Adaptable dwelling unit changes can impact floor space compared to non-adaptable units. These impacts are partially offset by reductions in required corridor widths serving adaptable dwelling units.

BACKGROUND:

- The BCBC and BC Fire Code (BC Codes) are based on the model National Building Code of Canada and the National Fire Code of Canada. Technical requirements in the Building Code are developed by committees of professionals, technical experts, and ministry staff. Priorities are guided by policy input from provinces and territories. The Fire Code regulates the fire safety of buildings during construction, after occupancy, and regulates other risks such as fuel storage.
- In 2020 the Construction Codes Reconciliation Agreement (CCRA) was signed by British Columbia and all other provinces. The agreement commits to improved harmonization of the BC Codes with the model national codes, and to adopt the next edition of BC Codes and make them effective by March of 2024.
- Each new edition of the National Building Code and National Fire Code (national codes) contains hundreds of technical changes that clarify existing requirements, or improve the health, safety, accessibility, or energy and water efficiency of buildings. These are typically adopted into the subsequent BC codes.
- In May 2023, the Province held a public review of proposed changes to the BC Codes to harmonize code requirements with the national codes, and improve life safety in buildings, such as proposed changes to expand the requirements for radon extraction systems and to address overheating.
- Updated code requirements are necessary to respond to health and safety risks, society's needs and expectations, evolving technologies, and political priorities.
- Making safe, accessible and energy efficient housing attainable is a key priority for government. Every code change is evaluated to ensure the benefits outweigh costs. More adaptable housing helps make housing available for people living with disabilities and people who want to age in place. Increased earthquake design requirements ensure that homes and other buildings are safer in the event of an earthquake minimizing loss of life and injuries.

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2024/25 ESTIMATES NOTE

Last updated Date: March 4, 2024

CleanBC and Climate Change Accountability Act – New and Existing Buildings

KEY MESSAGES:

- Government is helping British Columbians improve energy efficiency and reduce carbon emissions in buildings, while making them healthier, more comfortable and lowering energy bills.
- CleanBC commits the government to increasing the energy efficiency of new buildings in the BC Building Code to “net-zero energy-ready” by the year 2032 and making all new buildings zero carbon by 2030.
- The first step towards “net-zero energy-ready” was implemented on May 1, 2023, with the BC Building Code now requiring 20 per cent increased energy efficiency in new buildings.
- The Zero Carbon Step Code launched May 1, 2023, as a voluntary standard that local governments could adopt^{Advice/Recommendations; Cabinet Confidences}
Advice/Recommendations; Cabinet Confidences
- The Province continues to work with federal government partners to inform the development of new requirements to support a harmonized approach to energy efficiency and carbon emissions in future national and BC Building Codes.
- To mitigate the effects of climate change and overheating in new construction, changes to the BC Building Code effective March 8, 2024, require a minimum of one living space designed not to exceed a temperature of 26 C, through either passive (e.g., shading) or mechanical cooling (e.g., air conditioning).
- Work is also underway on the early 2024 adoption of 2025 National Model Code standards for an energy efficiency code for existing buildings.
- Through these actions, our government is on track to achieve our CleanBC commitments related to building codes and standards and is already recognized as a national leader.

FINANCES:

- Project funding available within the existing working budget.
- 4 FTEs are supporting this issue.

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STATISTICS:

- The green building industry employs approximately 32,000 British Columbians in jobs ranging from architecture to manufacturing to installation.
- Every dollar invested in energy efficiency generates up to four times its value in economic growth.
- Seventy-five per cent of the buildings that will exist in 2030 already exist today. Existing buildings account for 11 per cent of B.C.'s total greenhouse gas (GHG) emissions and as much as 50 per cent in urban areas.

BACKGROUND:

- B.C. has legislated targets for reducing greenhouse gas emissions 40% below 2007 levels by 2030, 60% by 2040, and 80% by 2050. The province also has an interim target to reduce emissions 16% by 2025.

BC Energy Step Code

- The BC Energy Step Code was introduced in 2017 as a roadmap to the Province's long-term energy efficiency goals.
- As of May 1, 2023, Government now requires 20 per cent energy-efficiency improvements for most new buildings. Affordability was a key part of the analysis performed in partnership with the Energy Step Code Council and other stakeholders to set performance requirements.

Zero Carbon Step Code

- Introduced May 1, 2023, the Zero Carbon Step Code is a voluntary standard that local governments can adopt by bylaw and choose how quickly they want to decarbonize.
- As of February 2024, 28 local governments have adopted the Zero Carbon Step Code.
- The Zero Carbon Step Code has four emissions levels (EL). EL-1 (requires builders to report carbon emissions only) ^{Advice/Recommendations; Cabinet Confidences} An incremental improvement will be made by 2027 before achieving EL-4, or zero carbon new construction in 2030. Local governments can choose to decarbonize new construction more quickly by incentivizing or requiring lower GHG emissions ahead of provincial requirements.

Existing Buildings

- Adopting the Alterations Code in 2024 based on the 2025 National Model Code standards will clarify minimum requirements in existing buildings to make modest energy efficiency improvements, and address overheating. Building Code requirements are generally created with new buildings in mind, and can be difficult or onerous to apply to existing buildings.

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2024/25 ESTIMATES NOTE

Last updated Date: March 25, 2024

Electric Vehicle Charging in Strata Corporations

KEY MESSAGES:

- In 2023, B.C. made key changes to the Strata Property Act and Regulations to make it easier for strata corporations and owners to install electric vehicle charging infrastructure.
- Stratas are now also required to obtain an Electrical Planning Report to assist in planning for EV charging, as well as other upgrades, such as conversion to heat pumps and the installation of cooling.
- Affordability has been considered and small stratas (fewer than 5 units) will be exempt from the requirement to obtain an Electrical Planning Report to alleviate any cost burden this might impose.
- By supporting the adoption of EV charging in strata corporations, amendments support and fulfill several government commitments, such as commitments made in the 2019 Zero Emissions Vehicles Act and the CleanBC Plan.
- Strata stakeholders, EV advocates, and technical experts were consulted throughout the policy development process and have been very supportive of these changes.

FINANCES:

- No fiscal impact - ministry staff assigned to strata legislation will continue to support this initiative.

STATISTICS:

- There are an estimated 1.5 million strata residents, both owners and renters, in British Columbia. There is a variety of strata housing; from condo towers to townhouse complexes to strata-titled duplexes to bare land strata subdivisions with single family homes.
- There are 34,000 strata corporations in B.C. In addition to residential strata corporations, there are also commercial, industrial, and mixed-use strata properties.

BACKGROUND:

- On May 11, 2023, Bill 22 – Strata Property Amendment Act received royal assent, making changes to the Strata Property Act in support of EV charging, and setting out a new

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requirement for stratas to obtain Electrical Planning Reports. Upon royal assent, Bill 22 lowered strata voting thresholds from three-quarters to a majority for approval of certain decisions related to the installation of EV chargers and infrastructure.

- On December 6, 2023, the Electric Vehicle Charging and Electrical Management Regulation brought the remainder of Bill 22 into force, including requirements related to Electrical Planning Reports, owner requests for EV charging, and short-term exclusive use of common property parking stalls for the purpose of EV charging.
- Electrical Planning Reports will help stratas understand current and future demands on their electrical systems, as well as help ensure that stratas have the necessary information to make informed decisions related to the installation of EV charging, cooling, heat pumps, or other technologies. The cost of a report is estimated at between \$1,000 and \$8,000, depending on the size and complexity of the building. Stratas of fewer than five units are exempt from this requirement.
- These legislative and regulatory changes support and fulfill several government commitments:
 - The 2019 Zero Emissions Vehicles Act, which requires 30 per cent of vehicle sales and leases to be zero emission vehicles by 2030 and 100 per cent by 2040.
 - The 2018 CleanBC Plan, which promised to explore ways to help make sure that people living in MURBs can charge EVs at home.
 - The November 2020 mandate letter to the Minister Responsible for Housing which committed to making it easier to charge EVs in stratas.
 - The February 2023 Throne Speech which committed to new legislation to improve access to EV charging stations in condo buildings.

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2024/25 ESTIMATES NOTE

Last updated Date: March 1, 2024

Single Egress Stair Buildings

KEY MESSAGES:

- The Province is committed to delivering more homes for people living in British Columbia, faster. One way we're doing that is making sure that our building codes support innovative building designs that enable cost-effective and efficient construction of new homes.
- The Province heard from developers and single egress stair advocates about the potential benefits of these building designs for small multi-unit residential housing and infill developments that enable more design options, and reduce costs for developers and building designers.
- The Ministry is hiring an experienced consultant to engage with interested parties, including fire safety professionals, to identify design options that address life safety considerations for safe evacuation for occupants, as well as emergency personnel, to potentially enable this building type in the BC Building Code.
- Through this work, we will continue to work to make sure our building codes and regulations support the delivery of safe and accessible homes for people.

FINANCES:

- Project funding available within the existing working budget (\$100,000 contract).
- 3 FTEs are supporting this issue.

BACKGROUND:

- The BC Building Code currently requires that most multi-unit residential buildings where access to apartments is through a common entrance and corridor (i.e., not individual unit access) have at least two egress stairs so that each dwelling unit has two separate, fire protected egress paths in case of an emergency. Some one and two storey apartment buildings are permitted to have a single egress stair. These exemptions come with additional conditions that include design and oversight by an architect or engineer, limits on the number of occupants, and requirements for fire alarm systems and firefighting response.
- The long-standing requirement in the BC Building Code is based on the model National Building Code of Canada and relates to fire and life safety. A second stairwell has allowed an

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alternate path of egress for building occupants in case the first is blocked, and firefighters and other first responders may use one stairwell for access to a building while the other is used for evacuation.

- The model National Building Code of Canada is also being reviewed to determine if more single egress building designs can be permitted.
- Seattle, New York, New Zealand, and South Korea permit single egress stair buildings of varying heights. Seattle’s provisions rely upon the fire department’s quick response times and reliable water supply.
- The Ministry is collaborating with Ontario to share information on opportunities and challenges in enabling single egress stairway designs.
- In December 2023, the Ministry committed to exploring the possibilities of single egress designs in ways that can maintain or enhance building safety.
- In March 2024, a contract, with a maximum budget of \$100,000, will be awarded to a successful consultant with expertise in building design, engineering, and fire and life safety to engage with interested parties and develop peer reviewed report that details options to potentially enable single egress stair designs in the BC Building Code by end of May 2024.

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2024/25 ESTIMATES NOTE

Last updated date: March 6, 2024

KEY MESSAGES:

- Strata insurance rates have stabilized in the past three years, although there continues to be cost pressure from climate change and increased construction costs.
- In 2020, at the request of the Ministry of Finance, the BC Financial Services Authority (BCFSA) researched and surveyed trends in strata insurance and issued an interim and final report with recommendations. Since then, the Province has taken a range of measures to mitigate rising strata insurance costs.
- In 2020, the Province prohibited referral fees to strata property managers from strata insurance transactions and required insurance agents to disclose commission amounts.
- In 2021, the Province prohibited the ‘best-term pricing,’ method, which had been identified as contributing to inflated premiums.
- In 2023, the Province increased minimum requirements for developers and strata corporations to contribute to the contingency reserve fund (CRF). A healthy CRF helps to ensure timely repair and maintenance and reduce strata insurance claims and costs.
- In 2020, the Minister then responsible for Housing committed to closing the loophole which had allowed some strata corporations to indefinitely defer getting a depreciation report. Depreciation reports support more stable insurance costs by providing councils and owners with an idea of the long-term maintenance and repair needs of their property. Regulations to implement this requirement are expected in Spring 2024.

FINANCES:

- No fiscal impact; Ministry staff assigned to strata legislation and policy will continue to support this issue.

STATISTICS:

- Feedback from stakeholders indicates that insurance rates (per \$ thousand of insured value) are stabilizing or decreasing. However, insurance costs for many strata corporations have increased moderately as property values increase, construction costs rise and as some areas in B.C. have been identified as vulnerable to earthquakes.

Advice/Recommendations

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BACKGROUND:

- In 2020, at the request of the Ministry of Finance, the BCFSa researched and surveyed trends in strata insurance and issued an interim and final report with recommendations.
- In August 2020, the Province amended the *Strata Property Act* and *Financial Institutions Act*. These amendments with associated regulatory changes, have brought the following changes:
 - Effective August 2020: strata corporations are required to inform owners as soon as possible of any material change in the strata corporation’s insurance coverage, including increasing deductibles; and strata corporations can use their operating fund or contingency reserve fund to pay for insurance if there are reasonable grounds to believe that an immediate expenditure is necessary to obtain the required insurance.
 - Effective September 2020: referral fees to strata property managers from strata insurance transactions are prohibited.
 - Effective November 2020: insurers must provide 30-day advance notice directly to strata corporations of their intention to not renew an insurance policy or of any material changes to the policy. Also, insurance agents are required to disclose their commission amount, or a reasonable estimate, to strata corporations.
 - Effective January 2021: the practice of “best-terms pricing”¹ was ended, which had been identified as contributing to inflated premiums.
 - Effective November 2023: strata corporations are required to annually contribute a minimum of 10% of the annual operating fund to the CRF. Previously, the CRF only had to have a minimum level equivalent to 25% of the operating fund.
 - Also, effective November 2023: developers’ contribution to the CRF increased. Developers must now contribute the lesser of (a) 10% of estimated operating expenses, or (b) 50% of the estimated operating expenses. These amounts were increased from 5% and 25% respectively.
 - Effective April 2023: strata corporations must disclose a summary of strata insurance coverage on the form which is made available to prospective strata purchasers.
- In 2020, the Minister then responsible for Housing committed to closing the loophole which had allowed some strata corporations to indefinitely defer getting a depreciation report by a $\frac{3}{4}$ annual vote. Depreciation reports support more stable insurance costs by providing councils and owners with an idea of the long-term maintenance and repair needs of their property. Regulations to implement this change are expected in Spring 2024.

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¹ Best terms pricing is where the last subscriber for the insurance policy sets a higher price to provide their share of the insurance coverage and then this higher price is adopted by all the subscribers.

2024/25 ESTIMATES NOTE

Last updated Date: March 11, 2024

BC Builds

KEY MESSAGES:

- BC Builds is part of the Homes for People Plan and is intended to create more housing that middle-income households can afford.
- BC Builds was officially launched on February 13, 2024, with the BC Builds Rental Supply Program and is being administered by BC Housing.
- Rental housing projects have been impacted by rising construction costs, inflation, high cost of land and increased interest rates.
- BC Builds leverages partnerships with non-profits, local governments, First Nations and the development sector and will help support those in the development industry by providing low-interest financing, speeding up project timelines and identifying low-cost land for development to ensure project feasibility.

FINANCES:

- The BC Builds program is supported by a provincial commitment of \$950 million. Budget 2024 provides \$198 million over three years towards the new BC Builds program. This includes \$150 million of operating funding and \$48 million in capital funding
- BC Builds will also have access to a “borrowing facility” of \$2 billion through the Ministry of Finance, to make construction loans to non-profit and private sector builders which are repaid upon completion, at which time the developer obtains a long-term mortgage. When the loans are paid back, that funding can then be lent for new projects and in that sense, it is a “revolving credit facility.”
- On February 21, 2024, the federal government announced an additional \$2 billion in additional financing to support BC Builds projects.
- With the addition of the federal financing, it is anticipated that development of between 8,000 and 10,000 homes for middle-income households will start over the first five years.

BACKGROUND:

- Establishing BC Builds is a priority in the Minister of Housing’s mandate letter: “Establish BC Builds to build housing for middle-income families, individuals, and seniors.”
- The BC Builds Rental Supply Program will target middle-income households and all units will have a target of no more than approximately 30% of their gross income on rent. At least 20% of all BC Builds units will have rents that are at least 20% below market rate.

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- Rental rates for BC Builds homes will be determined through an analysis of incomes, average market rents, and development costs within the community.
- Income eligibility for units with less than two bedrooms: gross household income does not exceed the 75th income percentile for families without children, as determined by BC Housing (currently \$131,950).
- Income eligibility for units with two or more bedrooms: gross household income does not exceed the 75th income percentile for families with children, as determined by BC Housing (currently \$191,910).
- The HousingHub Program within BC Housing which facilitated development of middle-income housing is no longer accepting project proposals. All new partner opportunities will be directed to the BC Builds program and all pre-existing HousingHub proposals will continue.

BC BUILDS – PROJECTS & STATUS:

- More than 20 initial BC Builds sites have been identified on government, (including First Nations), non-profit and community owned land. BC Builds will be continually seeking additional landowners who want to build housing on their underused land or above new community infrastructure they may be building.
- Four of these sites, on which 520+ BC Builds homes are planned in Vancouver, North Vancouver, Cowichan and Gibsons, were announced in February. The remaining sites will be announced over the coming months.
- It is anticipated a minimum of between 8,000 and 10,000 homes for middle-income households will be built over the first five years through BC Builds with 20% of the units at 20% below market and the remaining units at market but not to exceed 30% of gross household income. The four sites announced to date include:
 - **City of North Vancouver and Catalyst Community Development Society**
 - 225 East Second Street, City of North Vancouver
 - 18-storey mass timber building with 180 units
 - Co-located with North Shore Neighbourhood House, including 37 childcare spaces, child development programming for 250 children, food programs, wellness and recreation, and youth and seniors' programs.
 - Construction is expected to start Summer 2024.
 - **Cowichan Tribes and Khowutzun Development LLP**
 - 222 Cowichan Way, Duncan
 - Four-to-six storey wood-frame building with 199 units for families in the Cowichan Valley
 - Co-located on reserve with new governance headquarters for the Cowichan Tribes and space for Indigenous businesses.
 - Construction is expected to start spring 2024.
 - **Town of Gibsons, New Commons Development and Sunshine Coast Affordable Housing Society**

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- 571 Shaw Road, Gibsons
 - Four-storey wood-frame building with 33 units ranging from studios to three-bedrooms.
 - Will include early childcare centre with 24 childcare spaces, including pre-school daycare and before-and-after school care for eight children.
 - Construction is expected to start summer 2024.
- **City of Vancouver**
 - 560 Davie St. and 1210 Seymour St., Vancouver.
 - Nine-storey concrete building with 112 new co-operative homes that would include studios, one-, two-, and three-bedroom suites.
 - While the BC Builds program has a requirement that a minimum of 20% of units must rent at 20% below market, the Seymour St. project will better that with at least 30% of units to be rented below market.
 - This additional affordability is possible through cost savings provided by the City, as well as federal financing and provincial grants and financing.
 - Construction is expected to begin in Summer 2024.

Contact: John Thomson, Housing Innovations

Mobile: Government Financial Information

2024/25 ESTIMATES NOTE

Last updated Date: March 17, 2024

Building BC Expansion

KEY MESSAGES:

- Since 2017, the Province has nearly 78,000 new homes delivered or underway in B.C., of which 35,700 (new homes) are being funded through BC Housing.
- We are making the largest investment in housing supply in B.C.'s history – \$19 billion – and working with partners to deliver thousands of affordable homes through our Homes for People action plan.
- Because of this historic investment, BC Housing has the most new homes opened or underway than ever before.
- Launched as part of Budget 2018, BC Housing’s Building BC programs are a suite of eight funding programs that are resulting in more affordable homes in British Columbia for individuals, seniors, families, Indigenous People, women and their children leaving violence, and people experiencing homelessness.
- Thanks to a more than \$9-billion investment provided by government in 2023, the Building BC programs are slated to have created or initiated more than 49,000 new affordable homes in British Columbia by 2032/33.
- The Building BC programs are in addition to other affordable housing programs that BC Housing has implemented to create new homes.

FINANCES:

- Budget 2023 earmarked \$12 billion in capital and operating funding over ten years to implement actions and investments in the Homes for People Action Plan.
- This includes more than \$9 billion to Building BC programs.
- There were no changes to funding or unit targets in Budget 2024.

STATISTICS:

Budget 2023 Building BC (BBC) Expansion

Building BC programs	Target Units Before B2023	Target 2031/32 Units After B2023	Changes in B2023 Target	Unit Progress (data as of Q3 2023/24)
Affordable Rental Housing	1,700	1,700	0	Complete: 679 Underway: 621
Rapid Response to Homelessness	2,000	2,000	0	Complete: 1,894 Program is closed
Community Housing Fund	14,350	20,350	6,000	Complete: 2,585 Underway: 6,372

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Women Transition Housing	1,500	3,000	1,500	Complete: 459 Underway: 599
Indigenous Housing Fund	1,750	3,500	1,750	Complete: 623 Underway: 936
Supportive Housing Fund	3,800	5,700	1900	Complete: 2,272 Underway: 2,182
Homelessness Action Plan	400	2,524	2, 124	Complete: 488 Underway: 54
Deepening Affordability	4,900	2,799	(2,101)	Complete: 2,023 Underway: 74
Metro Vancouver MOU	0	1,949	1,949	Complete: 0 Underway: 498
Redevelopment Fund (Aging Rental Stock)	0	6,100	6,100	Complete: 0 Underway: 0
Total Units	30,400	49,622	17,098*	Total Complete: 11,023 Total Underway: 11,346

*does not include complex care units.

BACKGROUND:

- Building BC consists of the following funding programs:
 - Affordable Rental Housing: rental homes for low and moderate-income households.
 - Rapid Response to Homelessness: modular affordable housing with support services for those who are homeless or at risk of homelessness.
 - Community Housing Fund: affordable housing for low- and moderate-income households with a particular focus on the 'missing middle'.
 - Indigenous Housing Fund: affordable rental housing owned and operated by non-profit providers serving low-income Indigenous families and seniors.
 - Women's Transition Housing Fund: Provincial Rental Housing Corporation-owned, non-profit operated housing with appropriate supports for women and children experiencing or at risk of violence.
 - Supportive Housing Fund and Homelessness Action Plan: delivers housing 24/7 support services for people experiencing homelessness or risk of homelessness.
 - Homelessness Action Plan: funding committed in Budget 2019 for the creation of supportive housing and temporary shelters for people experiencing or at risk of homelessness.
 - Deepening Affordability Fund: funding commitment by the Province to increase the affordability of units already committed to under previous Provincial Investments in Affordable Housing (PIAH) and Investments in Housing Innovation (IHI).

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- Metro Vancouver MOU: funding committed in Budget 2023 to create affordable housing for people in the Metro Vancouver Region in collaboration with the Metro Vancouver Housing Corporation.
- Redevelopment Fund (Aging Rental Stock): funding committed in Budget 2023 to improve and expand BC Housing’s aging rental stock.

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Contact: Vincent Tong, CEO, BC Housing	Mobile: <small>Government Financial Information</small>

2024/25 ESTIMATES NOTE

Last updated Date: March 21, 2024

Housing Hub

KEY MESSAGES:

- In February 2021, the Province announced an additional \$2 billion in borrowing facility to support the HousingHub, which offered low-cost financing, project coordination, expertise and access to development funding to the Affordable Home Ownership (AHO) and Provincial Rental Supply (PRS) programs.
- HousingHub was first announced as part of the Homes for B.C. plan in 2018 and has delivered more than 6,100 homes.
- HousingHub projects were focused on creating ownership and rental housing that is affordable to middle-income households in partnership with developers who had land and could lead their own developments.
- On February 13, 2024, BC Builds launched through BC Housing as a new initiative that expands on the tools available through HousingHub.
- With the launch of BC Builds, the HousingHub programs are no longer accepting project proposals, however, all approved HousingHub projects will continue. New partner opportunities will be available through BC Builds.

FINANCES:

- No additional budget was allocated in Budget 2024 for HousingHub. The \$2 billion borrowing facility and \$2.7 million in funding provided in 2023/24 to increase HousingHub staffing have been redirected to support BC Builds.
- Existing HousingHub staff are being transitioned into BC Builds roles.

STATISTICS:

- The number of HousingHub units complete or underway as of December 31, 2022, was 6,566. The number of HousingHub units has decreased by 410 units due to a failed project between December 31, 2022 and December 31, 2023.
 - A total of 6,154 units are complete or underway through HousingHub:
 - 3,823 are complete
 - 1,095 are under construction
 - 954 in development

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- 282 initiated
- 5,877 of those units are under the Provincial Rental Supply Program and 277 are under the Affordable Home Ownership Program.

BACKGROUND:

- With the launch of BC Builds on February 13, 2024, HousingHub is no longer accepting applications to the program. Any existing applications will proceed and all new opportunities for partners will be available through BC Builds.
- HousingHub was launched in 2018 when construction and land costs were lower, as was the cost of financing. With the current cost to build, HousingHub’s low-cost construction financing and development concessions tools are not sufficient incentives to attract developers to the program.
- HousingHub provided low-interest rate financing to encourage developers and community groups to build new affordable units.
- In return, developers committed to pass these construction-cost savings onto the tenants and prospective homeowners. Loans are repaid upon completion of construction.
- Two programs targeting middle-income households were delivered through HousingHub:
 - Provincial Rental Supply Program (PRSP), which aimed to increase the supply and range of affordable rental housing.
 - Affordable Home Ownership Program (AHOP), which offered qualified purchasers second participating mortgages that are interest- and payment-free for up to 25 years.

Contact: John Thomson (HI)	Mobile: <small>Government Financial Information</small>
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2024/25 ESTIMATES NOTE

Last updated Date: March 26, 2024

Housing Market (Affordability and Availability)

KEY MESSAGES:

- Strong international immigration to B.C. and limited housing supply have created a generation-defining challenge for all levels of government.
- Our government is making the largest investments in housing in B.C.'s history –\$19 billion dollars committed to support the Homes for People action plan. Since 2017, the Province has nearly 78,000 homes that have been delivered or are underway. Budget 2024 reinforces the Homes for People plan with \$198 million in new funding for BC Builds.
- Through the Homes for People action plan, the B.C. government is leading the country in finding solutions to the widespread housing crisis and taking action to deliver more homes that are within reach for people.
- Budget 2024 introduced an increase in the First Time Homebuyer's Program eligibility threshold to reflect today's market, a property tax exemption for eligible purpose-built rental buildings from 2025 until 2030, and the BC Home Flipping Tax.

FINANCES:

- Government has committed \$19 billion in capital and operating funding to implement actions and investments in the Home for People action plan, including over \$9 billion to BC Housing's Building BC programs.
- Budget 2024 builds on previous investments with \$198 million over 3 fiscal years in new funding for BC Builds to speed up the development of new housing affordable for middle-income people and families, and \$116 million in new funding to existing housing supports.

STATISTICS:

- In Fall 2023, CMHC estimated that Canada needed 3.5 million new homes (over and above what would be built under a "business-as-usual" scenario) by 2030 to restore housing affordability, with 610,000 new homes needed in B.C.
- While home prices were generally lower in 2023 compared to 2022, Canadian Real Estate Association (CREA) data shows the benchmark price of a single-detached home in B.C. has doubled in the last ten years, reaching \$1,306,400 in 2023.
- Despite reported labour shortages and higher borrowing and construction costs, the number of housing starts reached a new high in 2023 at 50,490 units.

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- According to CMHC’s October 2023 Rental Market Survey, the vacancy rate for the purpose-built rental market in B.C. inched down to 1.2%, while the average rent for a two-bedroom purpose-built rental apartment rose by approximately 9.0% in the past year.
- The average rent for an occupied two-bedroom purpose-built rental apartment in B.C. was \$1,867, requiring a gross income of at least \$75,000 per year for this rental rate to be deemed affordable (i.e. less than 30% of income).
- According to October 2023 data from Rentals.ca, the average advertised rent for a two-bedroom unit in B.C. was \$2,930, requiring a gross income of at least \$117,000 per year for rent to be less than 30% of income. According to the 2021 Census, the median gross income of households in B.C. was \$85,000 in 2020.

BACKGROUND:

- B.C.’s population reached 5,581,127 persons on October 1, 2023, an increase of 3.3% (177,599 persons) compared to October 1, 2022, the highest year-over-year growth rate since the 1970s. Over the same period, B.C. welcomed 189,044 net new international immigrants.
- In April 2023, the Province introduced the Homes for People action plan to build on the 2018 *Homes for B.C.: A 30-Point Plan for Housing Affordability in British Columbia* to speed up delivery of new homes, increase the supply of middle-income housing, fight speculation and help those who need it the most.
- The Province introduced new supports for renters, including improvements to Residential Tenancy Branch wait times, a new \$500 million Rental Protection Fund, the B.C. Renter’s Tax Credit, and a cap on rent increases at 3.5% for 2024.
- The Province also increased demand-side measures by expanding the Speculation and Vacancy Tax to 13 new communities.
- In October 2023, the *Short-Term Rental Accommodations Act* was introduced.
- In November 2023, the Province introduced three new pieces of legislation on local government housing initiatives that change the local government land use planning framework to enable local governments to provide more housing, in the right places, faster.
- In February 2024, the Province launched a new BC Builds program leveraging government, community, and non-profit owned and underused land to build middle-income.
- Beginning in April 2024, the Province will implement the Secondary Suite Incentive Program to help eligible homeowners build affordable rental suites.

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2024/25 ESTIMATES NOTE

Last updated Date: March 6, 2024

Housing Supply Act (Targets)

KEY MESSAGES:

- The *Housing Supply Act* came into force May 31, 2023, and with it, the Housing Supply Regulation identified 47 municipalities to which housing targets could be assigned that will encourage municipalities to address local barriers so that housing can get built faster.
- Housing Target Orders were issued to the first cohort of 10 municipalities in September 2023, laying the foundation for tens of thousands more homes to be built and providing the Province the authority to receive reports on municipal progress toward reaching targets.
- Implementation will continue in a phased approach, with 8-10 municipalities to be assigned housing targets per cohort, for a total of 16-20 municipalities announced to receive targets each year.
- Under the Act, Indigenous lands (including treaty lands and lands held under Aboriginal title) are excluded from provincial housing targets; however, consultation occurs with First Nations that have an interest within a municipality.

FINANCES:

- Budget 2024 continues funding into the second year of a three-year commitment of \$11.3 million for implementation of the Housing Supply Act, including \$8.1 million for up to 20 FTEs and \$3.2 million for Information Technology systems and operating expenses.
- The housing targets program work unit analyzes multiple data sources to develop estimates, produce housing targets, monitor local housing development and evaluate municipal progress toward target compliance.

STATISTICS:

- Canada Mortgage and Housing Corporation's (CMHC) Rental Market Report showed that vacancy rates in 2023 for the first cohort stagnated in Vancouver (0.9%) and Victoria (1.6%) Census Metropolitan Areas (CMA), while rents within these CMAs continued to increase around 8% since 2022. The provincial rental vacancy rate was at 1.2% with rents rising approximately 9%.

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- Outside metro-Vancouver, vacancies increased for Kamloops (1.3%) while Abbotsford-Mission CMA (0.9%) saw a slight increase. Both CMAs saw rent increases since 2022 with Kamloops increasing by 7.8% and Abbotsford-Mission CMA by 9.1%.
- The average rent of a 2-bedroom apartment was highest amongst the first cohort in Vancouver (\$2,181), closely followed by Victoria (\$1,839) while Kamloops (\$1,498) and Abbotsford (\$1,483) saw similar rents. The average rent in B.C. stood at \$1,867.
- Using the House Price Index benchmark for single-family homes, the largest increase for price occurred in the Fraser Valley (9%), followed by the Greater Vancouver Area (7%), while slightly increasing by 1% in Greater Victoria and the Okanagan Valley; the provincial benchmark price increase was 6%, an additional \$87,900 over the previous year.

BACKGROUND:

- BC is in a housing crisis, and housing supply has not kept pace with demand or household growth for the past 40 years, leading to a shortage of both inventory and diversity of housing types, historically low vacancies, and rising housing prices and rents.
- The public and development sector have called for decisive provincial action on housing supply as unaffordability and homelessness increase to historic levels.
- A major factor impeding housing supply is the length of time and uncertainty of municipal development approvals. Variability exists among municipalities to create the conditions that facilitate the development of housing. Some municipalities have challenges approving housing development or may have conflicting priorities that undermine prioritizing housing development.
- The Act authorizes the setting of housing targets and monitoring progress through consultation between the Ministry and a specified municipality, including validating municipal Housing Needs Reports in relation to municipal Official Community Plans, Regional Growth Strategies, economic data, and other information as set out in the legislation and regulations.
- The first cohort of 10 municipalities received targets on September 26, 2023, which reflects 75% of the total estimated housing need (City of Abbotsford – 7,240 units; City of Delta – 3,607 units; City of Kamloops – 4,236 units; District of North Vancouver – 2,838 units; District of Oak Bay – 664 units; City of Port Moody - 1,694 units; District of Saanich - 4,610 units; City of Vancouver – 28,900 units; City of Victoria – 4,902 units; District of West Vancouver – 1,432 units). Initial 6-month progress reports are due May 15, 2024.

Contact: Matthew Pawlow, Executive Director (HTB)

Mobile: [Government Financial Information](#)

2024/25 ESTIMATES NOTE

Last updated Date: March 12, 2024

Housing Supply (114,000 Unit Target & New Initiatives)

KEY MESSAGES:

- In Budget 2018, government committed to deliver 114,000 units of affordable housing as part of the ten-year *Homes for BC: 30-Point Plan for Housing Affordability*. Budget 2024 will bring forward significant investments to reach this target, through both new and existing initiatives that leverage direct funding, financing, partnerships, and policy changes to create new housing supply. We expect 112,752 units to be completed or under construction by 2027/28, from both funded and policy measures such as the Speculation Tax – see statistics table below.
- **Directly Funded Units:** Through investments in BC Housing’s Building BC programs, we have 22,369 units completed or underway since the introduction of the *30-Point Plan* but including all other funded BC Housing programs with partners and student housing, the current total completed/underway is 43,513.
- **Indirect Units (Policy Changes, Other Partners):** The Speculation and Vacancy Tax has reduced the number of vacant properties in the province, encouraging owners to either rent out, occupy the property as a primary residence, or sell. As of 2021, there were 20,805 additional strata units in Metro Vancouver alone that have been added to the available housing stock since 2018. Adding 11,000 units from rental construction financing by CMHC, a housing partner of the Province, as well as additional units from ending rental restrictions in condos and other policies, the total “complete and underway” direct and indirect units currently is an estimated 77,918.
- **Total Units Expected:** Including all of these additional units, we expect at least 112,752 units out of our 114,000 units goal to be completed or under construction by 2027/28, and over 123,000 units to be complete or under construction by 2032/33. Through the Budget 2024 BC Builds program, with both Provincial and Federal contributions, it is anticipated that development of between 8,000 and 10,000 additional homes for middle-income households will start over the next five years.

FINANCES:

- Budget 2024 includes the launch of the BC Builds program, with a Provincial commitment of \$950 million, \$198 million of which is included in the 3-year service plan. It also provides access to the Province’s \$2 billion development financing program, originally approved through Budget 2021 for the HousingHub program, to provide project financing, but also offer additional supports such as grants, land equity, and development services.

Confidential

- On February 21, 2024, the federal government announced an additional \$2 billion in additional financing to support BC Builds projects.
- This builds on the \$19 billion investment that the Province has made since Budget 2018, including the Budget 2023 investment of \$12 billion to implement a refreshed Housing Strategy over 10 years, and Budget 2018 which provided approximately \$7 billion in funding over 10 years through the introduction of the *30-Point Plan*.

STATISTICS:

- The following table details the progress toward 114,000 affordable units, including those introduced as part of the *30-Point Plan* and through additional funding as part of *Budget 2024* and the refreshed Housing Strategy.

Program / Initiative	30 PP 2018 10 yr. Target	Complete or Underway Dec. 31/23	Forecasted Complete & Under Construction by 2027/2028 ¹	B2024 Net new 10-yr. Funded Units
Directly Funded Units				
Building BC programs	28,700	22,369	42,718	
Non-Building BC programs (w/ BC Housing partners)	N/A	13,378	17,748	
Student Housing	8,000	7,766	9,881	
B2023 Secondary Suites Incentive Program	N/A	N/A	3,000	
B2024 BC Builds funded units	<u>N/A</u>	N/A		4,000 ²
Sub-Total	36,700	43,513	73,347	
Indirect Units				
Spec Tax (Metro Van)	N/A	20,805	20,805	
CMHC Rental Financing	N/A	11,000	11,000	
Other (TOD, etc.)	<u>N/A</u>	<u>2,600</u>	<u>7,600</u>	
Total	36,700	77,918	112,752	4,000

¹ 10 years from 2018/19. Includes new investments from B2023 to be completed/under construction by 2027/28.

² 4,000 units were announced through Provincial investment and financing. The Federal Government is providing \$2 billion additional financing for an additional 4,000-6,000 units (8,000-10,000 total).

BACKGROUND:

- *Budget 2024* reinforces the Homes for People plan with new funding for BC Builds. BC Builds uses government-owned, public, and underused land and lower government borrowing rates to offer low-cost financing to bring down construction costs and deliver more middle-income housing for people.

Confidential

- In 2023, Government introduced a refreshed Housing Strategy, that includes actions that will continue to provide direct funding, financing, partnerships, and policy change in support of an expanded supply of affordable housing in B.C.
- In addition to directly funded units, the Housing Strategy will also introduce measures that will unlock land supply, increase density, and improve the pace of housing development. These objectives are critical to enable a sustainable supply of affordable housing across the province.
- For example, the *Housing Supply Act* was brought into force in May 31, 2023, and will see the Province work with municipalities to set housing targets for high-growth areas where demand for housing outpaces supply. The first cohort of 10 municipalities received housing targets in September 2023.
- Also, as the first stage of implementing the results of the Development Approvals Process Review, the Province will prioritize local government density initiatives. This includes pre-zoning for missing middle density, secondary suites, and in Transit Oriented Development zones.

Contact: Caryn Fischer (CMSB)	Mobile: <small>Government Financial Information</small>
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2024/25 ESTIMATES NOTE

Rental Protection Fund

Last updated Date: March 26, 2024

KEY MESSAGES:

- The Rental Protection Fund was established to provide additional capacity for non-profit housing providers to acquire and preserve affordable rental homes.
- With a \$500 million budget, the Rental Protection Fund projects more than 2,000 British Columbians' housing will be protected throughout the province. To date, the Fund has received applications for more than 2,000 homes and has already approved funding to ensure housing security for over a thousand British Columbians.
- The Fund provides one-time capital grants to non-profit housing organizations so they can purchase affordable residential rental buildings and ownership co-operatives to protect the renters who are living there and safeguard these units from speculation and redevelopment.
- The Fund is managed by an external entity, the Housing Acquisition Fund Society (publicly known as the Rental Protection Fund Society), a partnership among the BC Non-Profit Housing Association, the Co-operative Housing Federation of BC, and the Aboriginal Housing Management Association.

FINANCES:

- The Provincial government provided \$500 million to establish the Rental Protection Fund. The Society provides grants to non-profit organizations to acquire properties, has and will invest the balance of the principal amount provided by government and will use interest earned to fund operations, as agreed, up to a maximum of \$2.2 million per year for three years (term of agreement). Any additional interest earned will be reinvested into the fund to preserve rental units.

STATISTICS:

- 8 applications have been approved for funding consisting of 11 distinct properties.
- The approved applications consist of 678 units.
- There has been a total of 50 property acquisition applications received from pre-qualified applicants.
 - 23 applications are currently under consideration, 12 applications were voluntarily withdrawn by applicants, and 4 applications have been rejected due to not meeting the contribution eligibility terms.

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- As of March 12, 2024, twelve applications have been approved that provide the acquisition of 15 distinct properties totalling 805 units. \$177 million has been approved to support these acquisitions including \$162 million for acquisition and \$15 million for capital renewal. –
- These acquisitions include two housing co-operatives in Coquitlam with 290 affordable rental units, and 16 rental units in Esquimalt in partnership with Lu'ma Native Housing Society.
- The current pipeline of units under consideration is approximately 1,050 units through 20 applications from pre-qualified applicants.
- The total number of units submitted to the fund for consideration totals 2,598 units (including the 805 already approved).
- The April Investment Advisory Committee will be reviewing applications totaling 445 units.

BACKGROUND:

- The Rental Protection Fund in B.C. stands out by addressing the affordability gap for middle-income renters. Unlike many programs targeting deeply affordable units, this fund supports renters who face rising rents but don't qualify for subsidies. Through the Rental Protection fund, middle income renters are ensured stability and security in housing, fostering community resilience by averting eviction or displacement threats. The Fund is managed by a board of directors which includes CEOs from BC Non-Profit Housing Association, the Co-operative Housing Federation of BC, and the Aboriginal Housing Management Association.
- The Fund stabilizes the private rental market by collaborating with non-profits to purchase occupied rental and co-operative housing. It follows strict acquisition criteria to maximize community impact and financial value, while adapting to changing real estate conditions in B.C. Additionally, it secures at-risk rental units and aids non-profit housing organizations in expanding their affordable housing assets and portfolios to meet demand.
- One-time grants are awarded with the expectation that projects can be sustained without ongoing subsidies, ensuring both the financial sustainability of the operating partner and the Province in the long run. This helps provide essential affordable rental housing to support families across B.C.

Contact: Caryn Fischer (CMSB)

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2024/25 ESTIMATES NOTE

Last updated Date: March 6, 2024

Secondary Suite Incentive Program

KEY MESSAGES:

- The Secondary Suite Incentive Program (SSIP) will open for applications in April 2024, and is a key action in our Homes for People Plan.
- Administered by BC Housing, SSIP will provide conditional financial assistance to eligible homeowners to build a new secondary suite or accessory dwelling unit at their primary residence for affordable, long-term rental.
- As a three-year pilot program, SSIP will provide funding to help create 3,000 new rental units over 3 years.
- SSIP is complemented by recent changes to enable secondary suites to be developed in all single-family residential zones across the province. Additionally, the *Home Suite Home* guide was published in September 2023 to assist homeowners to navigate the process to create and manage a rental suite.

FINANCES:

- Budget 2023 committed \$45 million per year for three years to the new Secondary Suite Incentive program, starting in 2024/25.
- This includes \$40 million per year in funding for forgivable loans and funding for an IT system to administer the program.
- Funding also enables BC Housing to hire 11.5 FTEs to process applications, administer at least 1,000 funding agreements per year, and monitor forgivable loan conditions annually.

STATISTICS:

- In BC, approximately 30% of rentals are purpose-built units in the primary rental market, while the remaining 70% of the rental units is comprised of units on the secondary market.
- Statistics Canada (2023) found that in BC in 2020, 9.6% of residential real estate investors were investor-occupants which own a single property with multiple residential units, one of which is their primary place of residence. Properties in this category may be a duplex or have a secondary suite or laneway home.

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- BC has a significantly larger share of investor-occupants as compared to other provinces. New Brunswick had the second highest share of investor-occupants at 2.5%. Only 0.8% of real estate investors in Ontario are investor-occupants.

BACKGROUND:

- As a key action in the Homes for People plan, the Secondary Suite Incentive Program responds to the significant shortage of affordable rental housing in BC by providing a financial incentive to homeowners that create a new, affordable unit for long-term rental at their existing residence.
- The program acts on the results of a 2022 BC Stats survey, which found that the cost of materials and labour was the top barrier for homeowners who were interested in creating a secondary suite but did not yet have one.
- SSIP will provide conditional financial assistance to homeowners to reimburse 50% of eligible costs up to a maximum of \$40,000 to construct a new secondary suite or accessory dwelling unit at their principal residence.
- Funding will be administered as a forgivable loan registered on the property's title. The loan will be forgiven at a rate of 20% per year, for at least five years, based on the owner meeting all program conditions, which include:
 - Rental of the unit for at least 10 months per year at or below BC Housing's Rent Affordability Limits (RALs).
 - Tenancies must be established under an agreement that complies with the Residential Tenancy Act (RTA).
 - Use of SSIP-funded units as short-term rentals is prohibited
 - Owners must maintain the property as their primary residence.
- BC Housing will monitor compliance with program conditions on an annual basis.
- In its first year, properties in 161 incorporated municipalities and 15 regional districts will be eligible. The program may be expanded to remaining regional districts in future years.

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2024/25 ESTIMATES NOTE

Last updated Date: March 26, 2024

Short-Term Rental Legislation and Implementation

KEY MESSAGES:

- B.C.'s short-term rental market is now at an all-time high, diverting thousands of long-term rental homes onto the short-term market.
- Like many jurisdictions around the world, B.C. is regulating short-term rentals to turn more units into long-term homes for people.
- The *Short-Term Rental Accommodations Act* (STRAA) received Royal Assent on October 26, 2023, with the first round of regulations deposited on December 7, 2023.
- The new rules give local governments stronger enforcement tools and establish provincial oversight over short-term rentals.
- Implementation of the Act will take a phased approach, with additional regulations and provincial compliance and enforcement tools expected to come into effect over the next year.

FINANCES:

- Budget 2023 provided \$2M in operating funding over 3 fiscal years to mitigate the impacts of short-term rentals.
- Budget 2024 provides an additional \$9.5M over 3 years from its base budget to support implementation of STRAA
- Capital funding through the Digital Investment Office of \$1.4 million over 2023/24 and 2024/25 has been approved for the Short-Term Rental Data Sharing Platform project, and \$2.1 million over FY24/25 and 25/26 for the Short-Term Rental Registry system.
- 16 FTEs are committed to support this work. Hiring is underway to establish a Short-Term Rental Compliance and Enforcement Unit to lead implementation of the new program and enforcement of the new provincial rules.

STATISTICS:

- Research from McGill University indicates that in June 2023, short-term rentals were removing almost 16,000 units from B.C.'s long-term rental market. The ministry estimates this is equivalent to about 2.5% of the 670,000 units in the long-term rental market in B.C.

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- Rental vacancy rates in B.C. are currently under 2% in most communities. In Fall 2023 rental vacancy rates were 1.2% in B.C. overall, 0.9% in Metro Vancouver, 1.6% in Victoria, and 1.3% in Kelowna.
- In June 2023, the top one percent of hosts in B.C. (under 2,000 operators) earned 20.7% of total short-term rental revenue, and 48.4% of active listings in B.C. were listed by an operator with three or more listings.

BACKGROUND:

- In 2019, the Province amended the *Strata Property Act* to allow strata corporations to fine owners or residents up to \$1,000 per day if they contravene the strata's STR bylaw.
- In 2020, the Province and UBCM established the Joint Province-UBCM Advisory Group on Short-Term Rentals, publishing a report and recommendations for next steps.
- Effective July 2022, all short-term rental platforms have been required to collect and remit Provincial Sales Tax and Municipal and Regional District Tax (where applicable).
- *Homes for People* was released in 2023 with a commitment to provide stricter enforcement of short-term rentals.
- As of October 2023, new provincial rules include increased fine maximums for bylaw enforcement and the ability for Regional Districts to regulate and licence short-term rentals.
- As of May 1, 2024, the Province is implementing the following:
 - A principal residence requirement in applicable communities limiting short-term rentals to a principal residence plus one secondary suite or accessory dwelling unit.
 - Protections for non-conforming use of property will no longer apply to short-term rentals. In some areas, these protections have allowed short-term rentals to continue even when it was against the bylaws set by the local government.
 - Hosts will be required to display a valid business licence number on their listing in areas where a business licence is required by the local government. Platforms will be required to remove listings that do not have valid local government business licences.
- Anticipated summer 2024, data sharing processes will be in place requiring short-term rental platforms to provide listing information to the Province.
- By late 2024, the Province will establish a short-term rental registry. This will help ensure that short-term rental hosts and platforms are following the rules and provide local governments and the Province with the information needed to follow up when they don't.

Contact: Hannah Rabinovitch (HPB)	Mobile: 250-883-7457
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2024/25 ESTIMATES NOTE

Last updated Date: March 26, 2024

Development Finance

KEY MESSAGES:

- New housing supply creates demand for new and expanded infrastructure, amenities, and services, such as sewers, transportation network improvements, community centres and daycares.
- To enable greater housing supply, local governments need the right tools to assist in paying for the infrastructure and amenities to support that growth.
- *Bill 46: Housing Statues (Development Financing) Amendment Act, 2023* made changes to the *Local Government Act* and *Vancouver Charter* to provide new and updated development finance tools that local governments can use to help fund the costs of infrastructure and amenities to support complete and livable communities.
- Changes to legislation include:
 - Updating the scope of infrastructure eligible to be funded through Development Cost Charges (and Development Cost Levies in Vancouver) to include fire protection facilities, police facilities, and solid waste facilities; and,
 - A new development finance tool called Amenity Cost Charges (ACCs) that lets local governments collect funds from new development to help pay for amenities like community centres, recreation centres, daycares, and libraries.

FINANCES:

- The Planning and Land Use Management Branch currently has a team of 4 FTEs supporting this work in varying capacities.
- \$150,000 has been allocated in the 2024/2025 budget to develop guidance materials to support local governments' in using the new development finance authorities.

BACKGROUND:

- In the Fall of 2023, the Province passed several pieces of housing legislation that changed the local government land use planning framework to allow for more small-scale multi-unit housing, facilitate more housing near transit, and establish new pro-active zoning requirements. The intended outcome of the legislation is to reduce rezonings and improve the efficiency of the local government development approvals process to facilitate increased housing supply.

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- These initiatives will result in growth that will create demands for new and expanded infrastructure, amenities, and services, such as sewer infrastructure, transportation infrastructure, recreational facilities, and day care facilities.
- Local governments have a range of development financing tools, like development cost charges (DCCs) (development cost levies (DCLs) in Vancouver), that they can use to acquire and construct new capital assets needed to address the demands of new development. Local governments in areas experiencing growth have also used the rezoning process to negotiate with homebuilders for funding needed for amenities to support complete and livable communities.
- Bill 46 introduced updates to the infrastructure categories eligible to be collected through DCCs/DCLs and the new amenity cost charge (ACC) tool to ensure that local governments can fund the infrastructure and amenities necessary to support population growth without needing a rezoning, while providing greater certainty and transparency to builders regarding the costs associated with a development.
- Interim guidance has been posted on the Ministry website and provides information on how local governments can update or adopt new DCC/DCL bylaws to begin collecting for the new categories of eligible infrastructure and the legislated requirements, and key considerations for developing an ACC program and bylaw.
- More comprehensive guidance on the new development finance tools will be developed and is expected to be available in late summer 2024.

Contact: Jessica Brooks (PLUM)

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Information

2024/25 ESTIMATES NOTE

Last updated Date: March 26, 2024

Digital Permitting

KEY MESSAGES:

- The Province is working with partners across the housing and technology sectors to position British Columbia as a North American leader in digital permits and construction.
- In October 2023, the Province established the Digital Advisory Council to provide strategic advice, ensuring the Province is achieving the broader vision of becoming a North American leader in digital permitting and construction.
- One area of focus is digitization of the Building Code. We've already delivered a single web-based interactive version of the Building Code, with improved search and navigation functionality; and we're working on a Building Code Navigator that will assist new, and less experienced, code users in quickly identifying relevant code requirements for their projects, increasing their ability to get the information they need to build new housing.
- Ultimately, we want to make building codes machine readable, which will unlock the potential for automated code compliance checks, in real time, before a building design is even submitted for permit. We're doing this in partnership with the National Research Council.
- Another area of focus is creating a Building Permit Hub which will make it simpler for builders and developers to digitally submit building permits applications for new housing and for local governments to receive and process the application.
- We have started building the digital tools with these pilot communities but ultimately, the Building Permit Hub will allow every community in the province to process permits digitally. Ultimately, this Building Permit Hub will connect seamlessly with our new provincial permitting system as well as those of local governments and First Nations.
- In March 2023, the Ministry of Housing provided DIGITAL with a one-time, \$9 million grant to accelerate the development and adoption of innovative collaboration technologies in the housing construction sector because we need to ensure there is widespread adoption of successful collaboration technologies through training and knowledge sharing.
- DIGITAL's work to support innovation in the housing construction sector is necessary to see the full benefit of Ministry of Housing's work to digitize building permits and construction codes.

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FINANCES:

- The Ministry of Housing received \$1.425 million in capital funding over 2 fiscal years (2023/24 – 2024/25) from the Digital Investment Office (CITZ) for the Building Permit Hub.
- The Ministry of Housing has received approval for \$550,000 in funding through the Ministry of Citizens' Services Strategic Investment Fund (SIF) to partner with TELUS to develop a proof of concept for a Building Code Navigator by September 30, 2024.

Contact: Nicole Vukosavljevic	Mobile: 778-974-5044
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2024/25 ESTIMATES NOTE

Last updated Date: March 26, 2024

Inclusionary Zoning

KEY MESSAGES:

- Responding to B.C.'s housing crisis requires a variety of responses, including making sure that local governments have the tools they need to create affordable housing.
- The Province has introduced changes to ensure local governments have these tools, including an inclusionary zoning framework.
- Inclusionary zoning is a planning and land use tool that would let local governments require new developments to include a certain amount of affordable housing.
- We will continue working with local governments and other partners to implement the *Homes for People Plan* and ensure needed homes get built.

FINANCES:

- If legislation is passed, \$150,000 has been allocated to develop guidance to support local governments to implement the inclusionary zoning framework.
- FTEs supporting this issue: 3

STATISTICS:

- Approximately 257,000 households live in core housing need in BC, meaning they pay more than 30% of their before-tax income towards housing costs. More than 134,000 of these households are paying more than 50% of their before-tax income on housing, which the Ministry refers to as extreme core housing need.

BACKGROUND:

- The Local Government Housing Initiatives (LGHI) introduced comprehensive changes to the land use planning and zoning framework, to accelerate the supply of new homes across the province.
- The Province's *Homes for People* plan committed to "working with local governments towards creating effective inclusionary zoning processes" (page 19).

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- Inclusionary Zoning is a new tool that allows local governments to require that developers include affordable housing units in new developments without relying on negotiations during rezoning processes.
- Inclusionary Zoning requirements would be established “up-front” by local government bylaw which provides greater certainty regarding developer contributions for affordable housing for the development industry, local governments, and the public.
- It is expected that inclusionary zoning would be most effective in areas with high land values, and in high-density developments,^{Advice/Recommendations}
Advice/Recommendations
- Providing more housing through changes to the planning and zoning framework is a key component to addressing the growing need for housing in British Columbia.
- Inclusionary zoning provides local governments with a new tool to help ensure new affordable homes are built, as their communities grow and new housing supply is added.

Contact: Jessica Brooks (PLUM)	Mobile: ^{Government Financial} Information
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2024/25 ESTIMATES NOTE

Last updated Date: March 26, 2024

Local Government Density Initiatives - Phase 2

KEY MESSAGES:

- Addressing B.C.'s housing crisis requires a significant increase in the supply of available housing to meet existing and growing demand.
- Ensuring that housing development approvals happen efficiently and effectively is critical for communities to get the housing they need as quickly as possible.
- In fall 2023, the province passed a suite of legislation that shifts local planning and zoning processes to happen upfront rather than through site-by-site rezonings.
- Local governments use rezonings to negotiate for important community outcomes in new developments.
- To support this shift to proactive planning, recent legislative changes enable local governments to secure key outcomes outside of rezonings.
- These changes focus on three key areas:
 - **Affordable housing**, by providing local governments with a new inclusionary zoning tool;
 - **Tenant protections**, by providing municipalities with authority to mitigate impacts on tenants who are evicted as a result of redevelopment;
 - Site-level infrastructure, by providing local governments with expanded authorities to secure site-specific works and services and implement Transportation Demand Management
- Without these changes, there is a risk that local governments will densify without being able to provide the infrastructure, transportation, and other benefits that are critical to building complete communities.

FINANCES:

- Local Government Density Initiatives are part of the Homes for People plan. The Planning and Land Use Management Branch currently has 3 FTEs supporting this work.
- To help facilitate implementation and to support local governments in meeting new legislative requirements, the Province distributed \$51 million as a grant-based local government housing initiatives funding program in January 2024.
- The Province is also providing \$10 million for the Local Government Development Approvals Program through UBCM.

STATISTICS:

- In Fall 2023, CMHC estimated Canada needed between 3.1 and 4 million new homes by 2030 to "restore housing affordability", with 610,000 new homes needed in B.C. This would amount to approximately 100,000 units per year.

BACKGROUND:

- The Ministry of Housing has a range of initiatives underway that will support increased housing supply and density and increased efficiency of development approvals.
- Legislative amendments passed in Fall 2023 require local governments to better plan and zone for housing needs "up-front" to reduce the number of rezonings, which can result in delays in housing getting to market.
- Spring Legislation supports the implementation of proactive planning, ensuring that local governments can secure key outcomes outside rezoning processes:
 - 1. Tenant assistance:** Providing local governments with explicit authority to establish bylaws designed to limit or offset the impacts of displacement on existing tenants in cases of redevelopment.
 - 2. New works and services authorities:** Providing local governments with expanded authorities for:
 - a) Increased range of works and services that local governments can require in new developments;
 - b) Authority to require works and services for infill developments that do not have a subdivision; and
 - c) Authority to require new developments to provide land for wider roads to accommodate the works and services (e.g. increase limit from 20m to 25m in depth).
 - 3. Transportation Demand Management (TDM):** Providing local governments with a new authority to define and require TDM measures in new developments. The proposed amendments include TDM measures like charging stations, transit shelters or end-of-trip facilities (e.g., repair/wash stations, charging, changerooms/showers).
- The Ministry of Housing (HOUS) will develop guidance materials to support local governments with use of the above new authorities.

Contact: Jessica Brooks, Executive Director, PLUM	Mobile: Government Financial Information
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2024/25 ESTIMATES NOTE

Proactive Zoning

Last updated Date: March 4, 2024

KEY MESSAGES:

- In fall 2023, as part of the Province's *Homes for People* action plan, the Province passed a suite of housing legislation to help deliver more homes for people, faster, across B.C.
- Bill 44 – *Housing Statutes (Residential Development) Amendment Act* received Royal Assent on November 30, 2023, and came into force on December 7, 2023.
- This legislation requires that:
 - All local governments update their Housing Needs Reports (HNRs) by January 1, 2025, using a new standardized methodology, for a more consistent, robust understanding of local housing needs over 20 years.
 - All municipalities update their official community plans (OCPs) and zoning bylaws by December 31, 2025, and then on a regular basis to align with their HNRs and pre-zone for the 20-year total amount of housing their communities need.
- The legislation also prohibits local governments from holding public hearings on rezonings for housing projects that are consistent with an existing OCP.
- This new legislation will ensure all municipalities have sufficient land designated and zoned to meet long-term housing needs therefore reducing the number of site-by-site rezonings.
- These changes are critical to more efficient and effective development approvals, and therefore to delivering more homes, faster.

FINANCES:

- The Planning and Land Use Management Branch currently has 4 FTEs supporting this work.
- To help facilitate implementation and to support all local governments in meeting new legislative requirements, the Province distributed \$51 million as a grant-based local government housing initiatives funding program in January 2024.
- The Province is also providing \$10 million for the Local Government Development Approvals Program through UBCM.

STATISTICS:

- In the summer of 2023, CMHC estimated Canada needed between 3.1 and 4 million new homes by 2030 to "restore housing affordability", with 610,000 new homes needed in B.C.

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- In June 2023, the benchmark price for the average B.C. home was \$977,700, down 4.7 per cent compared to June 2022. (Source: www.bccpa.ca)
- Economic modelling estimates that small-scale multi-unit housing (SSMUH) (Bill 44) and transit-oriented areas (TOAs) (Bill 47) could result in the addition of between 216,000 and 293,000 net new housing units over 10 years.

BACKGROUND:

- The fall 2023 legislative changes mean municipalities are now required to better plan and zone for housing needs “up-front”, to reduce the number of rezonings, which can result in delays in housing getting to market.
- This includes requiring local governments to update their zoning bylaws to accommodate the SSMUH density requirements and TOA requirements by June 30, 2024 (see notes 62 and 63).
- As well, by January 1, 2025, all local governments must have completed an interim HNR that incorporates the new requirements. Following this, all local governments must complete a full new HNR in 2028 and every five years thereafter. This will ensure that all communities have HNRs based on the most recent Census data.
- By December 31, 2025, all municipalities must have completed their first review and update of their OCP and zoning bylaw(s) to align with their interim HNR(s) and proactively-zone for the total amount of housing units needed over the next 20 years. After this, all municipalities will be required to review and, if necessary, update their OCPs and zoning bylaws every five years, following the completion of each new HNR.
- Municipal planning and zoning for housing in alignment with HNRs, on a regular basis, will ensure that communities have sufficient land designated and zoned to meet long-term housing needs, as identified in their HNRs.
- Local governments will not be required to zone for rental or affordable housing but will be required to include policies in their OCPs that address affordable housing, rental housing, special needs housing, seniors housing, family housing and other specific housing needs.

Advice/Recommendations

Advice
ID: 000

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2024/25 ESTIMATES NOTE

Last updated Date: March 26, 2024

Small-Scale, Multi-Unit Homes

KEY MESSAGES:

- Zoning bylaws in many B.C. communities have led most new housing to be built in the form of condos or single-family homes which are out of reach for many people.
- Zoning barriers and layers of regulations have also slowed the delivery of housing, making development applications go through long, complicated processes to build much needed housing.
- Legislation that was passed in Fall 2023 will allow more small-scale multi-unit housing to be built throughout the province in residential areas which are restricted to single family and duplex housing.
- This legislation will ensure more diverse housing options are built throughout residential areas, which better reflect the needs of each community.
- Small-scale, multi-unit housing legislation received Royal Assent on November 30, 2023, and came into force as of December 7, 2023.
- Local governments are required to comply with this legislation by June 30, 2024, unless an extension is granted by the Minister.

FINANCES:

- FTEs supporting this issue: 4
- Performance measures for success:
 - Number of local governments in compliance by June 30, 2024

STATISTICS:

- In the Fall of 2023, Canadian Mortgage and Housing Corporation (CMHC) reported they maintain their 2022 projection which estimated 610,000 new homes will be needed in B.C. by 2030 to bring housing costs back to 2003-04 levels, as housing costs were lower relative to income at this time.
- The population of the province is expected to increase to 7.9 million by 2046 (in 20 years), from 5.5 million people as of end of 2023.

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- Approximately 80% of the population growth between 2022 and 2027 is expected to be concentrated in the most urban regional districts: Central Okanagan, Fraser Valley, Capital Region and Greater Vancouver.
- Economic modelling estimates that small-scale multi-unit housing (SSMUH) (Bill 44) and transit-oriented areas (TOAs) (Bill 47) could result in the addition of between 216,000 and 293,000 net new housing units over 10 years.
- A recent report (September 2023) published by Metro Vancouver Regional Planning staff highlights that public infrastructure investments are best utilized in urban areas when higher density and infill development is permitted. The report recommends that jurisdictions which have regulatory barriers against urban densification strongly consider encouraging infill and mixed-use development.

BACKGROUND:

- Local governments within an urban containment boundary established through a regional growth strategy, as well as communities with a population over 5000, are required to allow a minimum of 3-4 units of housing, depending on lot size, in zones which are restricted to single family and duplex housing. For areas within 400 metres of frequent bus service, a minimum of 6 units must be allowed.
- For those communities smaller than 5000 people and that are outside of an urban containment boundary established through a regional growth strategy, they are required to allow either a secondary suite and/or detached accessory dwelling unit in zones restricted to single family housing.
- A Small-Scale Multi-Unit Housing Policy Manual and Site Standards was published to support local governments in implementing the legislative requirements.
- PLUM continues to support local governments in implementing the small-scale multi-unit housing legislation via ongoing direct support as well as publishing further guiding documents, including: SSMUH Extension Policy Bulletin and Small-Scale Multi-Unit Housing Toolkit for Local Governments.

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2024/25 ESTIMATES NOTE

Transit-Oriented Areas

Last updated Date: March 26, 2024

KEY MESSAGES:

- The *Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023* (Bill 47), requires 31 municipalities to designate transit-oriented development (TOD) areas and sets requirements for local governments to follow within those areas.
- This legislation supports the Province's commitment to ensuring that higher-density residential development and complete communities can be built around key transit hubs across British Columbia.
- In TOD areas, local governments must allow developments up to minimum levels of density and building height to proceed when making zoning decisions.
- As well, local governments must allow the provision of off-street residential parking spaces to be determined by the market.
- Under the new framework, transit-oriented areas around 104 transit stations will be designated in 31 municipalities (see Appendix 1).
 - On December 7, 2023, the Province, designated transit-oriented areas around 52 transit stations, where the new legislative framework is currently in effect.
 - Transit-oriented areas will be designated by local governments around 104 transit stations by June 30, 2024.
- **NOTE:** HOUS and MOTI have been coordinating responses to media, stakeholder, and local government inquiries on TOD based on the following approach
 - HOUS is responding to connections between TOD Areas and the other Local Government Housing Initiatives legislation (e.g., SSMUH) as well as connections between TOD Areas and local government land use planning.
 - MOTI is responding to program implementation and monitoring (e.g., updates to TOD Areas) and updates to the TOD manual.

FINANCES:

- The Planning and Land Use Management Branch currently has 2.0 FTEs supporting this work.
- MOTI's Integrated Development Branch has 17 FTEs supporting TOD work with ongoing considerations related to staffing. Of these, 3 are dedicated to TOA policy work.
- Performance measures for success:
 - Number of local governments that are in compliance with the legislative requirements by June 30, 2024.

Intergovernmental Communications

STATISTICS:

- In the Fall of 2023, Canadian Mortgage and Housing Corporation (CMHC) reported they maintain their 2022 projection which estimated 610,000 new homes will be needed in B.C. by 2030 to bring housing costs back to 2003-04 levels, as housing costs were lower relative to income at this time. British Columbia was expected to reach 5.5 million people by the end of 2023, increasing to 7.9 million in 2046 (in 20 years).
- Surrey and Vancouver are the municipalities expected to have the largest population increase and have 16 and 29 TOAs to designate by June 30, 2024, respectively.
- Economic modelling estimates that small-scale multi-unit housing (SSMUH) (Bill 44) and transit-oriented areas (TOAs) (Bill 47) could result in the addition of between 216,000 and 293,000 net new housing units over 10 years.

BACKGROUND:

- Areas in and around busy transit hubs are ideal locations for increasing the supply of housing for families seeking to reduce their car dependency, for seniors and some people living with disabilities, and for essential workers to commute easily to their jobs.
- Historically, restrictive zoning bylaws, slow development approvals, and excessive minimum parking requirements have impeded new development around transit hubs.
- Through transit-oriented development, high-density housing and mixed-use development are located within walking distance of transit hubs, connected by multi-modal infrastructure for walking, pushing, and cycling. This supports the development of ‘complete communities’ connected by a backbone of fast, frequent, and reliable public transit.
- The transit-oriented areas legislative amendments support the Province’s social, economic, and environmental goals, which include increasing housing supply, fostering complete communities, increasing active transportation and transit use, and reducing greenhouse gas emissions.

Contact: Jessica Brooks (PLUM)	Mobile: <small>Government Financial Information</small>
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2024/25 ESTIMATES NOTE

Last updated Date: March 4, 2024

\$51 Million Capacity Funding

KEY MESSAGES:

- In January 2024, the Province provided \$51 million in grant-based funding from Budget 2023 to all municipalities, regional districts and the Islands Trust in British Columbia.
- This funding will support local governments to meet the new legislated requirements of Bill 44 Housing Statutes (Residential Development) Amendment Act, Bill 46 Housing Statutes (Development Financing) Amendment Act, and Bill 47 Housing Statutes (Transit-Oriented Areas) Amendment Act.
- In recognition of the work that local governments will need to do to meet the new requirements, the Province provided this funding to help them undertake that work. This funding will be especially beneficial for smaller local governments that may have fewer resources to make the required changes.
- Local governments can use this funding to update Housing Needs Reports (HNRs), zoning bylaws, development cost charge (DCC) and amenity cost charge (ACC) bylaws, and community plans by hiring consultants and staff, and to do research and community engagement, as part of the transition to improve the development approvals process.
- The funding program guide is posted online.

FINANCES:

- This was a 4-month project for 2 FTEs.
- Budget 2023 allocated the \$57 million over three years for a funding program to support local governments to meet new requirements under the DAPR (Development Approvals Process Review) as well as funding for new FTEs to implement Local Government Density Initiatives.
- Treasury Board subsequently approved a request to enable HOUS to disburse the entire \$51 million in capacity funding in the 2023-24 fiscal year, to coincide with the introduction of the legislative changes.

STATISTICS:

- British Columbia witnessed its highest annual population increase rate since 1972 during the twelve-month period concluding on October 1, 2023, as the number of people grew by 177,599, resulting in an annual growth rate of 3.3%.

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BACKGROUND:

- To help facilitate implementation and to support all local governments in meeting the new legislative requirements for small-scale multi-unit housing (SSMUH), pro-active planning and transit-oriented development areas, the Province distributed \$51 million as a grant-based local government housing initiatives funding program in January 2024. Grants were distributed to 160 municipalities, 27 regional districts and the Islands Trust.
- The grant amounts are based on a flat funding amount and a per-capita amount. For municipalities, the flat amount is \$150,000 and the per-capita amount is \$4.39. For regional districts, the flat amount is \$80,000 and the per-capita amount is \$5.80. Funding for the Islands Trust (\$127,337) reflects that they are only obligated to update their HNRs.
- All local governments except Regional Districts¹ and Islands Trust², will be required to:
 - update their zoning bylaw(s) to accommodate SSMUH requirements;
 - update their HNR(s) with the new required, standardized methodology;
 - update their official community plan(s) (OCPs) and zoning bylaw(s) to align with HNRs, and pre-zone for total amount of housing needed; and
 - select municipalities must designate specified Transit-Oriented Areas by bylaw.
- Funding has not been provided to First Nations because they are not obligated to meet the new legislative requirements.
- The funding can be spent on any planning and implementation activities needed to meet the new requirements and allows flexibility for recipients to partner with each other (e.g., for regional projects). Examples of eligible projects include a new project or update to an existing HNR, OCP, zoning bylaw, DCC bylaw, ACC bylaw or transit-oriented density bylaw.
- Recipients are required to report annually on how the funding was used (including total project(s) budget and expenditures), how the project(s) aids in meeting the new legislated requirements, progress achieved and when the legislative requirements were met.
- The Province expects local governments to use this funding prior to December 31, 2025, by which time they will be required to meet the new legislative requirements.

Contact: Jessica Brooks (PLUM)

Mobile: Government Financial Information

¹ Regional Districts will only be required to update zoning bylaw(s) and HNR(s).

² Islands Trust will only be required to update its HNRs due to it being a special purpose government, mandated to preserve and protect the Trust Area.

2024/25 ESTIMATES NOTE

Last updated Date: March 25, 2024

Protections for Renters - Overview

KEY MESSAGES:

- We recognize the need for safe, secure, and affordable housing.
- Our government has taken significant steps to improve rental housing policies in BC that have saved renters money, increased protections, and security of tenure, and improved the services that renters and landlords rely on to resolve disputes through the Residential Tenancy Branch.
- Most recently, changes include:
 - Protecting renters against high inflation by capping the maximum annual rent increase in 2023 at 2 per cent and 2024 at 3.5 per cent.
 - Reducing wait times at the RTB by 53.61 per cent since November 2022.
 - Launching updated web content as part of the Province's continued commitment to make the branch's services and information more accessible. The new website, which launched December 7, 2023, supports efficient access to information and dispute-resolution services for tenants and landlords.
 - Offering free, real-time interpretation services in more than 200 languages for dispute resolution and other information.
 - Expanding the grounds for review of an RTB decision to allow the RTB to undertake a review where it is clear an error has been made without having to send it to judicial review reducing costs to tenants and landlords, the courts and government.
 - Ending all strata rental-restriction bylaws; and
 - Limiting age-restriction bylaws in strata housing, except for people 55 and older.
- The Province is also introducing amendments to the RTA to deter bad faith landlord use evictions.

FINANCES:

- The RTB Budget for 2024/25 is \$16.811 million.
- On December 28, 2022, the Province announced a commitment of up to \$15.6 million over three years to recruit and retain more staff and improve processes to help deliver faster

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services for landlords and tenants. This funding also allowed the Branch to intervene earlier in disputes often preventing the need for hearings.

- The RTB's budget was previously increased in 2017 by \$3.017 million annually. However, 40 per cent of the increased funding was eroded by increased operational costs.

BACKGROUND:

- Many of the initiatives government has taken were the result of recommendations made by the Rental Housing Task Force. Government has delivered on most of the Task Force's recommendations.
- Key changes made previously include:
 - In 2018, closing the vacate clause loophole and increasing compensation owed to tenants for bad faith landlord use evictions.
 - Creating a Compliance and Enforcement Unit in 2019.
 - Freezing rent increases between 2020 and 2022 in response to the COVID-19 pandemic.
 - Funding BC Rent Bank to realize Canada's first provincewide rent bank.
 - In 2021, addressing renovictions by making landlords apply to the Residential Tenancy Branch for permission to end the tenancy under strict criteria. From September 2023 to February 2024, the RTB received only 33 applications. Of those, 12 are still open, 1 was granted, and 1 was settled, while 19 were either withdrawn or dismissed.
 - In 2021, implementing an expedited process for renters to receive their security and pet deposits back in a fair and timely manner.
 - In 2021, giving the Compliance and Enforcement Unit the ability to compel records in an investigation, making it easier to investigate non-compliance with the *Residential Tenancy Act* and *Manufactured Home Park Tenancy Act*.
- In December 2022, the Government of British Columbia committed up to \$15.6 million over three years to improve services and reduce delays at the Residential Tenancy Branch.

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2024/25 ESTIMATES NOTE

Last updated Date: March 11, 2024

Rental Housing Task Force Progress

KEY MESSAGES:

- In 2018, the Rental Housing Task Force provided 25 recommendations (23 main recommendations and two early recommendations) to improve the laws and process for tenancies in British Columbia.
- Key changes that have been implemented include:
 - Capping rent increases at inflation,
 - Addressing the issue of renovictions,
 - Strengthening penalties for landlords and tenants who break the law,
 - Expediting the return of security deposits,
 - Allowing email as a way of serving documents,
 - Recording all Residential Tenancy Branch dispute resolution hearings,
 - Increasing the availability of rental housing in strata buildings by eliminating strata corporations' ability to ban rentals,
 - Increasing funding to the BC Rent Bank to help people sustain their housing when faced with an unexpected financial challenge, and,
 - Addressing the needs of non-profit and supportive housing providers.
- Recommendations that are in progress include looking at options for compensation in cases where a tenant's rental unit is demolished and increasing the repayment rate of monetary orders issued by the Residential Tenancy Branch.
- The Residential Tenancy Branch has collaborated with government ministries and agencies, local governments, and tenant and landlord organizations when implementing these changes.

FINANCES:

- All changes made by the Branch have been implemented with existing resources.
- In January 2024 the Province announced over \$7 million in additional funding to BC Rent Bank over the next two years, to support renters with low-to-moderate incomes with access to financial supports to maintain housing in the event of urgent financial need.

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- This is in addition to a year-end grant of \$3.4 million that the Province provided to the organization in 2022/23. These investments build on a previous \$10-million investment made by the Province in 2018/19.

BACKGROUND:

- 21 recommendations are completed, 1 is in progress, and 3 are not proceeding at this time.

Advice/Recommendations

- Items that are in progress include:
 - Proposed amendments to the Residential Tenancy Act would allow government to increase compensation paid to tenants when they are evicted for redevelopment, which relates to recommendation 2 (work with local governments to develop tenant compensation and relocation guidelines in case of demolition).
 - Recent legislative changes by the Ministry of Attorney General will make it easier and less costly for people to get the money owed to them through the courts or tribunals, which addresses recommendation 8.
 - Between now and when the Money Judgment Enforcement Act is brought into force in 2025, the Ministry of Attorney General will be working with the Ministry of Housing to address operational changes that are required to allow direct registration in a new money judgment registry. These changes have also streamlined the process for enforcing a monetary order in the courts.
- The Province recently implemented a number of recommendations:
 - In October 2023, the Province introduced new legislation on short-term rentals, which focuses on increasing fines and strengthening tools for local governments, returning more short-term rentals to long-term homes, and establishing provincial rules and enforcement. This responds to recommendation 11.

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- Also in October 2023, brought into force amendments that expanded the grounds for review of an RTB decision to address recommendation 14.
- To implement recommendation 22, the Province amended the Residential Tenancy Regulation to clearly define supportive housing and exempt supportive-housing units from sections of the RTA that prohibit guest policies and wellness checks. These amendments came into effect on February 28, 2024.

Contact: Meghan Will ADM, HPHSD	Mobile: <small>Government Financial Information</small>
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2024/25 ESTIMATES NOTE

Last updated Date: March 5, 2024

Compliance and Enforcement - Overview

KEY MESSAGES:

- The Province has taken steps to strengthen enforcement of B.C.'s tenancy laws by establishing the Residential Tenancy Branch Compliance and Enforcement Unit (CEU) in 2019.
- The CEU has been effective in ensuring compliance with B.C.'s tenancy laws by providing education, issuing warnings, and issuing administrative monetary penalties when required.
- The Province recognizes the importance of ensuring landlords and tenants are protected from those who choose not to follow B.C.'s tenancy laws.
- As of July 2023, the Residential Tenancy Branch has filled several new positions in the CEU, effectively doubling the size of the team to a compliment of 10. With these additional positions, the CEU is able to take on more, expedite investigations, and conduct more early interventions.

FINANCES:

- In December 2022, the Province committed up to \$15.6 million over three years to improve RTB services, including funding to double the size of the CEU to improve its capacity to intervene early and prevent hearings from occurring in the first place, where appropriate.

STATISTICS:

- Since its creation in May 2019, the CEU has assessed over 893 complaints, resulting in 37 administrative monetary penalties – 15 against landlords and 6 against tenants.¹
- CEU complaints by year:
 - 2019 – 108
 - 2020 – 117
 - 2021 – 184
 - 2022 – 213
 - 2023 – 411
 - 2024 – 38 (up to February 5, 2024)

¹ Some respondents have more than one administrative monetary penalty against them in a single decision.

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- The CEU has a 65 percent rate of voluntary compliance. Expanding the capacity of the CEU has helped to ensure that the rights of tenants and landlords are protected and, in some cases, has reduced the need for parties to apply for dispute resolution services.

BACKGROUND:

- The Residential Tenancy Act allows the Director to order a person to pay an administrative penalty for serious, repeat, or deliberate contraventions of the Act or non-compliance with decisions or orders of the Director, or for providing false or misleading information in a hearing or investigation.
- An administrative penalty may be up to \$5,000 per contravention for each day the contravention continues. The RTB began publishing administrative penalty decisions in 2020. Outstanding administrative monetary penalties are transferred to the Ministry of Finance for collection.
- Legislative changes have provided greater tools for the CEU, including allowing the CEU to compel records and issue penalties for providing false or misleading information. The CEU works with respondents to provide opportunities to come into voluntary compliance, however for those who chose not to comply, there can be significant financial impacts.
- The CEU regularly works with stakeholders and attends multi-agency meetings to provide support and timely information to help address issues that arise in communities throughout the province.
- Recent examples of CEU successes:
 - In early January 2024, the CEU learned that a multi-unit building had been without a working elevator for at least six weeks. One tenant in particular had been housebound, missing medical appointments, as they could not use the stairs. The CEU immediately commenced an investigation and, after warning the landlord, the elevator was fixed within a few days.
 - In January 2024 during a cold weather event in BC, the CEU received a complaint that there was no heat in a 58-unit rental building. In a few units, water pipes had burst due to the cold. The tenants were seniors, some in their late 80's and in one unit, the tenant had been in a wet and cold rental unit for a week. The CEU immediately commenced an investigation, warned the landlord of consequences for failure to make emergency repairs and within a few days the heat was on, and restoration for water damage had commenced.

Contact: Meghan Will ADM, HPHSD	Mobile: <small>Government Financial Information</small>
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2024/25 ESTIMATES NOTE

Last updated Date: March 11, 2024

RTB Wait Times

KEY MESSAGES:

- In December 2022, the Government of British Columbia committed up to \$15.6 million over three years to improve services and reduce delays at the Residential Tenancy Branch. This is a 40 per cent increase to the Residential Tenancy Branch's (RTB) operational and staffing budget.
- With the increased funding, the RTB has created 50 new positions to cut wait times for dispute resolution hearings, made needed improvements to the RTB dispute resolution process, and doubled the size of the Compliance and Enforcement Unit to improve its capacity to intervene early and prevent hearings from occurring in the first place.
- Between November 2022 and February 2024, average wait times for participatory hearings have dropped by 53.61 per cent, despite the fact that the RTB continues to receive a high volume of inquiries and applications for dispute resolution from the public.
- Amendments to the *Residential Tenancy Act* and *Manufactured Home Park Tenancy Act* in November 2023 included several procedural improvements that increase efficiency and timeliness in all phases of the RTB's dispute-resolution process. They also included new initiatives such as facilitation and the ability to provide decisions orally rather than in written format – both of which are coming into effect this Spring.
- The RTB will continue to revitalize its dispute resolution processes, to make them more user-friendly and easier to navigate and to support landlords and tenants in resolving their disputes in a timely manner.

FINANCES:

- The RTB Budget for 2024/25 is \$16.811 million.
- On December 28, 2022, the Province announced a commitment of up to \$15.6 million over three years to recruit and retain more staff and improve processes to help deliver faster services for landlords and tenants. This funding also allowed the Branch to intervene earlier in disputes often preventing the need for hearings.
- The RTB's budget was previously increased in 2017 by \$3.017 million annually. However, 40 per cent of the increased funding was eroded by increased operational costs.

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STATISTICS:

Call Volume/Wait Times

- In 2023, the RTB received 200,583 calls.
- The average wait time for the call center was 8:09 minutes in February 2024, which is well within the 12-minute service standard and an improvement from 21:40 minutes in February 2023.
- The RTB has maintained a 6–8-minute average wait time since November 2023, a significant decrease from April 2023 when wait times were almost 35 minutes.

Dispute Resolution Application Volume/Wait Times

- The pre-pandemic average number of dispute resolution applications was 1,550 per month. The RTB received 1,687 applications per month in 2021, 1,798 per month in 2022, and 1,975 applications per month in 2023. In February 2024, the RTB received 1,930 applications.
- As of February 2024, hearing wait times are:
 - Emergency Hearings: 2.6 weeks (compared to 3.1 weeks in February 2023 and service standard of 2 weeks)
 - Regular Hearings: 8.3 weeks (compared to 13.3 weeks in February 2023 and service standard of 6 weeks)
 - Monetary Hearings: 13.6 weeks (compared to 30.9 weeks in February 2023 and service standard of 12 weeks)
- As of February 2024, the total average wait times for participatory hearings dropped by nearly 54 per cent when compared to November 2022 which was the final month preceding the Province's investment in RTB in December 2022.
- The wait time for expedited hearings for landlord requests for Orders of Possession for unpaid rent and/ or utilities has significantly decreased from almost 11 weeks in February 2023 to 4.97 weeks in February 2024. This reflects a decrease of 56.99 per cent in the wait time and is well within the 6-week service standard.
- As of February 2024, direct requests, an adjudicated process for specific dispute types that does not require participation from the respondent are being heard in 1.2 weeks compared to more than 7.31 weeks in February 2023. This is a decrease of 83.31 per cent and is supporting landlords in rapid resolution.
- The RTB is responding to general emails in 1 day and new applications for dispute resolution are being processed well within service standards.

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BACKGROUND:

- Former Minister Responsible for Housing, David Eby, asked the RTB to retain a third-party consultant to review its processes to find opportunities to reduce wait times. The review highlighted that the RTB is efficient, completing large volumes of work with a consistent year-over-year budget.
- The RTB is working to revitalize its dispute resolution processes to reduce wait times for hearings and workload for staff while improving client satisfaction with the process. As part of this work, the RTB has implemented the following improvements:
 - Launching updated web content to ensure citizens can access the information they need,
 - Implementing hearing verification and enhanced screening to reduce the number of dispute resolution hearings that are not needed or that have no merit,
 - Intervening early to resolve disputes without a hearing,
 - the implementation of a dispute stream that fast-tracks time-sensitive applications, such as unpaid rent or utilities, providing landlords with faster access to services when they have not received payment, and
 - an expansion of the types of disputes eligible for direct request to include tenancies ending with cause, allowing for faster resolutions. Direct requests are used for straightforward applications where the other party does not dispute the application and, as a result, a full hearing is not required.
- Since January 2023, the RTB has increased Information Officers (+20), Senior Information Officers (+3), Supervisor (+1), Adjudicators (+3), Arbitrators (+12), and Arbitration Managers (+1). The Compliance and Enforcement Unit (CEU) is fully staffed and operational (+5 employees).
- With this hiring, RTB has filled 45 of its 50 net new resources. Hiring is in progress to fill the remaining positions (four case facilitators and one clerk) during the spring of 2024.
- In 2024, the RTB will continue revitalization work through such initiatives as facilitation and oral decisions. These changes will make RTB processes more efficient and accessible, reducing hearing wait times, and improving citizen experience.

Contact: Meghan Will, ADM, HPHSD	Mobile: <small>Government Financial Information</small>
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2024/25 ESTIMATES NOTE

Last updated Date: March 4, 2024

Renters Rebate

KEY MESSAGES:

- Introduced in Budget 2023, and highlighted in Budget 2024, the Renters Rebate is an initiative for renters delivered through the tax system. Questions should be directed to the Minister of Finance.

FINANCES:

- Budget 2023 projected \$939 million over the three-year fiscal plan period for the program.
- In Budget 2024, the budget estimate for 2024/25 is \$279 million.

STATISTICS:

- It is expected that approximately 76% of renter households will be eligible for the tax credit based on eligible incomes.
- According to Census 2021 data from Statistics Canada, 37.8% of renters in B.C. live in unaffordable housing (spending 30% or more of household income on shelter costs), as compared to 19.3% of owners.
- Between 2011 and 2021, the number of renter households in B.C. grew by 27.5% (Statistics Canada National Household Survey 2011 and Census 2021).

BACKGROUND:

- Introduced in Budget 2023, the income-tested B.C. renter's tax credit is available this year for renters filing their 2023 income taxes.
- Renters with low and moderate incomes may receive a credit of up to \$400 a year. To be eligible, households must have occupied and paid rent for a rental unit with a tenancy agreement for at least six-months.
- Renter households with an adjusted net income below \$60,000 are eligible for the full credit. The amount of the credit is reduced by 2% for the amount of adjusted net income exceeding \$60,000. Households with adjusted net incomes of \$80,000 or higher are ineligible.
- Budget 2024 also proposes that you cannot claim the credit on your in-bankruptcy income tax return if you were bankrupt during the year.
- The credit brings greater equity to taxpayers in BC, by extending support for renters in addition to homeowners, who are eligible for the Homeowner Grant.

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2024/25 ESTIMATES NOTE

Last updated Date: March 7, 2024

Application of RTA to Supportive Housing

KEY MESSAGES:

- Supportive housing is a best practice for responding to homelessness. Providing subsidized housing with on-site supports helps tenants maintain their housing, ensuring housing stability.
- Some supportive housing offers a broad range of health and social supports, with staff on-site 24/7, supporting people with very complex needs. Others offer lighter supports, with more limited staff hours.
- The Province is committed to working with supportive housing providers to support them in being able to effectively ensure the safety of tenants, staff and buildings in accordance with the *Residential Tenancy Act (RTA)*.
- Many supportive-housing providers rely on wellness checks to confirm a tenant's health, well-being, and safety. Additionally, guest policies allow operators to manage who enters the building, which helps to ensure the safety of staff and tenants. However, these practices were previously not allowed under the RTA, which covers supportive housing.
- In 2018, the Rental Housing Task Force recommended that government address the specific needs of non-profit housing and supportive housing in the RTA.
- In response to this recommendation, and other stakeholder engagement in recent years, the Province amended the Residential Tenancy Regulation (RTR) under the RTA to clearly define supportive housing and exempt supportive-housing units from sections of the RTA that prohibit guest policies and wellness checks. These changes came into effect on February 28, 2024.

FINANCES:

- No funding under Budget 2024 or previous budgets has been delegated to this issue, except for Office of Housing and Construction Standards procurement of a consultant in 2022 to complete the Stakeholder Engagement of Supportive Housing operators and tenants for the report.

BACKGROUND:

- The primary purpose of the RTA is to provide protections to tenants, identify landlord and tenant rights, and provide a mechanism to negotiate disputes.

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- Supportive housing is covered under the RTA. However, there are a wide variety of supportive housing programs that range in terms of staffing and resource supports available, length of stay, type, and intensity of supports, and location of services.
- Since 2018, Government has engaged with the supportive housing sector on the relationship between the RTA and supportive housing. This engagement highlighted the following:
 - Supportive housing providers and tenants were often confused about whether supportive housing is covered under the RTA,
 - There is a lack of clarity around what supportive housing is for the purposes of the RTA, partly due to the lack of provincial definition of the term, and
 - The RTA does not reflect the operational realities of supportive housing. Specifically, safety protocols, like guest management and wellness checks, are necessary to ensure the safety of tenants and staff but were prohibited under the RTA.
- In response to this engagement, Government decided to make amendments to the RTR to:
 - Clearly define supportive housing, and,
 - Exempt supportive housing from sections 28, 29, and 30(1)(b) of the RTA, which prohibit restrictive guest policies and wellness checks.
- These changes came into effect on February 28, 2024.
- To support the effective implementation of these changes, the Ministry of Housing worked with BC Housing to develop operational standards to support providers when developing their guest policies and wellness check policies.
- The Ministry also participated in several information sessions with supportive housing providers before and after the changes were announced.

Advice/Recommendations

Contact: Meghan Will, ADM, HPHSD

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Information

2024/25 ESTIMATES NOTE

Last updated Date: March 19, 2024

Rental Assistance

KEY MESSAGES:

- The Rental Assistance Program (RAP) provides families earning less than \$40,000 a year with rent supplements to help with their monthly rent payments.
- The Shelter Aid for Elderly Renters (SAFER) program provides rent supplements to low-to moderate-income seniors (aged 60+).
- The Supported Rent Supplement Program (SRSP) aims to reduce and prevent homelessness by pairing wraparound supports with the federally funded Canada-British Columbia Housing Benefit (CBCHB) rent supp. to support wellbeing and housing stability.
- SRSP will provide 3,000 CBCHB rent supplements and wraparound supports through BCH contracted service providers by 2025.
- The Homeless Prevention Program (HPP) provides portable rent supplements to individuals in identified at-risk groups facing homelessness.
- Rent banks are a housing stability and homelessness prevention resource providing micro-loans to people who are experiencing a short-term financial crisis that jeopardizes their housing stability.

FINANCES:

- In 2024/25, the Province estimates to spend \$18.5 million on the Rental Assistance Program (RAP) to help approximately 3,900 families and an estimated \$55.2 million on the SAFER program to help approximately 22,900 senior households.
- Building on the initial \$10 million provincial investment in Rent Banks for 2018/19, the Province provided an additional \$3.4 million year-end grant in 2023 and is investing an additional \$7.5 million over the next two years, with \$3.082 million in 2024/25.

STATISTICS:

- As of Dec. 31, 2023, there were 3,919 households receiving RAP with an average monthly subsidy of \$384, compared to 4,801 as of Dec. 31, 2022, with a monthly subsidy of \$314.
- As of Dec. 31, 2023, there were 22,896 households receiving SAFER with an average monthly subsidy of \$195 compared to 23,843 as of Dec. 31, 2022, with a monthly subsidy of \$197.
- As of Dec. 31, 2023, 1,756 rent supplements were allocated under the Homeless Outreach Program with an average rent supplement of \$382/month, compared to 1740 supplements as of Dec. 31, 2022, with an average amount of \$320.
- As of Dec. 31, 2023, there were 2,307 households receiving the Canada-BC Housing Benefit with an average monthly subsidy of \$524, compared to 2,673 households as of Dec. 31, 2022, with an average amount of \$462.

- As of Dec. 31, 2023, 120 Supported Rent Supplements have been made available to Canada-BC Housing Benefit recipients in Victoria and Kamloops.
- Last year, BC Rent Bank approved assistance for 1,112 households, benefitting over 2,270 renters, and provided 4,266 instances of supplementary services and referrals.

BACKGROUND:

- **Rental Assistance Program (RAP):** provides eligible low-income working families with monthly assistance to help with their monthly rent payments. Families are reimbursed part of the difference between 30% of their total income and their monthly rent, based on a sliding scale that gives more money to those with the least income.
- **Shelter Aid for Elderly Renters (SAFER):** provides direct cash assistance to eligible seniors in the private rental market who pay more than 30% of their gross income on rent. The benefit reimburses a portion of the difference between 30% of gross household income and the actual rent paid or the maximum rent ceiling, whichever is lesser.
- **Homeless Prevention Program (HPP):** provides portable rent supplements and support services to individuals in identified at-risk groups facing homelessness, including youth transitioning out of foster care, women who have experienced violence or at risk of violence, individuals leaving the correctional or hospital systems, and Indigenous people facing homelessness. BC Housing administers a small number of portable rent supplements directly and the remaining portable rent supplements are managed and allocated by non-profit housing partners.
- **Canada-BC Housing Benefit (CBCHB):** Launched in 2020/21, the CBCHB provides financial assistance to marginalized groups with low incomes to help with their monthly rent payments. The program is delivered to households that are not eligible for RAP or SAFER, and that fall within one or more targeted priority groups, including women and children experiencing or at risk of domestic violence, Indigenous peoples, racialized communities, veterans, youth leaving care, people with disabilities and people experiencing or at risk of homelessness.
- **Supported Rent Supplement Program (SRSP):** aims to reduce and prevent homelessness by adding a co-ordinated network of supports and services to the eligible federally funded CBCHB recipients.
- **Rent Banks:** In addition to financial support, rent banks provide advocacy and mediation support for landlord/tenancy or utility payments, referrals to other agencies for access to supports such as food, clothing, transportation and support to access government subsidies, grants programs and benefits.

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