

Ministry of Housing and Municipal Affairs
Estimates Debate Binder – 2025/26 Table of Contents

CROSS-MINISTRY / SECTOR ISSUES	
2025/26 – 2027/28 Service Plan Overview	1
Mandate Letter and Status Update	2
Estimates & Expenditure Management (Key Messages)	3
Homes for People Action Plan & Implementation Status	4
<i>Tabs Intentionally Blank</i>	<i>5</i>

FINANCIAL OVERVIEW OF THE MINISTRY OF HOUSING	
Budget 2025 Highlights	6
Estimates 2025 Excerpt	7
Summary of Ministry Changes by Division	8
<i>Tabs Intentionally Blank</i>	<i>9</i>

BC HOUSING	
BC Housing Service Plan and Mandate Letter	10
Winters Fire and Coroners Inquest	11
<i>Tabs Intentionally Blank</i>	<i>12</i>

HOMELESSNESS	
Belonging in BC: Provincial Homelessness Plan	13
Complex Care Housing	14
Shelter Provision (including EWR)	15
Provincial Data on Homelessness	16
Rental Assistance	17
Encampment Response and HEART/HEARTH	18
Safety in Supportive Housing	19
<i>Tabs Intentionally Blank</i>	<i>20-21</i>

Ministry of Housing and Municipal Affairs
Estimates Debate Binder – 2025/26 Table of Contents

HOUSING AND BUILDING MANAGEMENT	
Building Code 2024	22
CleanBC and Climate Change Accountability Act – New and Existing Buildings	23
Single Egress Stair Buildings	24
Standardized Designs and Offsite Manufacturing	25
<i>Tabs Intentionally Blank</i>	<i>26-27</i>

HOUSING SUPPLY	
BC Builds	28
Attainable Housing Initiative	29
Housing Market (Affordability and Availability)	30
Housing Supply Act (Targets)	31
Housing Supply	32
Rental Protection Fund	33
Secondary Suites Incentive Program	34
Short-Term Rental Regulation	35
<i>Tabs Intentionally Blank</i>	<i>36-37</i>

LOCAL GOVERNMENT	
Development Finance (DCCs & ACCs)	38
Digital Permitting	39
Inclusionary Zoning & Density Bonus	40
Proactive Zoning	41
Small-Scale, Multi-Unit Housing	42
Transit Oriented Development	43
Tenant Protection, TDM & Works and Services	44
Local Government Finance System Review Update	45
Growing Communities Fund	46

Ministry of Housing and Municipal Affairs
Estimates Debate Binder – 2025/26 Table of Contents

Investing in Canada Plan Bilateral Programs	47
Canada Housing Infrastructure Fund (CHIF)	48
Responsible Conduct of Local Elected Officials Update	49
Metro/Iona Island Wastewater Treatment Plant Project	50
Islands Trust	51
University Endowment Lands	52
Public Libraries	53
<i>Tabs Intentionally Blank</i>	<i>54-55</i>

SECURITY OF TENURE	
RTB Compliance and Enforcement – Overview	56
Protections for Renters – Overview	57
Support for Landlords	58
Renter’s Tax Credit (Renters Rebate)	59
RTB Operations	60
Pets in Rentals	61
<i>Tabs Intentionally Blank</i>	<i>62-63</i>

Ministry of Housing and Municipal Affairs (HMA) 2025/26 Service Plan Framework

Goal	Objectives	Key Strategies	Performance Measures
Goal 1: People in British Columbia live in strong, sustainable and well-governed communities where they have access to attainable and affordable housing	Objective 1.1: Implement the Homes for People Plan	- Continue implementing changes to enable small-scale multi-unit housing to be built throughout B.C., including working with the Minister of Finance to remove barriers to the construction of small-scale multi-unit housing across the province. - Support the non-profit and co-op sector to preserve additional rental and co-op homes through the Rental Protection Fund. - Continue to implement legislation to regulate short-term rentals to preserve and return housing to the long-term market. - Increase the supply of rental, co-op, and non-market housing, including working with BC Housing to significantly expand the construction of publicly funded, affordable rental, co-op, social 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.	PM1b: Number of affordable and supportive housing homes completed, including affordable rental, co-op, and social housing, as well as attainable rental and ownership housing units for middle income households through HousingHub, BC Builds and the Attainable Housing Initiative.
	Objective 1.2: Simplify and speed up approval processes for the housing sector	- 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.	PM1a: Housing Supply Act: specified municipalities assigned housing targets (cumulative)

Return to Top

Ministry of Housing and Municipal Affairs (HMA) 2025/26 Service Plan Framework

		• 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.	
	Objective 1.3: Monitor and maintain local governments’ financial sustainability, ensuring they can meet the service needs of their communities, now and into the future.	• Support ministries and other partners in reviewing the local government financial system, including pressures related to costs, revenues, and property tax impacts. • Provide advice on local government finance and statutory approvals to support sound financial management practices and stewardship, ensuring fiscal viability. • Deliver stable, predictable, and timely grant funding for professional administration to smaller and rural local governments throughout B.C. through the Small Community Grants and Regional District Grants and provide targeted funding to municipalities with over 5,000 people for community safety initiatives, through the Traffic Fine Revenue Sharing Program. • Support the maintenance of the Municipal Finance Authority’s (MFA) high credit rating, and low rates for borrowing, through oversight of the Municipal Finance Authority Act, by setting limits on local government borrowing; reviewing and approving loan authorization bylaws, and setting transparent financial reporting requirements, and ensuring local government financial data is publicly available • Work with UBCM and Ministry of Finance, through the established Memorandum of Understanding, further to the Ensuring Local Government Financial Resiliency: Today’s Recovery and Tomorrow’s New Economy report and recommendations.	PM1c: Municipal Finance Authority’s Credit Rating

Return to Top

Ministry of Housing and Municipal Affairs (HMA) 2025/26 Service Plan Framework

	Objective 1.4: Local governments are implementing strategies to improve community livability, sustainability and affordability.	• Partner with the federal government, other ministries, and UBCM to fund community infrastructure for local governments and First Nations while leveraging ministry programs to drive innovation and prioritize environmental, economic, social, and housing benefits. • Provide local governments with support through problem solving, guidance and program support for the delivery of local and regional services such as water, recreation, and economic development, and integrated sustainable land use, climate and economic resiliency, and infrastructure planning. • Support ministries and other partners to develop initiatives related to integrated planning, transit-oriented development, clean transportation, regional growth strategies, energy and the environment, and with a focus on housing supply and affordability. • Support ministries and other partners to work with local governments on initiatives that improve the social and economic wellbeing of their communities, such as urban and rural economic development, First Nations’ relationships, emergency preparedness, viable transit options, reducing homelessness, addressing mental health and addictions, supporting childcare and poverty reduction.	PM1d: Funded community, culture, or recreation projects reaching completion. PM1e: Funded water and wastewater projects reaching completion PM1f: Funded energy efficiency projects reaching completion.
Goal 2: People at risk of or experiencing homelessness have access to appropriate supports and services	Objective 2.1: Improve coordination of services to deliver improved outcomes for people living in Vancouver’s Downtown Eastside	• Lead the Province’s ongoing implementation of the Provincial Partnership Plan with government, community, and Indigenous partners to improve health and wellness and prevent and reduce homelessness specifically 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.	N/A

Return to Top

Ministry of Housing and Municipal Affairs (HMA) 2025/26 Service Plan Framework

		• Work in partnership with the Government of Canada and the City of Vancouver to advance revitalization and replacement 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.	
	Objective 2.2: Expand homelessness supports to include temporary and long-term housing options to support people to move indoors	• 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. • Continue to 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. • Continued implementation of the Supported Rent Supplement Program to help people successfully transition and remain stably housed in market rental units. • Continue to enhance delivery of supportive housing in a manner that keeps residents and others safe. • Support ministry partner initiatives that link to Belonging in BC including: the expansion of Complex Care Housing, and supports and services to youth transitioning from government care. • 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.	PM2a: Percentage of homeless individuals who accessed housing and remained housed after 6 months at BC Housing managed housing programs PM2b: Number of supported rental supplements for people experiencing or at risk of homelessness

Return to Top

Ministry of Housing and Municipal Affairs (HMA) 2025/26 Service Plan Framework

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	• Continue to find innovative ways to keep wait times low for landlords and tenants in dispute. • Continue to expand 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	• 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. • Play a leadership role in the development of building regulations that improve energy efficiency and reduce carbon emissions in new and existing buildings	N/A

Return to Top

Ministry of Housing and Municipal Affairs

2025/26 – 2027/28 Service Plan

March 2025



[Return to Top](#)

For more information on the Ministry of Housing and Municipal Affairs contact:

PO BOX 9074
STN PROV GOVT
VICTORIA, BC
V8W 9E9

1 236 478-3970

Or visit our website at

[Ministry of Housing and Municipal Affairs](#)

Published by the Ministry of Housing and Municipal Affairs

Minister's Accountability Statement



The Ministry of Housing and Municipal Affairs 2025/26 – 2027/28 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 stylized, handwritten signature in black ink, consisting of a large 'R' followed by a series of loops and a final upward stroke.

Honourable Ravi Kahlon
Minister of Housing and Municipal Affairs
February 18, 2025

Table of Contents

Minister’s Accountability Statement3

Strategic Direction.....5

Purpose of the Ministry.....5

Operating Environment.....6

Economic Statement7

Performance Planning8

Financial Summary18

Appendix A: Public Sector Organizations26

Appendix B: Minister Mandate Letter.....27

Strategic Direction

In 2025/26, the Government of British Columbia will continue to prioritize delivering the services and infrastructure needed for people to build good lives in strong communities.

To support this objective, Government will focus on growing the economy, responding to the threat of tariffs, creating good paying jobs, improving affordability, strengthening health care and education, and making communities safer.

Government will also continue deepening relationships with Indigenous Peoples while advancing implementation of the Declaration on the Rights of Indigenous Peoples Act Action Plan.

This 2025/26 service plan outlines how the Ministry of Housing and Municipal Affairs will support the government's priorities and selected action items identified in the Minister's January 2025 [Mandate Letter](#).

Purpose of the Ministry

The [Ministry of Housing and Municipal Affairs](#) focuses on the creation of increased housing supply that is attainable and affordable for people in British Columbia, continues government's work to address the housing crisis for those in need, and helps make B.C. a great place to live by supporting strong, affordable, and livable communities and regions. The Ministry:

- 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 including efficient regulation of short-term rentals 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.
- Supports Indigenous housing priorities, needs and interests through meaningful partnerships, engagement and consultation.
- Takes leadership in supporting local governments and partners, public libraries, not-for-profit organizations and residents to build vibrant and healthy communities.
- Encourages communities and regions to be well governed, liveable, safe and diverse, as well as economically, socially and environmentally resilient.
- Provides local services and oversees land use in the University Endowment Lands.
- Works with public library and local government partners to sustain the public library system.

Operating Environment

British Columbians continue to be challenged by the pressures of several years of high inflation, affecting affordability of housing and personal costs, coupled with the effects of a sustained period of 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 have contributed 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 has resulted in federal action on both housing supply and immigration, though the full effects of these changes are yet to be seen.

The pressures of increasing housing costs have a larger impact on low-income households that are already struggling to make ends meet and contribute to housing instability as well as making it more challenging for people experiencing homelessness to find new housing. Statistics Canada and Canada Mortgage and Housing Corporation (CMHC) report that, in 2022, 16 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 new housing is required to meet current and future needs in communities across B.C., 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 will continue within the Ministry of Housing and Municipal Affairs 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 and Municipal Affairs 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, local governments, health authorities and other government agencies. The Ministry has established structures, processes, and mechanisms to ensure appropriate and effective oversight, collaboration, coordination, and performance monitoring of social housing. Work continues to improve these processes and to strengthen partnership with BC Housing to ensure the delivery of affordable and attainable housing for people in B.C.

Local governments continue to focus on rapidly removing barriers to housing and development by modernizing planning, zoning, and development processes, and preparing services, infrastructure, and amenities to support growth at the local level.

Local governments, builders, and service providers continue to be challenged by external cost drivers related to labour markets, material shortages, and exchange rates, while working to support growth in communities. These pressures impact local services and, though moderated from past years, are a factor in capital project and operating costs. The ministry responds with tools and resources to support local governments and developers including but not limited to infrastructure funding.

The Ministry will continue to approach these challenges by strengthening relationships with local governments individually and collectively, by deepening understanding of the needs and realities of Indigenous communities, by renewing partnerships with provincial agencies involved in the development of urban and rural communities, and by seeking opportunities for increased partnerships with the federal government

Economic Statement

B.C.'s economy experienced moderate growth last year amid relatively high interest rates, persistent price pressures and ongoing global economic uncertainty. The labour market ended the year on a positive note, supported by high immigration and strong population growth. Inflation in B.C. continued to moderate as the price growth of goods eased, while inflation for services remained elevated. Consumer spending and home sales activity were weaker for most of 2024 in the wake of still elevated interest rates and high prices. Subdued global demand

and lower prices for key commodities led to a decline in the value of the province's merchandise exports in 2024. Meanwhile, B.C. homebuilding activity remained relatively strong following record high housing starts in 2023.

The Economic Forecast Council (EFC) estimates that B.C. real GDP rose by 1.2 per cent in 2024. In the near-term, the EFC expects B.C.'s economy to grow by 1.8 per cent in 2025 and 1.9 per cent in 2026, in line with the national average. For Canada, the EFC estimates growth of 1.4 per cent in 2024 and projects national real GDP growth of 1.8 per cent in 2025 and 1.9 per cent in 2026. These projections do not fully include the impact of the evolving U.S. tariff situation.

Restrictive global trade policies, particularly potential U.S. tariffs, pose a risk to the outlook and there is uncertainty over the degree and timing of impacts on B.C.'s economy, and among the province's trading partners. Other risks include lower population growth due to changes to federal immigration policy, as well as the potential for renewed price pressures leading to interest rates remaining elevated for longer, weaker global demand, and commodity market volatility.

Performance Planning

Goal 1: People in British Columbia live in strong, sustainable and well-governed communities, where they have access to attainable and affordable housing

Municipalities and regional districts have broad authority to provide the services and programs for communities to thrive. Good governance, sound fiscal management, and the ability to plan for the long-term are essential to public confidence in local governments and creating places where people want to live, with a diversity of housing types that meet the communities' needs.

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. Despite recent increases in purpose-built rental housing supply, the financial feasibility of these buildings continues to be challenged by rising construction costs and persistently elevated interest rates, and recent gains have only begun to address the significant pent-up demand for rental housing.

Many communities in B.C. have historically had extensive single-family detached zoning, which limits more efficient use of the land to increase the supply of housing. The rise of short-term rentals led to the loss of housing in many communities, though this has begun to turn around as a result of recent provincial legislation and oversight.

Objective 1.1: Implement the Homes for People Plan

The Ministry of Housing and Municipal Affairs 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

- Continue implementing changes to enable small-scale multi-unit housing to be built throughout B.C., including working with the Minister of Finance to remove barriers to the construction of small-scale multi-unit housing across the province.
- Support the non-profit and co-op sector to preserve additional rental and co-op homes through the Rental Protection Fund.
- Continue to implement legislation to regulate short-term rentals to preserve and return housing to the long-term market.
- Increase the supply of rental, co-op, social, and non-market housing, including working with BC Housing to significantly expand the construction of publicly funded, affordable rental, co-op, social 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.

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 held accountable and 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, including planning and zoning for housing needs over the next twenty years.
- Continue to implement the *Housing Supply Act* by engaging municipalities with the highest housing needs to set housing targets which will increase the supply, availability, and affordability of housing for people with a range of incomes.
- Work across ministries to expedite permits required for new housing construction.
- 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.

Objective 1.3: Monitor and maintain local governments' financial sustainability, ensuring they can meet the service needs of their communities, now and into the future.

The Ministry supports local governments' legislated financial responsibilities to promote the long-term sustainability of the local government system. This includes support for a system of debt borrowing that results in significant savings on interest costs, benefiting local governments of all sizes which is passed on to property tax payers. The Ministry also recognizes the need to examine economic issues that currently impact local governments and to monitor the financial system considering these issues.

Key Strategies

- Support ministries and other partners in reviewing the local government financial system, including pressures related to costs, revenues, and property tax impacts.
- Provide advice on local government finance and statutory approvals to support sound financial management practices and stewardship, ensuring fiscal viability.
- Deliver stable, predictable, and timely grant funding for professional administration to smaller and rural local governments throughout B.C. through the Small Community Grants and Regional District Grants and provide targeted funding to municipalities with over 5,000 people for community safety initiatives, through the Traffic Fine Revenue Sharing Program.
- Support the maintenance of the Municipal Finance Authority's (MFA) high credit rating, and low rates for borrowing, through oversight of the Municipal Finance Authority Act, by setting limits on local government borrowing; reviewing and approving loan authorization bylaws, and setting transparent financial reporting requirements, and ensuring local government financial data is publicly available
- Work with UBCM and Ministry of Finance, through the established Memorandum of Understanding, further to the [Ensuring Local Government Financial Resiliency: Today's Recovery and Tomorrow's New Economy](#) report and recommendations.

Objective 1.4: Local governments are implementing strategies to improve community livability, sustainability and affordability

The Ministry will continue to work with local governments to implement strategies to improve community livability, sustainability, and affordability. This includes encouraging inter-local collaboration and innovative practices to provide the range of services, and service levels, that residents and businesses can afford and need to thrive.

Key Strategies

- Partner with the federal government, other ministries, and UBCM to fund community infrastructure for local governments and First Nations while leveraging ministry programs to drive innovation and prioritize environmental, economic, social, and housing benefits.

- Provide local governments with support through problem solving, guidance and programs for the delivery of local and regional services such as water, recreation, and economic development, and integrated sustainable land use, climate and economic resiliency, and infrastructure planning.
- Support ministries and other partners to develop initiatives related to integrated planning, transit-oriented development, clean transportation, regional growth strategies, energy and the environment, and with a focus on housing supply and affordability.
- Support ministries and other partners to work with local governments on initiatives that improve the social and economic wellbeing of their communities, such as urban and rural economic development, First Nations' relationships, emergency preparedness, viable transit options, reducing homelessness, addressing mental health and addictions, supporting childcare and poverty reduction.

Performance Measures

Performance Measure	2024/25 Forecast	2025/26 Target	2026/27 Target	2027/28 Target
[1a] <i>Housing Supply Act</i> : specified municipalities assigned housing targets (cumulative)	40	56-59	56-59	56-59

Discussion

The *Housing Supply Act* and regulation identifies 47 municipalities where housing targets can be issued based on greatest housing need and projected growth. Housing pressures exist province-wide; therefore, the program seeks to maintain alignment with speculation and vacancy tax municipalities to continue responding to housing shortages, low vacancy rates, and high housing demand. The Province consults with municipalities with significant housing needs 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.

Performance Measure	2024/25 Forecast	2025/26 Target	2026/27 Target	2027/28 Target
[1b] Number of affordable and supportive housing homes completed, including affordable rental, co-op, and social housing, as well as attainable rental and ownership housing units for middle-income households through HousingHub, BC Builds and the Attainable Housing Initiative. ¹	4,500	4,500	4,500	4,500

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

Discussion

Measure 1b identifies the number of homes completed under all funding programs.¹ Targets for 1b are based on the completion of units created annually through acquisition or new construction, and forecasted units are based on known projects and estimated projects anticipated from funding calls to be awarded in 2025.

Performance Measure	2024/25 Forecast	2025/26 Target	2026/27 Target	2027/28 Target
[1c] Municipal Finance Authority's Credit Rating	AAA	AAA	AAA	AAA

Data source: [Municipal Finance Authority](#) Ratings provided by the Moody's, Standard & Poor's, and Fitch rating agencies

Discussion

Measure 1c shows the credit rating of the MFA, which results in more affordable borrowing for capital projects and reflects the sustainability of the local government financial system. Access to affordable borrowing gives local governments the freedom to engage in capital projects that touch the lives of people in B.C. every day. The value of the strong MFA credit rating which provides for lower interest rates increases as interest rates rise, allowing infrastructure that is financed over a 30-year term to be significantly more affordable for local governments and reduces property tax cost for residents and businesses.

¹Programs 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.

Performance Measure	2024/25 Forecast	2025/26 Target	2026/27 Target	2027/28 Target
[1d] Funded community, culture, or recreation projects reaching completion. ¹	27	28	16	1

Data source: Program applications and approvals, Ministry of Housing and Municipal Affairs.

¹Community, culture and recreation infrastructure may be funded under the ICIP Community, Culture and Recreation Program or Rural and Northern Communities streams.

Performance Measure	2024/25 Forecast	2025/26 Target	2026/27 Target	2027/28 Target
[1e] Funded water and wastewater projects reaching completion. ¹	13	46	19	11

Data source: Program applications and approvals, Ministry of Housing and Municipal Affairs.

¹Water and wastewater infrastructure may be funded under the ICIP Green Infrastructure (Environmental Quality program), Rural and Northern Communities streams, or Critical Community Infrastructure funding.

Performance Measure	2024/25 Forecast	2025/26 Target	2026/27 Target	2027/28 Target
[1f] Funded energy efficiency projects reaching completion. ¹	10	17	12	9

Data source: Program applications and approvals, Ministry of Housing and Municipal Affairs.

¹Community infrastructure that reduces greenhouse gas emissions using clean or renewable energy or that improve energy efficiency may be funded under the ICIP Green Infrastructure (CleanBC Communities Fund) stream.

Discussion

Measures 1d–1f track the completion of local government infrastructure projects that have received senior government funding. The Investing in Canada Infrastructure Program (ICIP) cost-shares infrastructure investments between the governments of Canada and British Columbia, local governments and other partners.

The three sub-categories reflect the range of projects that help local governments to build or improve community spaces, ensure British Columbians have access to clean water and effective wastewater treatment, and improve the energy efficiency of facilities to reduce operating costs and climate impacts. Capital projects typically take multiple years for planning, design and construction to be completed, with outcomes occurring after work has been completed; construction of funded projects is expected to continue through 2027. In the interim, the Ministry monitors funding and ensures accountability of projects through the review of regular progress reports, budget forecast reports and claims.

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 Provincial Partnership Plan with government, community, and Indigenous partners to improve health and wellness and prevent and reduce homelessness specifically 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 and replacement 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.

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.
- Continue to 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.

- Continued implementation of the Supported Rent Supplement Program to help people successfully transition and remain stably housed in market rental units.
- Continue to enhance delivery of supportive housing in a manner that keeps residents and others safe.
- Support ministry partner initiatives that link to Belonging in BC including: the expansion of Complex Care Housing, and supports and services to youth transitioning from government care.
- 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.

Performance Measures

Performance Measure	2024/25 Forecast	2025/26 Target	2026/27 Target	2027/28 Target
[2a] Percentage of homeless individuals who accessed housing and remained housed after 6 months at BC Housing-managed housing programs	94%	94%	94%	94%

Data source: The Housing Registry's Housing Connections software.

Performance Measure	2024/25 Forecast	2025/26 Target	2026/27 Target	2027/28 Target
[2b] Number of supported rental supplements for people experiencing or at risk of homelessness ¹	1185	1185	1185	1185

Data source: Joint Provincial Rent Supplemental Framework

¹ Data reflects Budget 2024/25 funding for service-provider allocations.

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, indicating that individuals are receiving the non-housing supports they need to remain stably housed. Individuals often experience homelessness more than once over the course of their lives, due to various life events and being precariously housed. 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 have been adjusted from the original targets in Budget 2022 to meet current budget for service-provider allocations. 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. Funding provided through the Canada-BC Housing Benefit program initially directed to the SRSP will be allocated to eligible recipients through other BC Housing rent supplement programs.

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 customer 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 keep wait times low for landlords and tenants in dispute.
- Continue to expand 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.

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.
- Play a leadership role in the development of building regulations that improve energy efficiency and reduce carbon emissions in new and existing buildings.

Performance Measures

Performance Measure	2024/25 Forecast	2025/26 Target	2026/27 Target	2027/28 Target
[3a] Percentage of disputes heard within Residential Tenancy Branch service standards ¹	74%	80%	90%	95%

Data source: RTB Disputes Management System (DMS)

¹ RTB 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 is currently meeting service standards for average hearing wait times. Introduction of facilitation services has allowed landlords and tenants to access a new dispute pathway that supports resolution through agreement which is already diverting some cases away from arbitration. This new pathway coupled with significant process efficiencies are expected to enable the Residential Tenancy Branch to conduct 80 percent of dispute hearings within the established service standards for 2025/26. The performance measure targets have been restated for the 20/25-27/28 service plan to reflect this.

Financial Summary

(\$000s)	2024/25 Restated Estimates ¹	2025/26 Estimates	2026/27 Plan	2027/28 Plan
Operating Expenses				
Housing and Land Use Policy	17,664	18,648	18,526	18,526
Homelessness, Partnerships and Housing Supports	23,648	23,864	23,864	23,864
Strategy, Governance and Accountability	1,286	1,286	1,286	1,286
Housing Innovations Division	4,410	4,410	4,410	4,410
Local Government	221,809	225,224	225,407	225,585
Transfers to Crown Corporations and Agencies	980,293	1,224,953	1,196,991	1,138,671
Executive Support Services	15,132	15,590	15,497	15,497
Ministry Operations Total	1,264,242	1,513,975	1,485,981	1,427,839
Housing Endowment Fund Special Account	12,884	12,884	12,884	12,884
University Endowment Lands Special Account	14,882	15,112	15,299	15,299
Total	1,292,008	1,541,971	1,514,164	1,456,022
Capital Expenditures				
Executive Support Services	5	3	3	3
University Endowment Lands	4,833	1,813	1,300	1,500
Total	4,838	1,816	1,303	1,503
Capital Funding Vote				
Capital Vote	735,275	688,425	789,682	935,375
Total	735,275	688,425	789,682	935,375

¹ For comparative purposes, amounts shown for 2024/25 have been restated to be consistent with the presentation of the 2025/26 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 in total)	Targeted Year of Completion	Project Cost to Dec 31, 2024 (\$m)	Estimated Cost to Complete (\$m)	Anticipated Total Cost (\$m)
Stanley New Fountain Hotel	2023	77	1	78
Objective: 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. Costs: The financing for this project includes \$9 million through Provincial funding, and \$69 million from other sources. The project is substantially complete with only trailing costs remaining related to deficiencies contingency. Benefits: • This innovative partnership replaces old, poorly functioning buildings with new social and market rental housing in Vancouver's Downtown Eastside. • 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. Risks: • Delays due to labor shortages. • Escalation due to delays and cost increases.				
1015 Hastings St. Development	2025	77	74	151
Objective: 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 Eastside of Vancouver with a focus on housing urban Indigenous Peoples. PRHC signed a Development Agreement with Western Canadian Properties Group Ltd 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 the Supportive Housing Fund (SHF), and affordable housing units are funded through the Affordable Rental Housing (ARH). Costs: The financing for this project includes \$110 million through Provincial funding and financing, and \$41 million from other sources.				

Benefits: - The building will be mixed-use, providing shelter space, supportive housing, affordable housing, and market rental housing, with a focus on housing urban Indigenous Peoples. Risks: - Delays due to labour shortages. - Escalation due to delays and cost increases.				
Clark & 1st Avenue Housing Development	2028	10	178	188
Objective: 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. Costs: This project is receiving \$32 million of Provincial funding and \$156 million from other sources. Benefits: - 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. - This building 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. Risks: - Delays due to labour shortages. - Escalation due to delays and cost increases.				
Crosstown Development	2025	69	3	72
Objective: 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).				

Costs: This project is receiving \$61 million through Provincial funding and financing and \$11 million from other sources.

Benefits:

- 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.

Risks:

- Delays due to labour shortages.
- Escalation due to delays and cost increases.

128 to 134 E Cordova St	2026	30	136	166
--------------------------------	------	----	-----	-----

Objective: 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 the Supportive Housing Fund (SHF), the Provincial Rental Housing Corporation (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.

Costs: This project is receiving \$36 million in Provincial funding and \$130 million from other sources.

Benefits:

- The project meets the needs of residents with physical disabilities with 21% of all units being fully accessible.
- It also meets the needs of residents with mental health and substance abuse issues by providing many wrap-around support services including counselling, vocational training, food services, amenity space and other programs.

Risks:

- Delays due to labour shortages.
- Escalation due to delays and cost increases.

58 W Hastings St	2024	153	7	160
-------------------------	------	-----	---	-----

Objective: 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 Eastside. BC Housing is purchasing 120 units through the Supportive Housing Fund (SHF).

Costs: This project is receiving \$67 million through Provincial funding and financing and \$93 million from other sources.

Benefits: - The site is located on the southwest corner of East Hastings Street and Columbia Street in the Downtown Eastside area of Vancouver, close to transportation, commercial shops, and community facilities. - The project addresses housing need for low and moderate-income singles and families in Vancouver's Downtown Eastside with a mix of mainly studios, 1-bedroom and 2-bedroom units. - Health services, commercial and office units will be located on the first three floors of the building and the remaining area will be housing units. Risks: - Delays due to labour shortages. - Escalation due to delays and cost increases.				
320 Hastings St E, Redevelopment	2025	40	46	86
Objective: Through the 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. Costs: This project is receiving \$49 million through Provincial funding and financing and \$37 million from other sources. Benefits: - This project will have community and programming space that will be funded and owned by FUCCMS and includes minimal-barrier drop-in spaces, amenity rooms, offices, and a commercial kitchen providing food services. Risks: - Delays due to labour shortages. - Escalation due to delays and cost increases.				
1410 E King Edward Ave	2026	3	76	79
Objective: The project will be the first 14-storey, steel-frame, permanent modular supportive housing building in the region comprised of 109 studio units, each equipped with a kitchen and bathroom, as well as space for support service programming, to provide permanent housing and supportive programming space for people experiencing homelessness or at risk of homelessness. This project is one of five in the Permanent Modular Supportive Housing Initiative (PMSHI) portfolio, delivered under a partnership Memorandum of Understanding (MOU) between BC Housing, the City of Vancouver and Canada Mortgage and Housing Corporation (CMHC) to deliver a minimum of 300 units across five sites in Vancouver.				

Costs: This project is receiving \$73 million through Provincial funding and \$6 million from other sources.

Benefits:

- The project will have an Indigenous focus and will support individuals by providing 24/7 wrap-around services and cultural programming for the tenants of the building.
- The project will improve the quality of life for tenants by providing access to cultural programming, meal services, and life skills and employment opportunities.

Risks:

- Delays due to labour shortages.
- Escalation due to delays and cost increases.

926 & 930 Pandora	2029	2	138	140
------------------------------	------	---	-----	-----

Objective: BC Housing is partnering with the City and the Capital Region Housing Corporation (CRHC) to build a 20-storey mixed-use concrete building with 47-units of supportive housing, 158-units for low to moderate income households, and a community and childcare space. These new homes are crucial to meeting rapid population growth in the region. This project will provide much-needed housing for families and others in need of safe, secure, and affordable homes, especially when rental housing is in short supply in Victoria.

Costs: This project will receive \$130 million through Provincial funding and financing and \$10 million from other sources.

Benefits:

- The project will support the province's goal of creating more childcare space.
- The project addresses the need for low to moderate income housing in Victoria, as almost one third of renters in the Regional District are in core housing need.

Risks:

- Delays due to labour shortages.
- Escalation due to delays and cost increases.

2086 2098 W 7th Ave	2027	3	105	108
----------------------------	------	---	-----	-----

Objective: The project is one of five in the Permanent Modular Supportive Housing Initiative (PMSHI) portfolio, delivered under a partnership Memorandum of Understanding (MOU) between BC Housing, the City of Vancouver and Canada Mortgage and Housing Corporation (CMHC) to deliver a minimum of 300 units across five sites in Vancouver. The project will be the first 13-storey, and second steel-frame, permanent modular supportive housing building in the region to provide permanent housing and supportive programming space for people experiencing homelessness or at risk of homelessness. This project is being developed in parallel with the King Edward PMSHI.

Costs: This project is receiving \$92 million through Provincial funding and \$16 million from other sources.

Benefits:

- The project will serve the local community by providing housing support to those who are experiencing homelessness or who are at-risk of homelessness. In particular, it will support the Indigenous population that is overrepresented at approximately 33% of the homeless count in the City and surrounding area.
- This project provides an opportunity to further prepare for recovery and to support those needing to transition into long-term housing.

Risks:

- Delays due to labour shortages and a public challenge of the rezoning process.
- Escalation due to delays and cost increases.

296 Angela Drive

2026

85

136

221

Objective: BC Housing is partnering with the Provincial Rental Housing Corporation (PRHC) for the construction of 328 units of below-market rate rental housing at 300 Angela Drive in Port Moody. The project will deliver three, six-storey buildings, which will sit above a common three-storey underground parking structure. The proposed six-storey buildings will have a mix of one-, two-, and three-bedroom units. The affordable-housing portion of the project is a partnership between the Province, through BC Housing, the federal government, through the Canada Mortgage and Housing Corporation, Edgar Development, the City of Port Moody, M'akola Housing Society and the Entre Nous Femmes Housing Society. This project represents an opportunity to increase middle income market rental homes in Port Moody.

Costs: This project is receiving \$142 million through Provincial financing and funding and \$79 million through other sources.

Benefits:

- Delivers housing at below market rents in an area with high need: occupancy rates are estimated to be below 1% for the surrounding tri-cities area.
- Establishes affordable housing for individuals with varying incomes, supporting increased equity in the housing market by increasing access to housing to allow more individuals to find homes.

Risks:

- Delays due to labour shortages.
- Escalation due to delays and cost increases.

1451 Bertram St

2029

1

119

120

Objective: BC Housing is partnering with the Provincial Rental Housing Corporation (PRHC) to deliver 176 units of affordable market price rental housing in Kelowna. The Bertram project will provide non-market and affordable market rental housing for moderate to middle income families. The single building includes studios, one-, two- and three-bedroom units and a may include childcare space. The site is centrally located near other medium and high-density residential developments and within walking distance to Kelowna's waterfront, shops, education centres, restaurants, and aligns with the City's vision to activate the downtown with family-oriented urbanization.

Costs: The financing for this project includes \$120 million through Provincial financing and funding.

Benefits:

- By providing new, attainable, and affordable rental units, Betram will support a diversity of tenant households, including singles, families, and seniors with a predominance for families, a group often struggling to find appropriate and affordable housing.
- The project will support construction jobs over its life cycle and will generate new permanent jobs through building maintenance and operations, and with the possible addition of a childcare space.

Risks:

- Delays due to labour shortages.
- Escalation due to delays and cost increases.

Appendix A: Public Sector Organizations

As of March 4, 2025, the Minister of Housing and Municipal Affairs 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](#)
- [Islands Trust Conservancy](#)

Appendix B: Minister Mandate Letter



January 16, 2025

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

Dear Minister Kahlon:

Congratulations on your appointment as Minister of Housing and Municipal Affairs at a critical time for our province. Serving as a member of the executive council is a privilege and responsibility which I am confident you will fulfill with integrity and a commitment to the people of our province.

British Columbians have trusted us with a mandate to deliver for them in ways that make a tangible difference in their daily lives. They expect us to listen and learn from people of different perspectives – and work together to make things better for everyone.

Specifically, we will tackle the challenges people worry about at the kitchen table:

- **Grow the economy by creating good jobs across British Columbia.** We will collaborate with businesses, workers, and communities to attract investments in both new and traditional sectors as well as emerging sectors of the economy. This approach will bring certainty for business, security for workers, and generate the wealth needed to support the essential services British Columbians rely on.
- **Reduce costs for families** including by helping people access homes they can afford through support for first-time homebuyers, increasing the supply of rental housing stock, and stronger measures to crack down on housing speculation.

.../2

**Office of the
Premier**

Web Site:
www.gov.bc.ca

Mailing Address:
PO Box 9041 Stn Prov Govt
Victoria BC

Location:
Parliament Buildings
Victoria

[Return to Top](#)

- **Strengthen health care** by expanding access to family doctors and recruiting and training more health professionals, ensuring that every British Columbian can access the care they need, no matter where they live. We will also increase access to addictions treatment and provide help for people whose struggles require intensive supports.
- **Make our neighbourhoods and communities safer** by working with law enforcement and social agencies to address street disorder, crack down on organized crime, and do all we can to ensure repeat offenders stay behind bars.

Our commitment to take action on climate change remains foundational and will be key to a healthy and prosperous BC for future generations.

Underlying all this work is our partnership with Indigenous peoples. Advancing reconciliation, implementing the *Declaration on the Rights of Indigenous Peoples Act* and working in partnership with First Nations rights-holders to advance shared interests is the responsibility of every Minister.

Over this mandate I expect you to prioritize making progress on the following:

- In order to protect key services that British Columbians rely on, work with the Minister of Finance to review all existing Ministry of Housing and Municipal Affairs programs and initiatives to ensure programs are efficient and remain relevant to delivering affordable housing, growing the economy, and helping keep costs low for British Columbians. This is important in the context of the current Provincial budget constraints, the current capital environment and cost environment for homebuilders, and the threat of American tariffs.
- Work to make homeownership a reality for more British Columbians.
- Increase the supply of rental, co-op and non-market housing. Identify under-used capital that can be leveraged to construct new purpose-built rental housing across the province. To this end, work with the Minister of Citizens' Services to identify potential uses for surplus government real estate assets in a way that supports our overall housing and economic development goals.
- Support tenants with interventions that deliver affordability and a high quality of living without compromising rental housing supply or rental housing standards.
- Work with small-scale landlords to identify interventions that will support them with establishing new rental units, including improving their ability to deal with issues of non-payment of rent, crime, or property destruction.

.../3

- Work with the Minister of Finance to remove barriers to the construction of small-scale multi-unit housing across the province.
- Work with homebuilders to address barriers to new home construction in the current capital and interest rate environment.
- Work across ministries to expedite permits required for new housing construction.
- Support local governments, the Minister of Transportation and Transit, the Minister of Environment and Parks, and others affected by encampments with dignified, prompt, and effective interventions to move people living in encampments inside before encampments can become entrenched.
- Work with local governments to achieve housing targets and address concerns related to infrastructure.
- Work with the Cabinet Committee on Community Safety to ensure that initiatives identified by the committee are prioritized and delivered by your ministry as required.
- Continue to enhance delivery of supportive and complex care housing in a manner that keeps residents and others safe.
- Continue work with the Minister of Jobs, Economic Development and Innovation on standardized modular housing design.

As you are aware, we have established an accord with the BC Green Caucus that supports our shared commitment to ensuring stable governance focused on delivering progress and tangible outcomes for British Columbians. The commitments in that accord complement the direction in these mandate letters.

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 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 work we have ahead takes place in a profoundly challenging geopolitical environment. Close friends and neighbours to our south are contemplating imposing draconian tariffs on our products that would hurt both Americans and Canadians. Our allies internationally

.../4

Return to Top

face governmental instability. Hate and racism are on the rise around the world. Artificial intelligence breakthroughs with unclear implications and astonishing potential are announced daily. Global inflation, snarled supply chains, and war are threatening global economic growth and prosperity as well as the transition to a low-carbon economy.

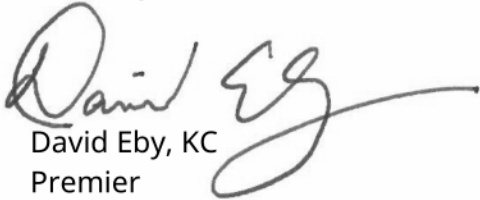
We have an obligation to protect and defend British Columbians, as well as seize opportunities, in these uncertain times.

The good news is that we have everything we need to succeed, and we will succeed. British Columbia's people – our workers, entrepreneurs, business leaders, artists, and innovators – are among the most talented in the world. We are home to world-class educational institutions and public services. Our natural beauty is unmatched, we have internationally envied resources, and we are one of the most diverse places on the planet. Your job is to help us leverage these advantages in perilous times.

Use this mandate letter to guide your work, and do not be afraid to challenge assumptions, or be innovative, bold and aggressive in achieving the goals set out for you and your Ministry by the people of this province.

Thank you for joining me in the work ahead.

Sincerely,



David Eby, KC
Premier

Table 1: Progress Status of Current (2025) Mandate Letter Items

MANDATE LETTER ACCOUNTABILITY	STATUS
In order to protect key services that British Columbians rely on, work with the Minister of Finance to review all existing Ministry of Housing and Municipal Affairs programs and initiatives to ensure programs are efficient and remain relevant to delivering affordable housing, growing the economy, and helping keep costs low for British Columbians. This is important in the context of the current Provincial budget constraints, the current capital environment and cost environment for homebuilders, and the threat of American tariffs.	• The Ministry is reviewing existing programs to ensure they are delivering as intended. Program areas have begun looking for opportunities to minimize duplication across government, gain efficiencies, find administrative savings, as well as identify programs that are not working or have served their purpose and run their course. • An early step in this work includes the recent restructuring of the Ministry's organizational chart to ensure that the Ministry is best organized to be able to efficiently and effectively deliver the new mandate. • A decision has been made to conclude the Secondary Suites Incentive Program pilot early in 2025. The low volume of submitted applications in the first year of the pilot, combined with the launch of a similar federal program, indicated that other BC Housing programs may be better suited to deliver affordable rental housing with greater certainty than the private homeowners targeted by SSIP. • In February 2024, the Province announced a new rental housing program for middle income households called BC Builds. BC Builds aims to lower construction costs, accelerate timelines and deliver more homes, by providing low-cost financing, grants, and government, community and non-profit lands. In its first year, BC Builds has been highly successful and funding for 17 projects that are in development or under construction to build approximately 1,400 units has been approved. Nearly 2,500 BC Builds homes are within the program's pipeline and are in various stages of development from initiation to under construction in Vancouver, Nelson, North Vancouver, Fernie, Prince Rupert, Elkford, Cowichan, Gibsons, Langley Township, Coquitlam, Burnaby, Lake Babine Nation, Kamloops, Victoria, and Whistler.

Work to make homeownership a reality for more British Columbians.	- On September 17, 2024, the Province and the Musqueam, Squamish and Tsleil-Waututh Nations announced a partnership to construct 2,600 strata leasehold homes at an initial 40 percent below market value at the Heather Lands in Vancouver. Work continues by the partnership to confirm the terms and conditions of the Attainable Housing Initiative. - The Province continues to explore other pathways to ownership in BC to increase the number of British Columbians able to achieve home ownership.
Increase the supply of rental, co-op and non-market housing. Identify under-used capital that can be leveraged to construct new purpose-built rental housing across the province. To this end, work with the Minister of Citizens' Services to identify potential uses for surplus government real estate assets in a way that supports our overall housing and economic development goals.	- Since 2017, the Province has nearly 92,000 new homes delivered or underway in B.C., of which 46,538 (new homes) are being funded through BC Housing. - The ministry continues to work with the Ministry of Citizens' Services to identify surplus or underutilized government real estate assets that could be used for housing. This includes working with the Ministry of Infrastructure to find opportunities to leverage health, education, and post-secondary lands to build middle income housing on top of/part of future capital planning projects.
Support tenants with interventions that deliver affordability and a high quality of living without compromising rental housing supply or rental housing standards.	- Government has taken significant steps to improve rental housing policies in BC that have saved renters money, increased protections, security of tenure, and improved the services that renters and landlords rely on. Recent improvements include: - Reducing wait times at the Residential Tenancy Branch (RTB) by over 70% between November 2022 and January 2025. - Detering bad faith evictions by launching the Landlord Use Web Portal, which requires landlords to generate a Notice to End Tenancy in cases of personal use (when a landlord or their close family member will move into the rental unit), or when a new owner plans to occupy the residence. - Increasing the amount of notice a tenant must receive when they are evicted for personal use and the amount of time tenants have to dispute the eviction.

	○ Protecting growing families by restricting rent increases for an additional occupant if a tenant adds a child under 19 to their household. ○ Implementing a facilitated settlement process, during which a case facilitator assists parties to resolve their dispute by agreement. This expands the continuum of dispute resolution services that the RTB offers to tenants and landlords. ○ Launching updated web content as part of the Province's commitment to make the RTB'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. ● Over this mandate, we will continue to find more ways to support tenants including exploring policies to remove restrictions for pets in some rentals.
Work with small-scale landlords to identify interventions that will support them with establishing new rental units, including improving their ability to deal with issues of non-payment of rent, crime, or property destruction.	● Landlords are an important and valuable partner in the provision of rental housing in British Columbia. The Residential Tenancy Branch (RTB) has introduced a number of process improvements and resources that will benefit landlords, including: ○ 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. ○ A toolkit is under development to support landlords to better manage their tenancies from the start. The toolkit will provide templates that simplify landlord-tenant communication, ensuring information is clear and organized, and that both landlords and tenants are better informed and prepared should they proceed to dispute resolution. ○ Further updates to the RTB website about the role of Court Bailiffs when evicting problematic tenants. Additional information sheets and resources are also being considered to enhance the general understanding of this process. ○ 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. ○ Hearing verification and enhanced screening to reduce the number of dispute resolution hearings that are not needed or that have no merit. ○ Early interventions to resolve disputes without a hearing. ○ A facilitated settlement process, during which a case facilitator assists parties to resolve their dispute by agreement. • RTB will continue to look for ways to support small landlords including options related to the abandonment of property, notice periods for landlords reclaiming property and ways to collect outstanding monies as a result of unpaid rent or damage.
Work with the Minister of Finance to remove barriers to the construction of small-scale multi-unit housing across the province.	• Ongoing monitoring of the implementation of the Local Government Density Initiatives, Cabinet Confidences Cabinet Confidences
Work with homebuilders to address barriers to new home construction in the current capital and interest rate environment.	• HMA will work with both the Ministry of Finance and homebuilders to break down barriers to increase the supply of new homes.
Work across ministries to expedite permits required for new housing construction.	• The Building Permit Hub was released in May 2024, and currently 5 local governments have adopted the Hub for use. The Hub has standardized permit application requirements for small-scale multi-unit housing and automates compliance for the BC Energy and Zero Carbon Step Codes. Working with over 40 communities to standardize additional building permits for inclusion into the Hub. New functionality is added on an ongoing basis. • The Housing Action Taskforce (HAT) was established in January 2023 and is led by WLRS and includes the Ministries of Environment and Parks (ENV), Forests (FOR), and Transportation and Transit (MOTT). • HAT provides dedicated and coordinated oversight and solutions for provincial natural resource housing authorizations. This includes streamlining decision

	processes and supporting a coordinated single window approach to housing-related permits and authorizations. • Overall, the average processing time of natural resource housing-related applications is 108 days. • A total of 3084 decisions on housing-related applications were made since March 2023, and 100 percent of 914 initially identified housing-related applications have been completed.
Support local governments, the Minister of Transportation and Transit, the Minister of Environment and Parks, and others affected by encampments with dignified, prompt, and effective interventions to move people living in encampments inside before encampments can become entrenched.	• Through Belonging in BC, provincial encampment coordination prioritizes the health and well-being of people sheltering in encampments through outreach, housing, health, social and cultural supports to move indoors. • Encampments are best resolved and prevented by offering people a pathway out of homelessness, which includes shelter first, assessment and then support to move to a range of housing options that best meet individual needs. • The Province responds to requests for assistance with encampments through a Cross-Ministry Encampment Response Coordination table, which prioritizes outreach, health, and safety, and has led to numerous successful outcomes. • This table led 10 complex encampment responses in 2024 in partnership with local communities and other provincial ministries when encampments were on Crown land. For example, in Prince George, an encampment response was initiated in May 2024. At the time, 44 people were noted at the site. As of Feb. 2025, only one person out of those 44 remains at the site. • BC Housing, Ministry of Social Development and Poverty Reduction, and Ministry of Health outreach teams continue to work with people in encampments to connect them with housing and supports. • An Encampment Response guide is in development to support those directly responding to encampments.
Work with local governments to achieve housing targets and address concerns related to infrastructure.	• Group 1: ◦ 8,312 net new homes have been built, representing 87% of Year 1 target. ◦ Year 2 reporting due Nov. 15, 2025. • Group 2:

	○ 6,272 net new homes at six-month reporting period, representing 72% of Year 1 target. ○ Year 1 reporting due Aug. 14, 2025. ● Group 3: Six-month reporting due Mar. 17, 2025; Year 1 reporting due Sep. 14, 2025. ● Groups 4 and 5 anticipated to be issued Housing Target Orders during FY 2025/26 as part of continued phased implementation of 8-10 municipalities per group. ● Oak Bay and West Vancouver advisor reviews underway with report and recommendations to inform next steps for targets compliance to ensure municipalities can improve conditions to demonstrate progress to meet targets. ● The Ministry will continue to engage with the federal government to explore options for a bilateral program to support core public infrastructure for local governments and First Nations.
Work with the Cabinet Committee on Community Safety to ensure that initiatives identified by the committee are prioritized and delivered by your ministry as required.	● The Ministry of Housing and Municipal Affairs will support the mandate of the Cabinet Committee once the scope has been confirmed by Government.
Continue to enhance delivery of supportive and complex care housing in a manner that keeps residents and others safe.	● Supportive housing falls under the Residential Tenancy Act. In 2024, amendments were made to the Residential Tenancy Regulation to allow supportive housing operators to implement guest policies that can be tailored to the specific needs of a housing site, and to do wellness checks. ● Non-profit operators can set their own rules around guest access policies. Typically, these policies include best practices such as front-desk check-in during entry and exit. Operational standards were developed to support the sector in developing policies related to guest and wellness check policies. ● In response to sector feedback following the 2024 amendment to the Residential Tenancy Regulation, the Province has convened two working groups to improve safety in supportive housing: ○ A law enforcement and supportive housing provider working group, which is working on identifying strategies for improving collaboration between

	housing providers and law enforcement to increase safety and security for tenants and staff. ○ A Staff and Workplace Safety group including WorkSafe BC and BC Housing, focused on responding to sector concerns related to worker safety, and to improve and support the sector's ability to operate under the <i>Residential Tenancy Act</i> (RTA) and <i>Occupational Health & Safety</i> (OHS) legislation. ● Complex Care Housing 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. ● As of January 1, 2025, complex-care housing services are in place for up to 543 people. Government has met its public commitment to serve 500 people that was announced with Budget 2022 and is on track to have services in place for 600 people by March 31, 2026. ○ 240 new purpose built complex-care housing units were announced in April 2024. ○ 200 units will be in Abbotsford, Burnaby, Kamloops, Kelowna, Nanaimo, New Westminster, Prince George, Sechelt, Surrey, Vancouver, and Victoria. ○ 40 units will be Indigenous-led, and the province is working closely with Indigenous groups to identify partners and priority communities.
Continue work with the Minister of Jobs, Economic Development and Innovation on standardized modular housing design.	● Expanding on the BC Standardized Housing Designs Catalogue, collaborate with the Ministry of Jobs, Economic Development and Innovation to explore the prefabricated manufacturing of standardized designs and growth of the offsite manufacturing sector.

Table 2: Progress Status of 2022 Mandate Letter Items

MANDATE LETTER ACCOUNTABILITY	STATUS
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:	• Complete – Homes for People published April 2023
o Establish BC Builds to build housing for middle-income families, individuals, and seniors	• 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. Budget 2024 provided \$321 million over the over three years towards the BC Builds program, and Budget 2025 builds on this with an additional \$318 million commitment over three years. BC Builds also has access to the Province's \$2 billion low-interest construction financing facility. • On January 23, 2025, the Province and Canada signed the Apartment Construction Loan Program (ACLP) agreement with Canada committing an additional \$2 billion in additional financing to support BC Builds projects. • With both provincial and federal contribution, BC Builds will be looking to develop a minimum of 9,000 homes for middle-income households over the first five years. • BC Builds is currently offering middle income rental housing but will be developing options for a middle-income home ownership program to replace the Housing Hub's Affordable Home Ownership Program. • Nearly 2,500 BC Builds homes are within the program's pipeline. Not all of these projects have final approvals yet.
o Ensure timely resolution of landlord/tenant disputes	• Several initiatives implemented 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 resolution.

	• The improved services are the result of \$15.6 million in additional funding over 3 years, a 40% budget increase, that the Province committed to the RTB in December 2022 to speed up and strengthen residential tenancy dispute resolution. • The process changes and staff added to date are yielding significant benefits. The total average wait times for participatory hearings in January 2025 have improved by over 70% when compared to November 2022 which was the final month preceding the Province's investment in RTB in December 2022.
o With support from the Minister of Finance, establish a rental housing acquisition fund	• 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 August 2024 that the Rental Protection Fund has approved funding to preserve nearly 1,500 homes, with thousands of additional homes under funding consideration. • 23 projects have been publicly announced to date, with a total of 1,222 units across 15 communities. This includes 728 units in the Lower mainland, 468 units on Vancouver Island, and 26 units in the Okanagan.
o Introduce legislation establishing new tools for local governments to help them better regulate short term rentals in their communities	• The <i>Short-Term Rental Accommodations Act</i> (STRAA) was passed in October 2023, helping more people find a place to live, giving local governments stronger tools to enforce short-term rental bylaws, and establishing a new provincial role in the regulation of short-term rentals. • The new rules include a principal residence requirement in certain areas limiting short-term rentals to a person's principal residence plus one other unit on the same property. • Preliminary ministry data shows a 10% decline in the number of entire homes being listed on short-term rental platforms in areas with a principal-residence requirement since March 2024, opening up additional housing options for people in the province. • Following the registry launch in January 2025, short-term rental hosts and platforms operating in B.C. must register and pay annual registration fees, including hosts operating outside areas with the principal residence requirement.

	• The provincial registry helps ensure a level playing field for hosts and platforms by proactively enforcing the principal residence requirement and ensuring all hosts on short-term rental platforms like Airbnb, VRBO or other listing platforms are following the rules. • By May 1, 2025 Hosts will be required under the STRAA to display a valid provincial registration number and business licence number on their listing in areas where a business licence is required by the local government, and platforms are required to remove listings that lack valid registration numbers.
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;	• Local governments were required to update bylaws by June 30, 2024 to: ○ Allow a minimum of one secondary suite or detached accessory dwelling unit/ADU (laneway home) throughout the Province; and ○ Allow three to six units (depending on location and lot size) in zones restricted to single-family and/or duplex residential within urban containment boundaries and municipalities over 5,000 people. • <u>As of March 3, 95% of local governments had adopted the required changes.</u>
o Include an effective flipping tax to fight increased costs caused by short-term flipping by investors	• Flipping tax was introduced as part of Budget 2024. • The tax applies to income from the sale of a property, including presale contracts, in British Columbia if the property was owned for less than 730 days. • The tax is imposed under the Residential Property (Short-Term Holding) Profit Tax Act, which is expected to take effect starting January 1, 2025. • The tax will be in place to discourage investors from buying housing to turn a quick profit. • It is expected approximately 4,000 properties will be subject to the tax in 2025. All revenue from the tax will go directly into strengthening housing programs and building new affordable homes in B.C.
Work with Indigenous partners to identify and deliver on Indigenous housing priorities for the province	• The Ministry and B.C. Housing work together to deliver a wide range of Indigenous housing programs, available on- and off-reserve. B.C. became the first province in Canada to invest provincial housing funds on-reserve, which is a federal jurisdiction, through the Indigenous Housing Fund, a \$1.7 billion investment, over 10 years, to

	build 3,500 new units of Indigenous housing across British Columbia in urban, rural, and remote areas, both on- and off-reserve. • As of December 31st, 2024, the Indigenous Housing Fund has 3,227 units of housing delivered or underway. These homes are serving Indigenous youth, single people, families, women and children fleeing violence, seniors, Elders, and those experiencing homelessness. • Additionally, 1,338 Indigenous housing units are completed or underway through the Community Housing Fund, as of December 31, 2024. Belonging in BC created the Indigenous Advisory House; a distinct committee led by an Indigenous organization to advise on the implementation of initiatives of the Provincial homelessness plan. • The Ministry established a dedicated Indigenous Housing Partnerships team that supports engagement with Indigenous Leadership Organizations such as the First Nations Leadership Council, Métis Nation B.C., and the Alliance of the Modern Treaty Nations on key provincial initiatives, including legislation, policies and programs, to ensure First Nations and Métis perspectives are heard and represented in the work produced by the Ministry. • The Ministry actively engages with counterparts in the federal Department of Housing, Infrastructure and Communities Canada, Indigenous Services Canada, and the Canada Mortgage and Housing Corporation, to advance a collaborative approach to addressing the housing crisis, including with respect to Indigenous housing. The Province is seeking Canada's recognition of our position as a leader, to support expediting negotiations to secure B.C.'s share of funding announced in the last federal budget to advance shared objectives while continuing to advocate for Indigenous Peoples in discussions with the federal government on potential funding.
With support from the Minister of Municipal Affairs, lead work across government to simplify and speed up provincial housing approval processes, working toward a single-window for provincial permitting – and support municipalities to streamline development	Development Approvals Process Review • New requirements for local governments to: ○ Update housing needs reports (HNR) using a standard method by Jan 1, 2025, ○ Plan for and engage communities on these needs in official community plans (OCP), every five years; first OCP update by Dec 31, 2025 ○ Align zoning bylaws with the OCP and HNR to pre-zone for the 20-year total amount of housing their communities need; first zoning bylaw update by Dec

approvals through the continued implementation of the Development Approvals Process Review	31, 2025 and eliminate public hearings for rezonings that are consistent with OCPs (effective November 2023). • New and updated tools were provided to local governments to fund infrastructure, amenities, affordable housing, tenant protection bylaws, works and services, and transportation demand management to support pro-active planning and zoning.
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	• The Act came into force May 31, 2023; Regulation identified 47 municipalities which targets could be assigned. Housing targets are being implemented in a phased approach with 8-10 municipalities per cohort; 16-20 municipalities per year. • First group of 10 municipalities received housing targets in September 2023. ○ Year 1 reporting, submitted November 15, 2024, showed that 8,312 net new homes have been built, representing 87% of Year 1 target. Victoria, Delta, and District of North Vancouver met or exceeded their targets. Vancouver, Saanich, Port Moody, Abbotsford, and Kamloops made progress toward meeting their targets. Oak Bay and West Vancouver did not make progress and have advisors appointed to review municipal records to determine how targets can be met. ○ Annual progress reporting due November 15 each year until 2028. • Second group of 10 municipalities received housing targets in June 2024. ○ Six-month progress reporting showing strong group performance with 6,272 net new homes at mid-point of reporting period, representing 72% of Year 1 target. Central Saanich, Esquimalt, Kelowna meeting or exceeding targets. Nanaimo, Maple Ridge, Surrey, City of North Vancouver, Sidney, and Chilliwack on track. White Rock not on track and will need to demonstrate significant improvements to progress by Year 1 reporting. Compliance measures may be taken if satisfactory progress is not made by the time annual progress reports are submitted. ○ Annual progress reporting due September 14 each year until 2029. • Third group of 10 municipalities received housing targets in July 2024. ○ Six-month progress reporting due March 17, 2025. ○ Annual progress reporting due September 14 each year until 2029.

Lead government's work to better coordinate services to deliver improved outcomes for people living in Vancouver's Downtown Eastside (DTES), 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	• Launched the <i>Supporting the Downtown Eastside; Provincial Partnership Plan</i> ('the Plan') in March 2023; a working document to achieve improvements for the DTES. ○ Since March 2023, opened more than 750 new and renovated housing spaces for DTES residents. ○ Developed and implementing the Plan in partnership with provincial ministries and agencies, City of Vancouver, Vancouver Coastal Health Authority, service providers, and Indigenous and community organizations. ○ Partnered with 9 community organizations to seek engagement from more than 100 DTES residents with lived and living experiences of homelessness in May/June 2024. • Partnered across ministries and City of Vancouver to address encampments along East Hastings Street and in Crab Park with the provision of supports, shelter and housing. • Formally partnered with the Government of Canada and City of Vancouver in summer 2023 to develop a Trilateral SRO Investment Plan to replace/renovate deteriorating SRO buildings in the DTES. A draft investment strategy is in development to bring forward for consideration in 2025.
Expand on the new homelessness supports launched in Budget 2022, including long-term housing to address encampments	• Released <i>Belonging in BC</i>, the province's first comprehensive provincial plan to prevent and reduce homelessness, on April 3, 2023, developed and in implementation in partnership with ministries, local governments, and Indigenous and community partners. • Provincial Encampment Response Framework is a policy and practice guide in development to support communities when responding to homeless encampments. Planned for release in Fall 2025. • Established Homeless Encampment Action Response Teams (HEART) in each region and Homeless Encampment Action Response Temporary Housing (HEARTH) program. ▪ There were 9 priority communities identified for HEART/H. Both HEART and HEARTH launched in 7 priority communities; HEARTH but no HEART was launched in an additional three communities.

	▪ As of Feb. 2025, 655 HEARTH units open across B.C., with an additional 525 underway. • HEART and HEARTH programs were provided \$227 million in operating funding over three years and \$44 million in capital funding through Budget 2023. Budget 2025 has announced an additional \$90 million in funding over three years. • The Supported Rent Supplement Program has been launched in 17 priority communities and rent supplements are being distributed alongside wraparound supports to support housing stability in collaboration with BC Housing, Ministry of Health and Health Authorities, Ministry of Social Development and Poverty Reduction and non-profit partners • Initiated contracted services with Canadian Alliance to End Homelessness that will, in partnership with the Ministry of Housing and Municipal Affairs and in collaboration with BC Housing, support community leaders and organizations to address service connections and gaps, with a particular focus on quality data collection and local level coordinated access to improve the response to homelessness. • Implemented improvements to the Shelter Aid for Elderly Renters (SAFER) program announced April 2024 that increased the income limits, minimum amount and amount of rent supplements for seniors accessing rent supplements through SAFER. • The 2024/25 province-wide Point-in-Time homeless counts are underway in 20 communities across B.C. A Provincial report will consolidate the data from these counts and is planned for publication later this year. This work builds on the previous provincial counts in 2018, 2020/21 and 2023. • The Performance Measurement and Evaluation Framework for the Belonging in BC Homelessness Plan, which was approved by Treasury Board in 2024, has been updated based on implementation work. Reporting options have been developed for decision. • Through Budget 2023, additional investment of \$11 million to BC Rent Bank to continue to help people maintain housing stability when in immediate financial need. This includes \$3.4M year-end grant in 2023, \$3.082M in 2024/25, and will provide \$4.45M in 2025/26.
--	--

	• Continue to support and monitor progress on ministry partner initiatives that link to Belonging in BC including: • The Ministry of Housing and Municipal Affairs works with BC Housing to continue building on the CCH units already underway to create additional new complex-care housing units: ○ As of January 1, 2025, complex-care housing services are in place for up to 543 people. Government has met its public commitment to serve 500 people that was announced with Budget 2022 and is on track to have services in place for 600 people by March 31, 2026. ▪ 240 new purpose built complex-care housing units were announced in April 2024. ▪ 200 units will be in Abbotsford, Burnaby, Kamloops, Kelowna, Nanaimo, New Westminster, Prince George, Sechelt, Surrey, Vancouver, and Victoria. ▪ 40 units will be Indigenous-led, and the province is working closely with Indigenous groups to identify partners and priority communities. ○ Supports and services to youth transitioning from government care, with over 1,900 rent supplements issued and nearly 100 navigators and guides now in place, and ○ The expansion of Community Integration Specialists across BC. ○ Launched two distinct advisory committees to advise on the implementation of the provincial homelessness plan: one for Indigenous people and one for people with lived experience of homelessness.
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	• Bill 47 received Royal Assent on November 30, 2023, which required 31 municipalities to designate Transit-Oriented Areas (TOAs) by bylaw around 104 transit hubs listed in regulation by June 30, 2024. Within TOAs these municipalities must: ○ Ensure minimum density levels are allowed ○ Remove parking minimums ○ Consider Provincial guidance when planning or amending zoning bylaws

affordability goals, including targets for non-market units and non-profit housing	As of September 18, 2024, 29 out of 31 municipalities have passed TOA designation bylaws that meet the requirements of the legislation. The Ministry of Transportation and Transit is working with the City of Richmond to provide an exemption for a small portion of the Aberdeen Station TOA. The Township of Langley has not complied.
Support municipalities to partner with the federal government to maximize benefits for our province's communities from federal government programming, including through coordination with provincial programs.	- Completed negotiations and secured the renewal of the Canada Community Building Fund in partnership with the federal government and the Union of British Columbia Municipalities, resulting in uninterrupted delivery of these federal funds since 2005. - Engage the federal government on the proposed bilateral program: Canada Housing Infrastructure Fund. Partnered with the Government of Canada to sign a bilateral agreement for two years of funding through the Unsheltered Homelessness and Encampment Initiative, directing an \$39.9M to Abbotsford, Vancouver and Kamloops.
Explore options to support fast growing municipalities with funding for infrastructure and community amenities.	The Growing Communities Fund (GCF) announced on February 10, 2023 provided \$1 billion in direct grants to municipalities and regional districts, which they can use to address their community's unique infrastructure and amenities demands. Eligible infrastructure projects will be built over 5 years and include recreation facilities, parks and water-treatment plants, as well as other community infrastructure.
With support from the Minister of Education and Child Care, work with local governments to identify opportunities to increase child care spaces on municipal property.	The Growing Communities Fund includes childcare as an eligible use of the funds as a needed amenity in growing communities.
With support from the Minister of Finance, continue to work with UBCM to strengthen local government finance systems to ensure local governments and regional districts	- On September 15, 2021, the UBCM members endorsed the report entitled Ensuring Local Government Financial Resiliency – Today's Recovery and Tomorrow's New Economy, aimed at strengthening the local governments finance system in BC. - The Report identifies three key cost drivers (attainable housing, community safety and climate change) and the impact of the new economy as significant factors in the local government finance system and makes 20 recommendations.

have the tools they need to remain resilient in the face of economic change.	• In January 2022, a Memorandum of Understanding (MOU) on Local Government Financial Resiliency was signed by the Province and the Union of BC Municipalities (UBCM). The parties to the MOU agreed to engage through a meaningful working relationship to meet the respective interests of strengthening the local government finance system. • Progress under the MOU is being made through a local government financial review working group (the Working Group) made up of staff from the Province and UBCM. The group is reviewing the local government finance system in BC. • In July 2024, the former Ministers of Municipal Affairs and Finance, along with the UBCM Presidents Committee, endorsed the following shared problem statement: "Property tax is useful and important as an own source revenue tool, but local governments report difficulty raising enough revenue from property taxes, particularly regarding infrastructure capital costs and select service delivery costs driven by senior government regulations and environmental factors." • The Working Group meets twice monthly and provides progress updates biannually to the UBCM Presidents Committee, Minister of Finance and Minister of Housing and Municipal Affairs. The next progress update is planned for April 2025
Continue working with the Minister of Transportation and Infrastructure to build important infrastructure projects, including through StrongerBC and the Investing in Canada Infrastructure Program.	• Completed: Intakes and full allocation for all Investing in Canada Infrastructure Program (ICIP) streams: ○ Community, Culture & Recreation ○ Rural and Northern Communities ○ COVID-19 Infrastructure Resilience ○ Environmental Quality (ICIP-EQ) ○ CleanBC Communities Fund (ICIP-CCF) • Underway: Announcements expected for final (3rd) intakes for ICIP-EQ and ICIP-CCF streams. • ICIP was fully allocated by March 31, 2023 representing \$1.455 billion through the HMA administered streams. Ministry will be monitoring approved projects. Projects are under construction by proponents, with the ICIP agreement running until 2034.

Support work led by the Minister of Housing to assist municipalities to accelerate development approvals and ensure sufficient housing for provincial growth through continued implementation of the Development Approvals Process Review and implementation of the Housing Supply Act.	• Leadership of Development Approvals Process Review was transferred to Ministry of Housing in December 2022. MUNI staff supported work led by the Ministry of Housing. Significant support was delivered on Bills 35, 44, 46 and 47 (2023). • MUNI also acted to support HOUS staff on additional legislative proposals in 2024 led by HOUS (Bill 16) as well as leading related MUNI changes for Vancouver Charter (Bill 18).
Support the work of the Minister of Emergency Management and Climate Readiness to co-develop and introduce modernized emergency management legislation.	• HMA continues to work closely with the Ministry of Emergency Management and Climate Readiness on policy and regulatory developments supporting the implementation of the Emergency and Disaster Management Act. Furthermore, HMA continues to provide direct leadership to local governments in all phases of emergency management.

2025/26 ESTIMATES NOTE

Last updated Date: April 11, 2025

**Estimates & Expenditure
Management
(Key Messages)****Estimates & Expenditure Management**

- Trade turmoil is adding to an already challenging fiscal environment around the world.
- We are committed to making sure every dollar we spend has the greatest impact in the lives of British Columbians: to grow the economy, to protect and strengthen the services people count on, and lower costs.
- With significant population growth and a lot of programs launched over the past eight years, now is the right time to review all existing programs to ensure they are working as intended.
- We are looking for efficiencies and administrative savings as well as programs that are not working or have served their purpose and run their course.
- Ultimately, this will strengthen B.C.'s finances, and protect the key services and opportunities that people need to thrive and achieve their goals in B.C.

What are your ministry's targets and what are you looking to cut?

- This review is about finding efficiencies and making sure spending is focused on making the biggest impact to the lives of British Columbians, not slashing services.
- It is a forward-looking, strategic process to focus on outcomes for people – in the way we do business and make decisions in the public service.
- Protecting and strengthening critical services is a key priority.

What programs are on your radar/are you cutting program X?

- We are in the initial stages of the review process. It is important work, and I am not going to pass early judgment on any single program or initiative.

Do you expect layoffs in your ministry?

- We will always need a skilled workforce to design and deliver critical services – that won't change as we work to strengthen our finances.
- We expect to see some decreases in staffing through the current public service hiring pause through attrition – retirements and not filling non-critical vacant positions.
- *[Recognize importance of the specific goal or commitment]*
- The way to achieve our goals is to have a strong fiscal foundation so people can build a good life in B.C.
- This is about efficiencies and ensuring programs are working for people.

For general questions on expenditure management – process, timing:

- At this stage in the process, you can direct most of your questions to Ministry of Finance and Premier's Estimates.
- Minister Bailey and the Ministry of Finance are leading this work and you are best to canvass them for details.
- Every ministry is a part of this and with so many programs and services launched over the past eight years, now is the right time for a review.
- The questions I am asking myself and ministry staff are:
 - How is the program managed?
 - Is it a good return on investment? Are we serving the people of BC as well as we could?
 - Is there room for improvement and savings?
 - Are existing programs still relevant and getting good outcomes for people?
 - How is it helping people?
 - Is this supporting jobs and helping our economy?

2025/26 ESTIMATES NOTE

Last updated Date: April 11, 2025

**Homes for People Action
Plan & Implementation
Status****KEY MESSAGES:**

- We have made significant progress to deliver on BC's ambitious housing agenda since the launch of *Homes for BC* plan in 2018, and the updated *Homes for People* plan in spring 2023.
- Our work has resulted in nearly 92,000 homes delivered or underway since 2017.
- The *Homes for People* plan 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: six 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: six 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: six 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. With the launch of BC Builds, HousingHub is no longer accepting applications, and this revolving credit facility is accessible to BC Builds to make construction loans to non-profit and private sector builders which are repaid upon completion.
- Through Budget 2023, the Province made further investments, starting with more than \$4 billion over three years and a commitment to invest \$12 billion over 10 years to build more

homes for people.

- Budget 2025 highlights the following initiatives of *Homes for People*:
 - Unlocking more homes, faster: Budget 2025 reinforces the *Homes for People* action plan with \$318 million in new funding for BC Builds, building on the \$321 million approved through Budget 2024. 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. 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. In January 2025, BC Builds attracted a federal commitment of \$2 billion in low-interest financing over 5 years through the Apartment Construction Loan Program (ACLP), which will allow BC Builds to increase the number of units it delivers to over 9,000 units.
 - Delivering better, more affordable homes: Since 2017, the Province has nearly 92,000 homes delivered or underway as a result of continued investments and other housing initiatives.
 - Supporting those with the greatest housing need: Budget 2025 provides \$90 million more over the next three years to expand the Homeless Encampment Action Response Team (HEART) and the Homeless Encampment Action Response Temporary Housing (HEARTH) programs led by BC Housing. Funding will support community-based wrap-around supports, including leveraging village-like housing as alternatives to encampments. This new funding will enable this program to expand to additional communities over the next three years.
 - Creating a Housing Market for people, not Speculators: Budget 2024 the new BC Home Flipping Tax, which took effect on Jan. 1, 2025. This is 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. Budget 2024 funding for the Provincial Short-Term Rental Compliance and Enforcement Unit. Budget 2025 announced that Speculation and Vacancy Tax will be increasing in January 2026 to deliver more homes and help ensure residential properties are used as homes rather than investments.
- In addition, Budget 2025 includes additional funding for the Homes for People action plan initiatives as follows:
 - \$26 million in operating funding for non-profit housing partners to support new units coming online (Budget 2023 decision).
 - \$75 million in operating funding for rental subsidies through the Rental Assistance Program (RAP) and Shelter Aid for Elderly Renters (SAFER) beginning in 2025/26 with provision for a further \$75 million in 2026/27 onwards.

Contact: John Thomson (BGI)	Mobile: 250-812-1915
-----------------------------	----------------------

	Action Item	Status	Notes
Unlocking More Homes, Faster	Small Scale, Multi-Unit Housing (SSMUH) Legislation	Substantially Complete	• Legislation received Royal Assent on Nov 30, 2023. • Legislation establishes by right, secondary suites provincewide; and three-to-four homes per lot depending on size; and up to six units near frequent transit in municipalities larger than 5,000 inside urban containment boundaries. • Local governments were required to comply with this legislation by June 30, 2024, unless an extension was granted by the minister. • Policy Manual and Site Standards released Dec. 7, 2023. ○ Establishes provincial expectations for setback, building heights, and lot coverage depending on lot size and unit level density. ○ Establishes recommended approaches for parking, as well as use of development permits. • Out of 188 Local Governments (LGs): ○ 178 have notified the Ministry of Housing and Municipal Affairs (HMA) of compliance (as of February 25, 2025) ○ 8 LGs have extension requests expiring between June 1, 2025, and December 31, 2030, for their entire communities ○ 2 have indicated intention to comply by spring 2025. • Letters confirming provincial expectations for local governments to adhere more closely to site standards sent to 21 LGs on January 10, 2025. • Sooke adopted required zoning bylaw amendments on February 18, 2025.
	Secondary Suites Incentive Program (SSIP)	Ongoing; concluding in 2025	• 'Home Suite Home' Secondary Suites Guide and Eligibility Criteria were publicly released on Sept. 18, 2023. • BC Housing Management Commission Regulation change approved in February 2024. • The program began accepting applications since May 2024, and aimed to create 3,000 units over three years.

[Return to Top](#)

	Action Item	Status	Notes
			• 207 approved applications as of February 25, 2025, is well below the number needed to meet the target of 1,000 approved loans in the first year of three-year program. • In 2025, the federal government will launch a similar loan program to provide up to \$80,000 in low-cost financing without rent affordability requirements attached to it. • In the context of the new national program, and considering the Minister's mandate letter direction to ensure programs deliver on government priorities, the SSIP pilot will conclude in 2025.
	Work with local governments to build more homes faster (Housing Targets)	Ongoing	• The Housing Supply Act came into force May 31, 2023. The Housing Supply Regulation prescribes 47 municipalities to which Housing Target Orders could be issued. • The objectives of the Housing Supply Act are to increase the supply, availability, and affordability of housing in communities with the highest projected growth, low vacancy rates and high housing demand. • Housing Target Orders were issued to three groups of 10 municipalities each, September 2023, June 2024 and July 2024. • 1st Group Year 1 progress reports were evaluated: ○ 4 met or achieved 80% of targets, 4 are on track to meet targets, and 2 did not meet targets. ○ Compliance action for Oak Bay and West Vancouver. Advisors appointed and report with recommendations for next steps planned for March 2025. • 2nd Group six-month progress reports being evaluated: ○ 3 exceeding targets, 6 on track to meet targets, and 1 not on track. ○ Year 1 reporting due Aug. 14, 2025. • 3rd Group six-month reporting due Mar. 17, 2025. Year 1 reporting due Sep. 14, 2025.

[Return to Top](#)

	Action Item	Status	Notes
	1. <i>Speeding Up Provincial Permitting</i>	Ongoing	• The Housing Action Taskforce (HAT) was established in January 2023 and is led by WLRS and includes the Ministries of Environment and Parks (ENV), Forests (FOR), and Transportation and Transit (MOTT). • HAT provides dedicated and coordinated oversight and solutions for provincial natural resource housing authorizations. This includes streamlining decision processes and supporting a coordinated single window approach to housing-related permits and authorizations. • HAT is prioritizing housing projects that are: ○ Indigenous led; ○ BC Housing projects; ○ Multiple Unit projects; and ○ Projects that provide affordable housing. • Overall, the average processing time of natural resource housing-related applications is 108 days. • A total of 3084 decisions on housing-related applications were made since March 2023, and 100 percent of 914 initially identified housing-related applications have been completed. • The solutions being implemented for Housing are scalable to other sectors and are being applied across other provincial priority initiatives.
	2. <i>Official Community Plan Zoning</i>	Substantially Complete	• Legislation received Royal Assent on Nov. 30, 2023, and supporting regulations approved June 5, 2024. • Together, these changes require local governments to better plan and zone for housing needs “up-front” to reduce the number of rezonings. • Local governments must have completed an interim housing needs report (HNR) by Jan. 1, 2025, and then complete a full HNR by December 31, 2028, and then every five years. • Municipalities (not regional districts) must update their OCPs and zoning bylaws to accommodate the 20-year number of units needed, as identified in their HNR. The

[Return to Top](#)

	Action Item	Status	Notes
			first OCP and zoning bylaw updates are due by December 31, 2025, and then every five years. - HMA is monitoring compliance with the new requirements. As of end of February 2025, approximately 95% of local governments have completed their Interim HNR, with the remainder on track for completion in the next few months. HMA is following up and supporting local governments as needed. - HMA is finalizing pro-active planning guidance, to support OCP and zoning updates, for release in March 2025.
	3. <i>Local Government Development Initiative Phase 2</i>	Substantially Complete	- Legislation received Royal Assent on April 25, 2024. - The new legislation supports upfront zoning, and provides new/expanded authorities for local governments for: - tenant protection bylaws; - expanded works and services (site-level infrastructure required for new development); and - Transportation demand management measures. - Guidance developed to support local governments with authorities. - In late January 2025, regulations to clarify aspects of the work and services were approved, and transportation demand management authorities interim guidance for local governments are being finalized for release in March 2025.
	4. <i>Development Finance</i>	Substantially Complete	- Legislation received Royal Assent on Nov. 30, 2023. - Updates to <i>Local Government Act</i> and <i>Vancouver Charter</i> provided new local government development finance tools. - The new Amenity Cost Charges and updated Development Cost Charges and Levies help fund the cost of infrastructure and amenities needed to support increased housing supply and growth. - Interim guidance to support the implementation of the development finance tools was posted on the ministry website in March 2024

[Return to Top](#)

	Action Item	Status	Notes
			Comprehensive guidance documents will be released in March 2025 to help LGs implement new/expanded development finance tools, to support infrastructure and amenity needs in response to increased housing development.
	5. <i>Inclusionary Zoning</i>	Complete and Ongoing	- On April 25, 2024, changes were made to the Local Government Act and Vancouver Charter to provide local governments with several new authorities, including a new inclusionary zoning tool and amendments to the existing density bonus authorities. - The legislation allows local governments to require affordable housing in new developments and updates existing density bonus authorities to clarify its use and ensure consistency with Inclusionary Zoning. - Website was published in May 2024, Interim guidance manual was released in August 2024. Comprehensive guidance will be released on March 7, 2025. - Local governments must bring existing density bonus bylaws into compliance with legislative amendments by a date set by Lieutenant Governor in Council regulation. The earliest potential date of this regulation is June 30, 2025. As of March 2025, this date has not been set.
	Become a North American leader in digital permitting	Ongoing	- Building Permit Hub is live and being used by 5 jurisdictions. HMA is currently in discussions with 30 other jurisdictions about potential adoption of the Hub. - The Hub captures permit applications for single detached dwellings, duplexes, multiplexes (triplexes, fourplexes, townhouse), accessory dwelling units, and secondary suites. - Scope captures initial submission and limited resubmission. The team is working to expand the workflow from submission to include full resubmission and communication, tracking, payment, and approval/rejection. The Hub will allow all jurisdictions in the province to process building permit applications digitally. Moving from paper-based application processes to new digital building permit tool will make it faster and simpler for builders and developers to digitally submit building permits for new housing and for local governments to receive and process applications.

[Return to Top](#)

	Action Item	Status	Notes
			Executed license agreement that allows TRAX to republish the BCBC behind their paywall, providing an accurate, interactive and usable version of the Code for builders, developers, and Building Officials.
	Deliver more homes and services near transit	Complete and Ongoing	- Housing Statutes [Transit Oriented Areas (TOAs)] Amendment Act received Royal Assent on Nov. 30, 2023, and was brought into force Dec. 7, 2023, with 52 transit-oriented areas effective immediately. - The legislation allows higher-density neighbourhoods near transit hubs. The regulations prescribe 104 transit stations, minimum allowable densities, and restrict local governments' ability to mandate residential parking in those areas. - As of September 18, 2024, 29 out of 31 municipalities have passed TOA designation bylaws that meet the requirements of the legislation. The Ministry of Transportation and Transit is working with the City of Richmond to provide an exemption for a small portion of the Aberdeen Station TOA. The Township of Langley has not complied. - Transit-oriented areas manual was updated online March 2024 to reflect the use and changes of the density bonus tool in Transit-oriented areas. The TOA manual sets the expectation that density bonus in TOAs would use a base density consistent with the minimum allowable densities established in the TOA regulations. - On April 8, 2024, Uptown Transit Hub in Saanich was announced as an early example of this work. It will create a mixed-use community with a focus on transit and mobility hub connections, housing, and public spaces, increasing market rental and affordable housing unit supply in the region. - The Concept Plan and business case development are underway for Surrey Langley Skytrain 152, Port Moody, and Uptown areas.
	Launch BC Builds	Complete and Ongoing	BC Builds was launched Feb. 13, 2024, and is being administered by BC Housing. - The Province has committed \$950 million in funding, and a \$2 billion low-interest construction financing facility. An additional \$2 billion in federal financing was announced Feb. 21, 2024, and BC Housing entered into the final agreement with Canada in February 2025.

[Return to Top](#)

	Action Item	Status	Notes
			- BC Builds works in partnership with non-profits, local governments, First Nations, and the development sector to identify available underused land, provide financing and funding, and deliver projects that create more homes faster. - BC Builds successfully launched the rental program in 2024 and in fiscal 2024/25 has approved 17 projects for \$218 million over 5 years to build approximately 1,400 units, with eight already under construction. BC Builds plans to commit to 9 additional projects with partners based on the \$201 million for 2025-26 in Budget 2025. - Nearly 2,500 BC Builds homes are within the program's pipeline and are in various stages of development from initiation to under construction.
	Expand construction workforce and innovate	Complete and Ongoing	- This Homes for People commitment is now complete, and ongoing actions to support construction workforce development include: - Ongoing work to make sure people can access the training they need to meet demand in the construction sector, resulting in B.C. now having the highest number of people register as apprentices ever (nearly 50,000 total active apprentices). - Over \$106 million a year provincial investment through SkilledTradesBC for trades education and support. This is a \$9 million increase in the training system since 2017. - In 2023/24 SkilledTradesBC invested \$73.1 million to deliver 28,300 training seats in every region of the province, which includes over 20,000 construction-related training seats. - Additionally, TradeUpBC has been launched as a new training hub that offers flexibility for people in the construction trades to advance their skills while working with short-term courses at public post-secondary institutions.
	Explore more ways to get purpose-built rentals constructed	Ongoing	Purpose-built rental registrations have increased dramatically since 2017, as B.C. has averaged 13,050 registrations per year from 2017 to 2024 compared to 2,402 per year between 2002 and 2016. HMA will continue to work with both the Ministry of Finance and homebuilders to address barriers to increasing the supply of new purpose-built rentals.

[Return to Top](#)

	Action Item	Status	Notes
	Build more homes with mass timber	Complete	• This Homes for People commitment is now complete. • B.C. co-led a national joint task group with Quebec to develop technical code language to enable taller encapsulated mass timber buildings, more building types and more exposed mass timber. • B.C. Building and Fire code changes were approved in April 2024, making it easier to build more homes with mass timber by enabling taller mass timber buildings, up to 18 storeys. • The news was released, and the Building and Safety Standards Branch website was updated to align with the anniversary of the two-year Mass Timber Action Plan on April 10. • Ontario followed B.C.'s lead and adopted the code changes in early 2025 and Quebec is expected to adopt the changes soon. • Through BC Housing, the Province also continues to invest to develop social housing leveraging mass timber materials, contributing to spurring the demand for the technology and creating opportunities for local suppliers to expand development of this value add, renewable building product.
Creating Better, More Affordable Homes	Deliver thousands of social housing units	Ongoing	• Through the Homes for People plan the Province committed to creating thousands more social housing units to support the work started through the Homes for B.C. plan. Additional funding was provided to support existing Building BC programs to create additional units: • Community Housing Fund (CHF) - 6,000 units added to the original target of 14,350 bringing the total target to 20,350 by 2031/32 with 17,830 expected by 2027/28. • Indigenous Housing Fund (IHF) - 1,750 units added to the original target of 1,750, bringing the total target to 3,500 by 2031/32 with 3,227 expected by 2027/28. • Women's Transition Housing Fund (WTHF) - 1,500 units added to the original target of 1,500 bringing the total target to 3,000 by 2031/32 with 2,375 expected by 2027/28. • Additionally, the province entered into an MOU with the Metro Vancouver Housing Corp (MET) that will add nearly 2,000 units of affordable housing.

[Return to Top](#)

	Action Item	Status	Notes
			- BC Housing is the authority responsible for delivering these units with 18,188 units delivered or underway through these four programs (including units funded prior to the creation of Homes for People). Program progress is as follows: - CHF - 4,094 delivered with 9,170 underway - IHF- 757 delivered with 2,470 underway - WTHF - 728 delivered with 471 underway - MET - 498 underway.
	Deliver 4,000 additional on-campus rooms	Ongoing	\$2 billion has been committed to expand on-campus student housing, in partnership with public post-secondary institutions across B.C. - As of December 31, 2024, 10,770 new student housing beds are open or underway.
	End discriminatory restrictions in stratas	Complete	- On Nov. 24, 2022, Bill 44 amended the Strata Property Act to end all rental-restriction bylaws and limit strata age-restriction bylaws to 55-and-over bylaws to promote seniors' housing. After the bill was passed, thousands of strata units opened up to renters and younger residents, providing more housing options. - In May of 2023, an amendment to the Act expanded the list of exemptions to 55-and-over bylaws in strata buildings to include future children and spouses or partners of current residents.
	Protect affordable rental units	Complete and Ongoing	- Rental Protection Fund announced Jan. 12, 2023, with \$500 million to assist non-profits in purchasing and protecting older rental buildings. - This initiative aims to acquire approximately 2,000 units by March 2026. - As of January 2025, 24 applications (some with multiple properties) have been approved, including closed transactions on 35 properties totalling 1,550 units that have transferred into the community housing sector. - HMA has received the Funds annual reporting with Audited Financials. - Conversations with Infrastructure Canada continue, and the Rental Protection Fund is also supporting other provinces in the establishment of similar funds.

[Return to Top](#)

	Action Item	Status	Notes
	Partner with Indigenous communities	Ongoing	- HMA, working with BC Housing, delivers a wide range of Indigenous housing, programs and services for Indigenous youth, single people, families, women, and children fleeing violence, seniors, Elders, and those experiencing homelessness. - HMA has an action in the Declaration Act Action Plan to work with Indigenous Peoples to build more on- and off-reserve housing and pursue new federal contributions – action 4.25. - There are 757 units delivered with 2,470 underway, for a total of 3,227 units of new social housing delivered or underway as of December 31, 2024, through the Indigenous Housing Fund. These are part of a wider effort through various funding programs to deliver housing both on- and off-reserve. - In September 2024, results from the second Request for Proposals under the Indigenous Housing Fund were released with a commitment to advance 41 additional projects resulting in an additional estimated 1,662 homes on- and off-reserve.
	Revitalize co-op housing	Ongoing	- B.C. continues to explore new ways to work with partners to re-invigorate and grow the co-op housing sector. - In 2023, the Province announced a \$500-million investment to create the Rental Protection Fund. The fund supports the community housing sector in preserving non-profit and co-op housing through one-time capital grants to purchase affordable residential rental buildings and co-operatives, safeguarding those units for the longer term. - In February 2024, Government announced that the Rental Protection Fund has committed to assist the Community Land Trust to purchase two housing co-ops in Coquitlam. This acquisition helped preserve 290 units of affordable housing. In 2024, the Province launched BC Builds. BC Builds' fourth site, owned by the City of Vancouver and located at 560 Davie St. and 1210 Seymour St., will include 112 new co-op homes. - Since 2018, the Community Housing Fund has supported the development of a number of new co-op housing projects, providing, for example: \$7.8 million, with an additional \$4.7 million from Cost Pressure Grants for the replacement of the Sunshine Housing Co-op in Surrey (69 units)

[Return to Top](#)

	Action Item	Status	Notes
			○ \$36.8 million for new co-op and affordable rental housing in Vancouver (337 units) ○ \$18.7 million for a new co-op development in Burnaby (118 units) • BC Housing also supports eligible co-ops through operating subsidies and capital funding programs. For example: ○ The <u>Capital Renewal Fund</u> supports capital repair and maintenance of existing co-op and non-profit rentals with active operating agreements with BC Housing.
Delivering More Homes for Those Who Need It Most	Create a new renters' tax credit	Complete	• A renter's tax credit based on annual income was introduced, starting in the 2023 tax year. • For the 2024 tax year, this tax credit will give \$400 to low- and moderate-income renter individuals and families with an adjusted income of \$63,000 or less. Individuals and families with an adjusted income greater than \$63,000 and less than \$83,000 may receive a reduced amount.
	Support those facing homelessness • Supportive housing • Complex-care housing	Ongoing	• As of December 31, 2024, (Q3 reporting), there are 4,765 Supportive Housing Fund units delivered or underway. • As of January 1, 2025, complex-care housing services are in place for up to 543 people. Government has met its public commitment to serve 500 people as announced in Budget 2022 and is on track to have services in place for 600 people by March 31, 2026. • 240 new purpose built complex-care housing units were announced in April 2024. ○ 200 units will be in Abbotsford, Burnaby, Kamloops, Kelowna, Nanaimo, New Westminster, Prince George, Sechelt, Surrey, Vancouver, and Victoria. ○ 40 units will be Indigenous-led, and the Province is working closely with Indigenous groups to identify partners and priority communities.
	New actions to respond to encampments. • HEART	Ongoing	• Abbotsford, Kelowna, Nanaimo, Prince George, and Victoria have each signed their own Memorandum of Understanding (MOU) with the Province; these MOUs

[Return to Top](#)

	Action Item	Status	Notes
	- HEARTH - Encampment Response Partner Resource		formalized a shared commitment to coordinate and implement the HEART and HEARTH programs in these communities. - Campbell River, Chilliwack, and Duncan are HEARTH-only communities and do not have MOUs. - Vancouver does not have an MOU but is a HEART and HEARTH community, with shelter and supportive housing investments also identified within the DTES Provincial Partnership Plan. - Kamloops will not be entering into an MOU, however it was still selected as a priority HEART and HEARTH community in April 2024. - As of Feb. 2025, 655 HEARTH units are open with another 515 units underway. - The Encampment Response Partner Resource is a commitment within Belonging in BC and is in the process of being finalized. The final Resource is being confirmed with a policy approach that aligns with the new mandate. - Funding secured through federal Unsheltered Homelessness and Encampments Initiative (UHEI) bilateral agreement to support HEART and HEARTH implementation in Vancouver, Abbotsford, and Kamloops for two years (FY 24/25 and 25/26). - Budget 2025 announced an additional \$90 million investment over 3-years to expand HEART and HEARTH into new communities.
	Redevelop/replace SROs in Vancouver's Downtown Eastside	Ongoing	- Through the Downtown Eastside (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 support Downtown Eastside residents to access integrated housing, health, social and cultural supports. - Since August 2022, the Province opened 719 net new housing spaces for DTES residents with more than 550 more expected to open by Spring 2026.
	Revitalize BC Housing properties	Ongoing	- Budget 2023 included an investment of \$908.8 million over ten years to improve and expand BC Housing's aging rental stock through redevelopment. - The Provincial Redevelopment Program aims to redevelop ten aging affordable housing complexes throughout the province, adding density of approximately

[Return to Top](#)

	Action Item	Status	Notes
			6,100 new affordable homes and ensuring existing tenants remain in stable housing. - Two projects to date have received provincial approval, both have construction beginning Spring/Summer 2025 1451 Bertram St, Kelowna – 176 units of housing. BC Housing and MHA are working with the Ministry of Education and Child Care (MECC) to potentially include childcare spaces (funding not confirmed). 420 Downie St, Revelstoke - 166 units of housing and 49 childcare spaces with funding confirmed though MECC - Construction is anticipated to begin on the first projects this year.
	More rent bank support	Complete	In January 2024, the Province announced 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. This funding has been provided in a \$3.4 million year-end grant in 2023, \$3.082 million in 2024/25, and will provide \$4.45 million in 2025/26.
Build a Housing Market for People, Not Speculators	Implement a “flipping” tax	Complete	- Flipping Tax announced in Budget 2024. - The B.C. home flipping tax applies to income from the sale of a property, including presale contracts, in British Columbia if the property was owned for less than 730 days. - The tax is imposed under the Residential Property (Short-Term Holding) Profit Tax Act, which took effect January 1, 2025. - It is intended to discourage short-term holding of property for profit.
	Stricter enforcement on short-term rentals	Ongoing	<i>Short-Term Rental Accommodations Act</i> received Royal Assent on Oct. 26, 2023. - Restrictions to limit short-term rentals (STRs) to primary residences and secondary suites/accessory dwellings came into effect May 1, 2024. - Since May 1, 2024, local governments have been able to send “take-down” requests to short-term rental platforms to remove properties that do not have a valid local government business licence.

[Return to Top](#)

	Action Item	Status	Notes
			• Since June 2024, the major platforms have been reporting monthly data to the province, which is shared with local governments for enforcement purposes through the new Short-Term Rental Data Portal. Beginning in spring 2025, minor and medium platforms will also be required to report monthly. • 17 communities initially exempt from the legislation have requested to opt in to the Principal Residence Requirement. For those communities, the new short-term rental rules took effect on Nov. 1, 2024. • The Provincial Short-Term Rental Compliance and Enforcement Unit is conducting investigations into alleged non-compliance, which may result in administrative monetary penalties and compliance orders. A high number of investigations have been resolved through voluntary compliance and no penalties or orders have yet been issued. • The final phase of implementation involves the launch of a provincial registry for STR listings, which was launched on January 20th. • As of May 1, 2025, all hosts, strata hotels and platforms operating in B.C. will be required to have registered their listing(s) and platforms. • Hosts who do not comply will have their listings taken down starting May 1, 2025, and future bookings cancelled starting June 1, 2025.
	Address disputes and bad-faith evictions • Solve renter/landlord disputes fast • Get tougher on bad-faith evictions	Complete and Ongoing	Solve renter/landlord disputes faster: • This Homes for People commitment is now complete. • In December 2022, the Province committed \$15.6 million over three years to improve services and reduce delays at the Residential Tenancy Branch. • Since then, the Residential Tenancy Branch has made significant improvements to its dispute resolution processes with the goal of solving tenancy disputes faster. • Because of these improvements, wait times for dispute resolution hearings have dropped significantly. • The Residential Tenancy Branch has also established new dispute resolution processes to improve service. These processes include the Fast Track Process, which allows landlords to receive an Order of Possession quicker when tenants stop paying rent or are causing damage to the rental unit, and the facilitated

[Return to Top](#)

	Action Item	Status	Notes
			settlement process in April 2024, which encourages landlords and tenants to work together to resolve their disputes. - Hearing Verification, Early Intervention, and Enhanced Screening are operational and being monitored on an ongoing basis (reducing hearings). - As of January 2025, there is a 70% reduction in all tenancy dispute hearing wait times since November 2022. - As of January 2025, an application for unpaid rent is being heard well within a month, compared to nearly three months in November 2022 – a significant improvement for landlords who are losing revenue and need to have their situation addressed quickly. As of January 2025, the average wait time for service by phone is now about three and a half minutes, nearly half of what it was compared to the same period last January; and - Response times to general emails now take an average of one business day. Get tougher on bad-faith evictions: - This Homes for People commitment is now complete. - Bill 14 (legislative changes) was introduced on April 2, 2024. This Bill amended the legislation to allow for additional Residential Tenancy Branch oversight for evictions for landlord use of property and deter bad faith evictions. - Landlords must now enter information into a new portal before issuing a notice to end a tenancy for their own, purchaser or caretaker use. - Tenants now have additional notice (3 months for purchaser use, 4 months for landlord use) and more time to dispute a notice for these types of evictions. - There will be ongoing monitoring and evaluation of these changes to determine whether further intervention is required.
	Expand the speculation and vacancy tax	Complete	Effective Jan. 1, 2024, the Province has expanded the speculation and vacancy tax to 13 new communities. Residential property owners need to declare for the first time in January 2025 based on how they used their property in 2024.

[Return to Top](#)

	Action Item	Status	Notes
			The tax is designed to turn vacant homes into housing for people in B.C. and ensure foreign owners and those with primarily foreign income contribute fairly to B.C.'s tax system.
	Address criminal activity in real estate	Complete	- First Unexplained Wealth Order application filed Nov. 30, 2023. - The unexplained wealth orders amendment was passed and amended the Civil Forfeiture Act as part of the Safer Communities Action Plan. - These orders require people to explain how they acquired their assets if there is suspicion of unlawful activity. - Unexplained wealth orders help the Civil Forfeiture Office build stronger cases against assets used in organized crime, drug trafficking, and money laundering. - The funds collected from the sale of forfeited assets support crime prevention and victim services programs and are also used for victim compensation.
	More protections for displaced renters	Ongoing	- This initiative aims at protecting tenants affected by redevelopment. Tenant protection bylaws allow municipalities to require developers to provide added support for tenants facing displacement in cases of redevelopment, including financial assistance, assistance with finding a new place to live and opportunities for right of first refusal on units in a new building. - Legislation which enabled local governments to implement Tenant Protection Bylaws received Royal Assent on April 25, 2024. - A website was published in May 2024, interim guidance manual was released in August 2024, and comprehensive guidance has now been released based on consultations with developers, tenant advocate groups and local governments.

[Return to Top](#)

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Budget 2025 Highlights****KEY MESSAGES:**

- The overall budget for the ministry is \$1,541.971 million, an increase of \$249.963 million or 19.35 percent over last year's (restated) budget.

FINANCES:

- The overall Budget 2025 increase for fiscal year 2025/26 includes (\$208.813 million):
 - \$120.130 million for BC Builds capital grants and resourcing;
 - \$75.000 million for the Rental Assistance Program (\$27.551 million) and Shelter Aid for Elderly Renters (\$47.449 million);
 - \$50.247 million for Shared Recovery Wage Mandate:
 - \$36.256 million for Supportive Housing workers, Community Social Services Employers Association and Health Employers Association wage increases and Cost of Living Adjustments;
 - \$11.716 million allocated to BC Housing Staff (\$7.471 million for Administrative/Clerical, \$2.678 million for Supportive Housing Workers, and \$1.567 million for Maintenance/Service);
 - \$2.275 million for Ministry and BC Housing staff (\$1.410 million for BC Housing and \$0.865 million for the Ministry);
 - \$3.164 million for Buckley Nechako / Kitimat Stikine Regional District (Kemano Memorandum of Understanding) Grant:
 - The Kemano Hydroelectric Plant, owned by Rio Tinto, is exempt from paying property taxes to the two regional districts under a separate agreement with the Province from 1950. The MOU was created in 2009 to account for the foregone taxes to the Regional Districts of Bulkley-Nechako and Kitimat-Stikine;
 - \$0.293 million for the Minister's Office;
 - (\$40.000) million decrease for the elimination of the Secondary Suites program;
- The increase also includes confirmation of prior year decisions (\$41.150 million):
 - \$25.929 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);
 - \$10.600 million increase from prior decisions for incremental increases to support caseload at BC Housing (\$10.400 million – Core Service Delivery) and at the Residential Tenancy Branch (\$0.200 million);
 - \$2.116 million increase to Housing Strategy from prior year decisions in Budget 2023 and Budget 2024;

- \$1.292 million increase to Short-Term Rentals funding from prior year decisions;
- \$1.213 million increase to Permanent Housing Plan, University Endowment Lands (increased revenues), and incremental Housing FTEs from prior year decisions.

Contact: Tracy Campbell (MSD)	Mobile: 250-387-9180
-------------------------------	----------------------

MINISTRY OF HOUSING AND MUNICIPAL AFFAIRS

The mission of the Ministry of Housing and Municipal Affairs 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; and to provide British Columbians with liveable environments by helping local governments and residents build sustainable, well-governed communities.

MINISTRY SUMMARY

(\$000)

	Estimates 2024/25 ¹	Estimates 2025/26
VOTED APPROPRIATION		
Vote 33 — Ministry Operations.....	1,264,242	1,513,975
STATUTORY APPROPRIATIONS		
Housing Endowment Fund Special Account.....	12,884	12,884
University Endowment Lands Administration Account Special Account.....	14,882	15,112
OPERATING EXPENSES	<u>1,292,008</u>	<u>1,541,971</u>
CAPITAL EXPENDITURES ²	4,838	1,816
LOANS, INVESTMENTS AND OTHER REQUIREMENTS ³	—	—
REVENUE COLLECTED FOR, AND TRANSFERRED TO, OTHER ENTITIES ⁴	—	—

NOTES

¹ For comparative purposes, figures shown for the 2024/25 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 2025/26 *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 AND MUNICIPAL AFFAIRS

SUMMARY BY CORE BUSINESS

(\$000)

	2024/25	2025/26 ESTIMATES		
OPERATING EXPENSES	Net	Gross	External Recoveries	Net
Core Business				
Housing and Land Use Policy.....	17,664	18,650	(2)	18,648
Homelessness, Partnerships and Housing Supports.....	23,648	23,866	(2)	23,864
Strategy, Governance and Accountability.....	1,286	1,288	(2)	1,286
Housing Innovations Division.....	4,410	4,412	(2)	4,410
Local Government.....	221,809	424,613	(199,389)	225,224
Transfers to Crown Corporations and Agencies.....	980,293	1,224,953	—	1,224,953
Executive and Support Services.....	15,132	15,595	(5)	15,590
Housing Endowment Fund Special Account.....	12,884	12,884	—	12,884
University Endowment Lands Administration Account Special Account.....	14,882	15,112	—	15,112
TOTAL OPERATING EXPENSES	1,292,008	1,741,373	(199,402)	1,541,971
CAPITAL EXPENDITURES	Capital Expenditures	Capital Expenditures	Receipts and P3 Liabilities	Net
Core Business				
Executive and Support Services.....	5	3	—	3
University Endowment Lands Administration Account Special Account.....	4,833	1,813	—	1,813
TOTAL	4,838	1,816	—	1,816

MINISTRY OF HOUSING AND MUNICIPAL AFFAIRS

VOTE DESCRIPTIONS

(\$000)

Estimates
2024/25Estimates
2025/26

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; Local Government; Transfers to Crown Corporations and Agencies; and Executive and Support Services.

HOUSING AND LAND USE POLICY

Voted Appropriation

Housing and Land Use Policy.....	17,664	18,648
----------------------------------	--------	--------

Voted Appropriation Description: This sub-vote provides for housing and land use development and program delivery. This scope includes policy development, administering the housing targets program, and oversight for short-term rental regulation. This sub-vote also provides for the administration of the *Ministry of Lands, Parks and Housing Act*, the *Housing Supply Act*, the *Short-Term Rental Accommodations Act*, and the *Strata Property Act*. 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 revenues paid into the General Fund of the Consolidated Revenue Fund from fees for Short-Term Rental registration applications. Costs may also 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.....	16,811	17,015
Homelessness Policy and Partnership Branch.....	6,837	6,849
	<u>23,648</u>	<u>23,864</u>

Voted Appropriations Description: This sub-vote provides for homelessness, supportive housing, rent supplement policy development and program delivery, and residential tenancy branch operations and policy development, 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. Costs may be recovered from ministries, Crown agencies, other levels of government, and parties external to government for activities described within this sub-vote.

STRATEGY, GOVERNANCE AND ACCOUNTABILITY

Voted Appropriation

Strategy, Governance and Accountability.....	1,286	1,286
--	-------	-------

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, and 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.....	4,410	4,410
-----------------------------------	-------	-------

Voted Appropriation Description: This sub-vote provides for program and project development and advice and leadership on innovations in housing construction, development, and partnerships. This scope includes building and safety technical analysis 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 *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*. Costs may be recovered from ministries, Crown agencies, other levels of government, and parties external to government for activities described within this sub-vote.

[Return to Top](#)

MINISTRY OF HOUSING AND MUNICIPAL AFFAIRS

VOTE DESCRIPTIONS

(\$000)

	Estimates 2024/25	Estimates 2025/26
LOCAL GOVERNMENT		
Voted Appropriations		
Local Government Services and Transfers.....	215,609	219,024
University Endowment Lands.....	6,200	6,200
	<u>221,809</u>	<u>225,224</u>
Voted Appropriations Description: This sub-vote provides for the administration of core local government legislation, including the <i>Community Charter</i>, the <i>Local Government Act</i>, and the <i>Local Government Grants Act</i>; financial and other support to local governments and related organizations; development and administration of policy, legislation, and regulations; and the management and delivery of cross-government initiatives. These activities may involve consultation with other ministries; agencies; governments, including local governments; First Nations; and external stakeholders. This sub-vote also provides for the operation of the University Endowment Lands, and for funding to support the public library system. Costs may be recovered from special accounts, ministries, organizations within the government reporting entity, other organizations, and local and federal governments for activities described within this sub-vote.		
TRANSFERS TO CROWN CORPORATIONS AND AGENCIES		
Voted Appropriation		
British Columbia Housing Management Commission.....	980,293	1,224,953
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	1,357
Corporate Services.....	14,068	14,233
	<u>15,132</u>	<u>15,590</u>
Voted Appropriations Description: This sub-vote provides for executive direction and related support services of the ministry, including the office of the Minister for Housing and Municipal Affairs; the deputy minister's office; and executive, strategic, and administrative support for the ministry, including financial, strategic human resources, corporate planning, communications, information management and information technology, facility and other executive and corporate support services. This sub-vote also provides for other initiatives sponsored by the ministry. Costs may be recovered from ministries, organizations within the government reporting entity, other levels of government, and parties both internal and external to government for activities described within this sub-vote.		
VOTE 33 — MINISTRY OPERATIONS	1,264,242	1,513,975

MINISTRY OF HOUSING AND MUNICIPAL AFFAIRS

STATUTORY DESCRIPTIONS

(\$000)

Estimates
2024/25Estimates
2025/26

STATUTORY APPROPRIATIONS

These statutory appropriations provide for the programs, operations, and other activities of the following special accounts: Housing Endowment Fund and University Endowment Lands Administration Account.

HOUSING ENDOWMENT FUND

Statutory Appropriation

Housing Endowment Fund special account.....	12,884	12,884
---	--------	--------

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*.

UNIVERSITY ENDOWMENT LANDS ADMINISTRATION ACCOUNT

Statutory Appropriation

University Endowment Lands Administration Account.....	14,882	15,112
--	--------	--------

Statutory Appropriation Description: This statutory appropriation provides for the University Endowment Lands Administration Account which is governed under the *University Endowment Land Act*.

MINISTRY GROUP ACCOUNT CLASSIFICATION SUMMARY

GROUP ACCOUNT CLASSIFICATION

Salaries and Benefits	60,085	62,557
Operating Costs	25,765	24,817
Government Transfers	1,403,858	1,653,728
Other Expenses	15,411	15,391
Internal Recoveries	(14,889)	(15,120)
External Recoveries	(198,222)	(199,402)
TOTAL OPERATING EXPENSES.....	1,292,008	1,541,971

MINISTRY OF HOUSING AND MUNICIPAL AFFAIRS

SPECIAL ACCOUNTS¹

(\$000)

	Estimates 2024/25	Estimates 2025/26
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	94,483	94,483
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	94,483	94,483

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 2024/25 is based on the 2023/24 *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.

[Return to Top](#)

MINISTRY OF HOUSING AND MUNICIPAL AFFAIRS

SPECIAL ACCOUNTS¹
(\$000)

	Estimates 2024/25	Estimates 2025/26
UNIVERSITY ENDOWMENT LANDS ADMINISTRATION ACCOUNT		
This account was established as a Miscellaneous Statutory Account by authority of the <i>University Endowment Lands Administration Act</i> and was continued under the <i>University Endowment Land Act</i> in 1979. This account provides for services to residents of the University Endowment Lands. Revenue is derived from University Endowment Lands resident ratepayer contributions, including fees, licences, and property taxes. Other revenue sources (net of direct costs) include land sales, rent from land tenures, fees, and the recovery of costs associated with a redevelopment/rezoning process. Expenses include the ratepayer's portion of costs transferred from the Ministry Operations Vote for services provided.		
SPENDING AUTHORITY AVAILABLE AT THE BEGINNING OF THE FISCAL YEAR ².....	23,545	19,872
OPERATING TRANSACTIONS		
Revenue.....	14,882	15,112
Expense.....	(14,882)	(15,112)
Net Revenue (Expense).....	—	—
FINANCING TRANSACTIONS		
Receipts.....	—	—
Disbursements.....	—	—
Capital Expenditures.....	(4,833)	(1,813)
Net Cash Source (Requirement).....	(4,833)	(1,813)
Difference Between 2024/25 Estimates and Projected Actual Net Cash Source (Requirement).....	833	—
Working Capital Adjustments and Other Spending Authority Committed ³	327	406
PROJECTED SPENDING AUTHORITY AVAILABLE AT THE END OF THE FISCAL YEAR ².....	19,872	18,465

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 2024/25 is based on the 2023/24 *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.

³ The Working Capital Adjustments and Other Spending Authority Committed includes those adjustments that would change the cash balance of the Special Account. This may include amortization expense, changes in accounts receivable and payable, and the recognition of deferred revenues.

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Summary of Ministry
Changes by Division****FINANCES (SUMMARY OF YEAR OVER YEAR CHANGES BY DIVISION):****Housing and Land Use Policy**

- \$0.984 million funding increase from prior year decisions; \$1.292 million to stand up the Short-Term Rental Branch offset by a net decrease of (\$0.308 million) related to the Housing Strategy:
 - \$1.368 million BC Rent Bank, Development Approvals Process Review (\$0.497 million), Housing Supply Act (\$0.376 million), Affordable Rentals Acquisition Program (\$0.358 million), Mitigate the Impacts of Short-Term Rentals (\$0.243 million), and Missing Middle Density (\$0.231 million).

Homelessness, Partnerships and Housing Supports

- \$0.216 million funding increase from prior year decisions to support Residential Tenancy Branch caseload \$0.200 million, and a minor incremental increase related to the Housing Strategy \$0.016 million.

Strategy, Governance, and Accountability

- No Change

Housing Innovations

- No Change

Local Government

- \$3.415 million funding increase primarily from the Kemano MOU \$3.164 million, as well as SRM Allocations \$0.212 million, and a prior year decision for \$0.039 million.

Transfers to Crown Corporations and Agencies

- \$244.660 million funding increase for BC Builds \$120.130 million, RAP and SAFER \$75.000 million, SRM Allocations \$49.382 million (2024/25 Contingencies to Base), and Secondary Suites program elimination (\$40.000 million). Further increases from prior year decision includes Building BC incremental increases \$25.929 million, Core

Service Delivery Caseload \$10.400 million, Housing Strategy \$2.896 million, and Permanent Housing Plan \$0.923 million.

Executive and Support Services

- \$0.458 million funding increase for centrally held SRM Allocations \$0.653 million (MUNI \$0.420 million and HOUS \$0.233 million), Minister's Office budget lift \$0.293 million, and offset by prior decisions, Housing Strategy (\$0.488 million).

Housing Endowment Fund

- No change.

University Endowment Land Administration Account

- \$0.230 million funding increase a decrease of (\$0.021 million) offset by a prior year decision of \$0.251 million.

Contact: Tracy Campbell (CMSB)	Mobile: 250-387-9180
--------------------------------	----------------------

2025/26 ESTIMATES NOTE

Last updated Date: April 11, 2025

BC HOUSING SERVICE PLAN & MANDATE LETTER

Overview of Note:

- Pages 1-3 - BC Housing Service Plan (2025/26 – 2027/28)
 - Page 4 - Service Plan Performance Measure Comparison - BC Housing Service Plan (2024/25 and 2025/26)
- Pages 5-9 - Progress Status of Current (2023) Mandate Letter Items

Supporting Documents:

- BC Housing Service Plan (2025/26 – 2027/28)
- BC Housing Mandate Letter 2023

BC Housing Service Plan (2025/26 – 2027/28)

Goal	Objectives	Key Strategies	Performance Measures
Goal 1: People in British Columbia have access to attainable and affordable housing	Objective 1.1: Increase the supply of affordable, sustainable housing for individuals and families with low to middle incomes	• 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 and Municipal Affairs to significantly expand the construction of rental, co-op, social and supportive housing throughout B.C. • Continue to 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. • Strengthen Indigenous partnerships to support, manage, and develop more housing on and off-reserve	PM1a: Number of affordable and supportive housing homes completed

		while sharing with each other best practices in residential asset management.	
	Objective 1.2: Improve the quality of provincially owned housing to ensure it remains in good condition for current and future residents	• Improve the quality of existing provincially owned 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 provincially owned housing stock can remain resilient to the effects of climate change through renovations, upgrades, and enhanced design guidelines and standards.	PM1b: Facility Condition Index (FCI) of BC Housing's Portfolio PM1c: Percent reduction in greenhouse gas emissions from 2010 levels
Goal 2: Housing services are reliable, responsive, equitable, and accessible	Objective 2.1: Enhance services delivered to clients and tenants	• Continue to implement HEART and HEARTH programs to support people in encampments to move indoors in partnership with the Ministry of Housing and Municipal Affairs and priority local communities. • Continue to provide the Supported Rent Supplement Program (SRSP) that supports the implementation of 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 Health, to provide housing and supports to people with an elevated level of need in communities across the province. • Improve service delivery through continuous enhancement of the operational review process of non-profit partners. • 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,	PM2a: Number of households receiving rental assistance PM2b: Percentage of homeless individuals who accessed housing and remained housed after 6 months PM2c: Percentage of clients reporting satisfaction with the quality, accessibility, and safety of their housing

		the Ministry of Emergency Management and Climate Readiness, municipal and Indigenous governments, and other partners.	
Goal 3: BC Housing is a high performing, adaptable, agile and inclusive organization	Objective 3.1: Embed the principles of reconciliation, equity, diversity, inclusion, and belonging into BC Housing's work	• Implement reconciliation initiatives to further embed the principles of equity and reconciliation into BC Housing's work. • Continue to implement the Equity Action Plan and BC Housing's Accessibility Plan to promote equity, diversity, inclusion and belonging. • Increase support provided to non-profit partners with training and education actions, streamlining processes, and exploring opportunities for shared sector services.	PM3a: Partnership Accreditation in Indigenous Relations Certification
	Objective 3.2: Modernize and strengthen corporate governance and operating systems	• Complete implementation of governance enhancements maturing strategic planning, enterprise risk, and financial management capabilities. • Establish the (corporate) performance management framework (PMF) to align success definition throughout the organization and ensure it is effectively measured. • Advance the implementation of the 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.	PM3b: Employee Engagement index

Service Plan Performance Measure Comparison of Key Changes - BC Housing Service Plan (2024-25 and 2025-26)

Performance Measure BCH Service Plan (2024-25)	Performance Measure BCH Service Plan (2025-26)	Rationale
[1c] Percent reduction in greenhouse gas emissions from 2010 levels 2023/24 Forecast: 20% 2024/25 Target: Reduction of 25% to 30% 2025/26 Target: Reduction of 30% to 35% 2026/27 Target: Reduction of 35% to 40%	[1c] Percent reduction in greenhouse gas emissions from 2010 levels 2024/25 Forecast: 20% 2025/26 Target: Reduction of 30% to 35% 2026/27 Target: Reduction of 35% to 40% 2027/28 Target: Reduction of 35% to 40%	2024-25 emissions forecast in the 2025-26 Service Plan fall below the 2024-25 target in the 2024-25 Service Plan This is due to BCH purchasing older buildings which produce higher greenhouse gas emissions, affecting BCH's targets. Net new buildings are meeting greenhouse gas emissions targets.
[2a] Number of households receiving rental assistance 2022/23 Baseline: 30,355 2023/24 Forecast: 30,000 2024/25 Target: 35,000 2025/26 Target: 36,000 2026/27 Target: 38,000	[2a] Number of households receiving rental assistance 2024/25 Forecast: 32,650 2025/26 Target: 36,000 2026/27 Target: 38,000 2027/28 Target: 38,000	2024/25 household forecasts in the 2025/26 Service Plan fall below the 2024/25 target in the 2024/25 Service Plan. - Public commitments have been made regarding RAP/SAFER expansion under consideration in Budget 2025 per NDP/Green Party Agreement in Principle. BCH committed to maintenance target of 38,000 for 2027/28 and will assess impact of enhancements to RAP/SAFER on volumes for 2025/26. - This information will be used to set new targets for future periods in the next service plan.
[3a] Progressive Aboriginal Relations certification 2022/23 Baseline: Gold status 2023/24 Forecast: N/A 2024/25 Target: Gold Status 2025/26 Target: N/A 2026/27 Target: N/A	[3a] Partnership Accreditation in Indigenous Relations Certification 2024/25 Forecast: Gold status 2025/26 Target: N/A 2026/27 Target: N/A 2027/28 Target: Gold status	Reflection of the accreditation change in name.

All other performance measures in BC Housing Service Plans (2024-25 and 2025-26) not listed remain consistent year after year and are aligned across the two service plans.

Progress Status of Current (2023) Mandate Letter Items

Mandate Letter	Status
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:	• 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: ○ Continuing BC Builds to create thousands of units of middle-income housing. ○ Continuing specific SRO renewal and redevelopment projects in Vancouver's Downtown Eastside, including the Keefer Rooms, Regent and Balmoral buildings. ○ Addressing homelessness by delivering thousands of new supportive homes, complex-care housing and shelters, along with robust support services. ○ Making progress on building thousands of more homes through the Building BC programs, contributing to the nearly 92,000 homes delivered or underway across the province. • 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.
• Supporting the establishment of BC Builds to build housing for middle-income families, individuals, and seniors.	• BC Builds launched Feb. 13, 2024, with the BC Builds Rental Supply Program and is 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. • As of Dec. 31, 2024, 3,183 units are underway through this program.
• Continued development and delivery of Building BC programs and priorities.	• Since 2017, the Province has contributed to nearly 92,000 new homes delivered or underway in B.C., of which 46,538 (new homes) are being funded through BC Housing. • 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.

Support the delivery of more homes and services near transit.	- 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. - BC Housing continues to work with Ministry of Transportation and Transit to support opportunities around transit hubs.
Supporting development and leading delivery of the Secondary Suites Incentive Program.	- The Secondary Suite Incentive Program (SSIP) began accepting applications in April 2024. - Administered by BC Housing, SSIP provided 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 of Feb. 18, 2025, BC Housing had received 253 applications through the SSIP application portal, of which there were 207 approved applications, 17 ineligible/rejected applications, and 29 under review or required further information from the homeowner.
Revitalizing and densifying aging BC Housing social housing stock.	- The Provincial Redevelopment Program framework was approved in September 2023. 16 projects have been identified to date and some projects proceeding through approvals processes.
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).	- 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 Canada-BC Housing Benefit recipients. - As of Dec. 31, 2024, there were 4,916 households receiving the Canada-BC Housing Benefit with an average monthly subsidy of \$547 and as of that same date, 1,123 Supported Rent Supplements have been made available.
Partner in the implementation of Encampment Response Framework that includes the Homeless Encampment Actions Response Teams (HEART) and Homeless Encampment Action Response	Encampment response actions include implementation of the HEART and 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.

Temporary Housing (HEARTH), through partnerships and through continuing to deliver permanent supportive housing, emergency shelter and homeless outreach programs.	• HEART and HEARTH programs have launched in Prince George, Nanaimo, Kelowna, Abbotsford, and Victoria; HEARTH projects are proceedings in Kamloops, Chilliwack, Campbell River and Duncan. • As of February 2025, 655 HEARTH spaces have been opened at 16 sites across the province, with 515 more units underway and set to open this year.
• Support the Ministry of Mental Health and Addictions and the Ministry of Housing in the development and delivery of complex-care housing.	• CCH services are operating across the Province, with services in place for up to 500 people. The Province and BC Housing are also developing 240 new, purpose-built CCH units.
Develop and implement a new governance framework and oversight tools.	• Since 2023, in partnership with the Ministry of Housing and Municipal Affairs, BC Housing has enhanced governance and oversight through new processes and structures. This includes but is not limited to: ○ Creation of an anonymous employee whistleblower hotline; ○ Implemented enhanced controls in the way that projects are approved; ○ Enhanced tracking and reporting to BC Housing's Executive Committee and Board of the budget and financial review process; ○ Strengthened standards of conduct/conflict of interest policies including annual mandatory training with policies overseen and reviewed by the BC Housing's board; and ○ Changes regarding how budget and financial reviews of housing providers are completed, including expected timelines and mechanisms for compliance.

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.	- 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. - In 2023, the Province created a new mandate letter for BC Housing to further establish and clarify government priorities for the Crown. - The Ministry of Housing and Municipal Affairs 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 Municipal Affairs, - Joint issues management biweekly meetings, and - the Deputy Minister of Housing and Municipal Affairs attends all BC Housing board of commissioner meetings as an observer.
Deliver on key priorities of the Business Transformation Program (BTP), including improving operational systems and financial controls within the organization.	As of December 2024, BC Housing has completed 46 of the 76 recommendations from the two EY reviews, with most of the remaining recommendations underway.
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.	- The Province is supporting Indigenous housing priorities through a number of initiatives, including through the Indigenous Housing Fund (IHF). - The IHF provides approximately \$1.7 billion over 10 years to build 3,500 new homes for Indigenous families, individuals and Elders, on- and off- reserve. - As of Dec. 31, 2024, there are 3,227 units complete or underway through the Indigenous Housing Fund. 757 units are complete and 2,470 are underway. - In September 2024, the Province announced the latest round of Indigenous Housing Fund projects, which included 41 new on- and off-reserve projects that will provide 1,662 affordable rental homes. This round builds on earlier funding and includes 667 on-reserve homes for First Nations members and 995 off-reserve homes for Indigenous Peoples. - Other BuildingBC programs are also leveraged to expand access to housing for Indigenous people, including 1,338 units through the Community Housing Fund, 315 units through the Supportive Housing Fund, 100 units through the Women's Transitional Housing Fund and 327 units through the Deepening Affordability program. - 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.
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	- 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: - Opening 624 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 residents.

Contact: Tracy Campbell (MSD)	Mobile: 250-387-9180
Contact: Vincent Tong, CEO BC Housing	Mobile: ^{Personal Information}

BC Housing

2025/26 – 2027/28 Service Plan

March 2025



Return to Top

For more information on BC Housing contact:

Home Office

Suite 1701 – 4555 Kingsway, Burnaby, British Columbia V5H 4V8
E-mail: CommunityRelations@bchousing.org
Phone: 604 433-1711 | Fax: 604 439-4722

Licensing and Consumer Services

Suite 203 – 4555 Kingsway, Burnaby, British Columbia V5H 4T8
E-mail: licensinginfo@bchousing.org
Telephone: 604 646-7050 | Toll-free in Canada: 1 800 407-7757

Interior Region

451 Winnipeg Street, Penticton, British Columbia V2A 5M6
E-mail: interiorregion@bchousing.org
Phone: 250 493-0301 | Outside Penticton call: 1 800 834-7149 | Fax: 250 492-1080

Lower Mainland Non-Profit Office

Suite 1701 – 4555 Kingsway, Burnaby, British Columbia V5H 4V8
E-mail: LMNonProfit@bchousing.org
Telephone: 604 433-1711 | Fax: 604 525-8201

Lower Mainland Directly Managed Office

Suite 510 – 369 Terminal Avenue, Vancouver, British Columbia V6A 4C4
E-mail: LMDirectlyManaged@bchousing.org
Telephone: 604 609-7024 | Fax: 604 609-7031

Northern Region

1380 – 2nd Avenue, Prince George, British Columbia V2L 3B5
E-mail: northernregion@bchousing.org
Telephone: 250 562-9251 | Outside Prince George call: 1 800 667-1235 | Fax: 250 562-6488

Vancouver Island Region

Suite 201 – 3440 Douglas Street, Victoria, British Columbia V8Z 3L5
E-mail: vanislandregion@bchousing.org
Telephone: 250 475-7550 | Fax: 250 475-7551

Supportive Housing Services - Orange Hall

297 East Hastings Street, Vancouver, British Columbia V6A 1P2
Email: OrangeHall@bchousing.org
Telephone: 604 648-4270

Program and Information Line

1 800 257-7756

or visit the BC Housing website at: www.bchousing.org

Published by BC Housing

Return to Top

Board Chair's Accountability Statement



The 2025/26 – 2027/28 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 February 2025 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 dark ink, appearing to read 'Allan Seckel'.

Allan Seckel, KC
Board Chair, BC Housing
February 18, 2025

Table of Contents

Board Chair’s Accountability Statement3

Strategic Direction5

Purpose of the Organization and Alignment with Government Priorities.....5

Operating Environment6

Economic Statement7

Performance Planning8

Financial Plan17

Appendix A: Consolidated Financial Summary19

Appendix B: Mandate Letter from the Minister Responsible20

Strategic Direction

In 2025/26, public sector organizations will continue to prioritize delivering the services and infrastructure needed for people to build good lives in strong communities.

To support this objective public sector organizations will support Government's focus on growing the economy, responding to the threat of tariffs, creating good paying jobs, improving affordability, strengthening health care and education, and making communities safer.

Public sector organizations will also continue to work as directed to support the implementation of the Declaration on the Rights of Indigenous Peoples Act Action Plan.

The 2025/26 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](#)) and the Homeless Encampment Action Response Temporary Housing ([HEARTH](#)) initiatives.

Programs to increase housing supply, such as [BC Builds](#), continue to be implemented along with 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, 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 reconciliation initiatives. Equity, Diversity, Inclusion and Belonging will advance through BC Housing's Equity Action Plan 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 labour shortages. 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. The province's population is expected to reach 6,000,000 by 2028¹, an increase of 400,000 from 2023. The fastest-growing groups are seniors² and racialized³ populations, driving up the demand for seniors subsidized and supportive housing, as well as culturally appropriate and racially safe housing. Increases in construction costs and interest rates put pressure on average market rents, intensifying the situation while housing supply

¹ Statistics Canada: <https://www.statcan.gc.ca/> 2022

² People over 70 years old

³ Including (but not limited to) Chinese, South Asian, Filipino, Korean, Latin American, West Asian, Southeast Asian, Black, Japanese, Arab

has not yet caught up with the increased demand. 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 reconciliation initiatives, 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 frequent⁴. 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 changes⁵. 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. 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 experienced moderate growth last year amid relatively high interest rates, persistent price pressures and ongoing global economic uncertainty. The labour market ended the year on a positive note, supported by high immigration and strong population growth. Inflation in B.C. continued to moderate as the price growth of goods eased, while inflation for services remained elevated. Consumer spending and home sales activity were weaker for most of 2024 in the wake of still elevated interest rates and high prices. Subdued global demand and lower prices for key commodities led to a decline in the value of the province's merchandise exports in 2024. Meanwhile, B.C. homebuilding activity remained relatively strong following record high housing starts in 2023.

⁴ BC Government: <https://cleanbc.gov.bc.ca/>, March 2023

⁵ BC Housing's [Sustainability and Resilience Strategy](#), May 2023

The Economic Forecast Council (EFC) estimates that B.C. real GDP rose by 1.2 per cent in 2024. In the near-term, the EFC expects B.C.'s economy to grow by 1.8 per cent in 2025 and 1.9 per cent in 2026, in line with the national average. For Canada, the EFC estimates growth of 1.4 per cent in 2024 and projects national real GDP growth of 1.8 per cent in 2025 and 1.9 per cent in 2026. These projections do not fully include the impact of the evolving U.S. tariff situation.

Restrictive global trade policies, particularly potential U.S. tariffs, pose a risk to the outlook and there is uncertainty over the degree and timing of impacts on B.C.'s economy, and among the province's trading partners. Other risks include lower population growth due to changes to federal immigration policy, as well as the potential for renewed price pressures leading to interest rates remaining elevated for longer, weaker global demand, and commodity market volatility.

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 individuals and families 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+⁶ 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 and Municipal Affairs to significantly expand the construction of rental, co-op, social, and supportive housing throughout B.C.
- Continue to 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.

⁶2SLGBTQIA+ 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.

- 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 programs⁷. The implementation of new programs, such as BC Builds, allows the development of new units that meet a wider range of needs.

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 the quality of provincially owned housing 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 provincially owned 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 provincially owned 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.

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

⁷ 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.

sustainability of residential construction play an active role in shifting industry practices toward CleanBC's goals.

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

Performance Measures

Performance Measure	2024/25 Forecast	2025/26 Target	2026/27 Target	2027/28 Target
[1a] Number of affordable and supportive housing homes completed ⁸	4,500	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 30% to 35%	Reduction of 35% to 40%	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, including Building BC and related programs.⁹ Targets for 1a are based on the completion of units created annually through acquisition or new construction. The forecasted units are based on known projects and estimated projects anticipated from funding calls to be awarded in 2025.

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 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.

⁸ Including affordable rental, co-op, and social housing.

⁹ 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.

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.

Measure 1c tracks progress in reducing greenhouse gas emissions and maintaining a carbon neutral status as required by the *Climate Change Accountability Act*¹⁰ and is a key indicator of progress toward sustainability goals. It includes emissions from the entire portfolio of buildings owned or leased by PRHC¹¹, and is aligned with provincial reporting requirements. The purchase of less efficient buildings built after 2010 (the baseline year) increases current emissions and makes it more difficult for BC Housing to achieve its greenhouse gas targets. BC Housing considers the impact on emissions when making purchasing decisions, but this may be outweighed by other factors when addressing a community's urgent housing needs. 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, and private developers, among others. BC Housing will continue to improve services to meet clients' needs.

Key Strategies

- Continue to implement HEART and HEARTH programs to support people in encampments to move indoors in partnership with the Ministry of Housing and Municipal Affairs and priority local communities.
- Continue to provide the Supported Rent Supplement Program (SRSP) that supports the implementation of 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 Health, to provide housing and supports to people with an elevated level of need in communities across the province.

¹⁰ Formerly the *Greenhouse Gas Reductions Target Act*.

¹¹ Not including emissions from buildings owned by the non-profit housing providers or municipalities.

- Improve service delivery through continuous enhancement of the operational review process of non-profit partners.
- 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 HEART and HEARTH programs and the SRSP, the Ministry of Housing and Municipal Affairs 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 coordinated actions among different partners to supporting the non-profit sector through educational activities.

Performance Measures

Performance Measure	2024/25 Forecast	2025/26 Target	2026/27 Target	2027/28 Target
[2a] Number of households receiving rental assistance	32,650	36,000	38,000	38,000
[2b] Percentage of homeless individuals who accessed housing and remained housed after 6 months	94%	94%	94%	94%
[2c] Percentage of clients reporting satisfaction with the quality, accessibility, and safety of their housing	75% or higher	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 the 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 in the private market. The [Shelter Aid for Elderly Renters \(SAFER\)](#) program was updated in August 2024 to support more seniors to access the program including increasing the income limits for eligibility from \$33,000 to \$37,240, increasing the minimum benefit amount from \$25 to \$50, and including an ability to review rent ceilings annually. Further review is underway of both SAFER and the [Rental Assistance Program \(RAP\)](#). The impact of program changes on uptake is being tracked, and any changes to program parameters, eligibility, and future targets will be reported in the 2025/26 Annual Service Plan Report and reflected in future service plans. Ongoing promotion of RAP and SAFER will continue to build awareness of the program among eligible people.

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 home¹². 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. 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.

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 tenants¹³ 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.

¹² Only clients whose housing status can be verified at the six-month anniversary of being housed are included in this measure.

¹³ Only for tenants living in BC Housing directly managed residences.

Goal 3: BC Housing is a high-performing, adaptable, agile, and inclusive organizational culture.

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 Gender-Based Analysis Plus (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 reconciliation initiatives to further embed the principles of equity and reconciliation into BC Housing's work.
- Continue to implement the Equity Action Plan and BC Housing's Accessibility Plan to promote equity, diversity, inclusion and belonging.
- Increase support provided to non-profit partners with 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 reconciliation initiatives, building off a comprehensive review and engagement with Indigenous communities, organizations, First Nations, and partners.

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

BC Housing is taking a multifaceted approach to address the challenges in the sector. In particular, BC Housing will continue the 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

With the support of the Ministry of Housing and Municipal Affairs, 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.
- Establish the (corporate) performance management framework (PMF) to align success definition throughout the organization and ensure it is effectively measured.
- Advance the implementation of the 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 decade 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	2024/25 Forecast	2025/26 Target	2026/27 Target	2027/28 Target
[3a] Partnership Accreditation in Indigenous Relations Certification ¹⁴	Gold status	Not applicable	Not Applicable	Gold status
[3b] Employee Engagement index	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 Indigenous Business.

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

¹⁴ Formerly called Progressive Aboriginal Relations certification,

Discussion

Performance metric 3a measures the Progressive Accreditation in Indigenous Relations (PAIR) 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 Indigenous Business (CCIB). CCIB 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 PAIR program. Carrying out initiatives to meet the PAIR 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 satisfaction in each of these areas: meaningful work; talent, skill, and knowledge; equity, safety and belonging; autonomy and impact; and balance, trust, and respect.

Financial Plan

Financial Summary

[\$000s]	2024/25 Forecast	2025/26 Budget	2026/27 Plan	2027/28 Plan
Revenues				
Provincial Contribution ^[1]	2,616,803	2,853,745	2,850,402	2,937,775
Federal Contribution	187,727	202,597	197,033	199,023
Tenant Rent	43,361	43,208	43,208	43,208
Other ^[2]	86,818	82,871	82,812	82,812
Portfolio Investment Income	13,401	4,000	4,000	4,000
Total Revenue	2,948,110	3,186,421	3,177,455	3,266,818
Expenses				
Grants	1,499,387	1,626,955	1,630,516	1,721,889
Housing Subsidies	972,692	980,866	962,682	952,968
Rental Assistance	125,316	229,938	235,784	242,804
Salaries and Labour	140,676	145,471	145,471	145,471
Operating Expenses	75,998	62,344	62,344	62,345
Building Maintenance	29,144	30,687	30,687	30,687
Office and Overhead	25,863	26,137	25,287	25,287
Utilities	9,926	11,810	12,186	12,576
Grants in lieu of Property Taxes	11,503	11,312	11,597	11,890
Research and Education	935	1,040	1,040	1,040
Interest Expense	56,670	59,861	59,861	59,861
Total Expenses	2,948,110	3,186,421	3,177,455	3,266,818
Annual Surplus (Deficit)	0,000	0,000	0,000	0,000
Total Liabilities	2,998,269	3,747,483	4,533,392	3,787,370
Accumulated Surplus (Deficit)	214,316	214,316	214,316	214,316
Capital Expenditures	5,000	5,000	5,000	5,000

¹ 2025/26 includes funding of \$1.933 billion provided directly by the provincial government to BC Housing, \$884 million from the Housing Priority Initiatives Special Account, \$12.9 million from the Housing Endowment Fund, and \$23.4 million from other partnering ministries/agencies.

² This includes revenues from other sources including builder licensing fees.

Note: The above financial information was prepared based on current Public Sector Accounting Standard. It presents the financial plan of BC Housing only before the consolidation with Provincial Rental Housing Corporation.

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 Provincial Treasury forecasts.
- Rental assistance for Canada-BC Housing Benefit take-up is expected to increase.
- 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 consumption and tendering mortgage renewals with proper terms to offset the risk of rising interest rates.

Management's Perspective on Financial Outlook

The new BC Building Code is taking effect March 2025, which will result in cost escalations and potential project delays in both non-profit-led and BC Housing-led housing projects.

Inflationary costs and higher than historical interest rates, although softening recently, continue to impact housing projects and create operating cost pressures. There also continues to be a demand for increased supports and staffing to effectively address client needs and ensure the safety for both housing provider staff and BCH frontline employees.

Appendix A: Consolidated Financial Summary

BC Housing Management Commission gained control of the Provincial Rental Housing Corporation, effective March 31, 2024. The consolidated financial summary below reflects this change.

\$000s	2024/25 Forecast	2025/26 Budget	2026/27 Plan	2027/28 Plan
Total Revenue	2,600,110	2,653,469	2,593,204	2,545,672
Total Expenses	2,535,645	2,568,943	2,503,734	2,442,135
Annual Surplus (Deficit)	64,465	84,526	89,470	103,537
Total Liabilities	5,915,612	7,199,155	8,563,282	8,518,101
Accumulated Surplus (Deficit)	1,660,835	1,745,361	1,834,831	1,938,368
Capital Expenditures	628,601	888,142	910,418	991,461

Appendix B: 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

Return to Top

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

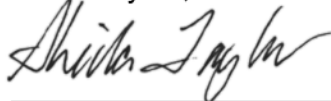
Vincent Tong
Chief Executive Officer
BC Housing



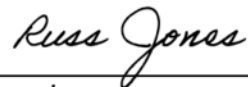
Allan Seckel Chair, BC
Housing
Date: July 20, 2023



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



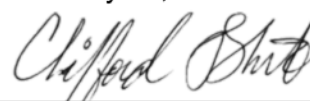
Sheila Taylor
Board Member, BC Housing
Date: July 20, 2023



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

2025/26 ESTIMATES NOTE*Last updated Date: April 16, 2025***Winters Fire and
Coroner's Inquest****KEY MESSAGES – Winter's Hotel Inquest & Coroner's Recommendations**

- We know that building fires are traumatizing and extremely disruptive for residents, staff and the surrounding community.
- We welcomed the Winter's Hotel inquest and participated fully. We are committed to following through on the identified recommendations to the ministry to improve resident safety in single-room occupancy (SRO) buildings, and to working closely with BC Housing to integrate responses.
- Fire safety and critical incident prevention and response in social housing are important issues, especially in Vancouver's Downtown Eastside (DTES), given the unique housing state in this area.
- The Ministry of Housing and Municipal Affairs was assigned two recommendations, including direction to establish an annual Fire Safety Conference. Planning for this event is underway, and the first annual DTES Fire Safety Forum will be held in 2025.
- As part of the response to the coroner's inquest and recommendations, BC Housing has identified areas of focus and actions to implement to enhance fire safety, protect residents in SROs, and prevent future tragedies.
- In early 2023, BC Housing launched a Fire Reduction Working Group. This group is working to better understand fire events in SROs and other BC Housing projects and how best to address larger concerns.
- This group is also tasked with responding to all eleven of the coroner's inquest jury recommendations assigned to BC Housing. Work to address the recommendations is underway.
- BC Housing continues to work closely with fire, rescue and other service providers to ensure policies and procedures are up to date for the safety and well-being of residents and staff.

KEY MESSAGES – Single-Room Occupancy

- We know single-room occupancy (SRO) hotels are not a long-term housing solution for people, and do not offer the standard of housing we want to see in communities in BC.
- In the short term, we can't eliminate SROs without causing more people to shelter outdoors.

- The ministry and BC Housing are working 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 also work to improve the habitability of SROs and bring people indoors at every opportunity.

FINANCES

- N/A

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-storey 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 & Solicitor General ordered a coroner’s inquest into the two deaths to make recommendations to prevent deaths in similar circumstances.
- On February 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 carry no legal finding of fault.
- The inquest jury made 25 recommendations addressed to BC Housing, the Ministry of Public Safety & Solicitor General, City of Vancouver, Ministry of Housing & Municipal Affairs, Vancouver Police Department, Vancouver Coastal Health, and Vancouver Fire and Rescue Services.

BACKGROUND – Ministry Inquest Recommendations

- The two recommendations to the Minister of Housing & Municipal Affairs are:
 1. Establish an annual conference including staff from the Ministry of Housing & Municipal Affairs, BC Housing, and all stakeholders in the DTES to exchange information and establish best practices for fire safety; and
 2. Create a combined task force or working group to include the City of Vancouver, other municipalities, and regional districts to identify land that could be developed for social housing, shelters, and transitional housing.
- Ministry staff are reviewing options for a DTES Fire Safety Forum to be held in 2025.

- In March 2023, the Province released the DTES Partnership Plan, which prioritizes a regional housing approach within Metro Vancouver.
- The ministry is working in partnership with the Government of Canada and City of Vancouver to complete a Trilateral SRO Investment Strategy. This work is underway and will enable a coordinated, inter-governmental approach to replacing and renovating SRO buildings in Vancouver.

BACKGROUND – BC Housing Inquest Recommendations

- Eleven recommendations were addressed to BC Housing:
 1. Hold SRO operators to a higher standard for fire safety above the minimum Fire Code requirements;
 2. Implement and coordinate inspections of properties, tenant needs assessments, tenant-accommodation matching, and mental-health supports, and maintain an inventory of SROs with individual amenities and reduced barriers, such as no stairs;
 3. Study the feasibility of upgrading SROs to modern building safety codes or replacing them with buildings that meet these standards;
 4. Phase out or eliminate BC Housing-funded SROs operated in privately owned buildings;
 5. Include requirements in operating agreements for a fire watch to be supplemented with extra staff;
 6. Create a mechanism for tenant complaints with a dedicated phone line and online contact point staffed by a Tenant Ombudsperson;
 7. Require SRO operators to have a resource team available 24/7 to be called out during critical incidents;
 8. Require SRO operators to maintain up to date tenant lists;
 9. Provide funding to SRO operators to use at their discretion in the case of an extreme building-safety issue;
 10. Require SRO staff members to conduct monthly formal inspections to check for working smoke detectors; and
 11. Ensure that all lobbies and common areas in SROs have tamper-proof bulletin boards to provide safety and other related information.

BACKGROUND – Progress on Inquest Recommendations

- BC Housing's internal Fire Reduction Working Group is tasked to analyze and respond to the 11 recommendations addressed to BC Housing.
- BC Housing is working with Vancouver Fire and Rescue Services and the Office of the Fire Commissioner through data-sharing agreements to enhance inter-organization consultation on fire-related activity at BC Housing-owned buildings and non-profit operated buildings
- In November of 2024 the Ministry, through BC Housing, provided funding (\$4.4M) to the BC Non-Profit Housing Association to support the development and rollout of training and

resources to support providers in developing fire safety plans, including individual evacuation plans for tenants with disabilities.

- We also know that tampering with/and or removing smoke detectors is an ongoing problem in SRO's and often leads to false alarms or worse – inactive smoke detectors when fires do occur.
- BC Housing is actively installing more cages and back-up fire extinguishers across 13 SRO sites which will see increased protection through additional cages and safety measures to prevent false alarms.
- BC Housing has also worked closely with the City of Vancouver and Vancouver Fire and Rescue Services to cutdown on the number of false alarm calls – which often hamper response times when actual fires occur.
- By implementing a short a one-minute delay in buildings identified as highest risk for false fire alarms – Vancouver Fire has reported a 57% reduction in false fire alarms. This allows firefighters to respond more quickly when actual fires do occur.
- BC Housing is also working with nonprofit providers to include more clear direction and expectations around fire and life safety guidelines, that will be incorporated into future operating agreements.
- BC Housing is also reviewing the existing complaint resolution process for tenants and working with housing operators to develop a process to ensure tenant information is maintained, and available in emergency situations.
- BC Housing is working with operators to improve fire safety requirements in buildings, support additional staff training on fire safety, and provide guidelines and procedures on fire safety planning.

Contact: Meghan Will (HHP)	Mobile: Government Financial Information
Contact: John Thomson (BGI)	Mobile: 250-812-1915
Contact: Laura Mathews (BCH)	Mobile: Personal Information

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***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, and encapsulates initiatives led by several ministries.
- It aims to prevent and reduce homelessness by focusing on root causes, 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 expansion of Complex Care Housing (CCH).
- Funding and implementation of *Belonging in BC* initiatives continues in 2025/26.
- Belonging in BC recognizes the importance of Indigenous-led solutions to Indigenous homelessness; and includes Indigenous-led initiatives as well as ongoing input from Indigenous and community partners, and people with lived experience.

FINANCES:

- Budget 2023 funding of \$1.5 billion to support initiatives for homelessness prevention and response including:
 - \$227 million in operating funding over three years (2023-25) for the HEART and HEARTH programs and \$44 million in capital funding for HEARTH modular units.
 - \$203 million in capital investment (240 units) for CCH over ten years, along with \$97 million in operating funds 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.
 - \$10.9 million in 2024/25 and 14.6 million in 2025/26 to the Ministry of Health to provide health supports under the Homelessness Action Plan.
- Budget 2022 funding of \$633 million, including:
 - \$164 million for Phase 1 of CCH (funding flows through the Ministry of Health).
 - \$2.4 million annually for 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.
- Contribution of \$3.1 million in 2024/25 towards the BC network of community rent banks, to help prevent homelessness for people in financial crisis, and \$4.5 million in 2025/26.

STATISTICS:

- BC uses integrated administrative data, based on interactions with the shelter system and income assistance programs, to estimate the population experiencing homelessness.
 - 28,710 people were identified as experiencing homelessness at some point in 2022 using this method. This represented approximately 0.53% of the population.

BACKGROUND:

- *Belonging in BC* was originally a mandate commitment for the Ministry of Attorney General. The development of the Plan was supported through the mandate letters of the Ministries of Social Development and Poverty Reduction, Health, former 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 and welcoming systems.
 - **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*, and further details can be found in the following separate Estimates Notes: Complex Care Housing (Note 10), Provincial Data on Homelessness (Note 12), expansion of Rental Assistance (Note 13), Encampment Response (Note 14), and Safety in Supportive Housing (Note 15).

Contact: Meghan Will (HHP)	Government Mobile: Financial Information
----------------------------	---

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Complex Care Housing****KEY MESSAGES:**

- Everyone deserves a safe and reliable place to live—a home where they can live with dignity.
- Complex Care Housing (CCH) gives people facing or at risk of homelessness who have significant mental health, substance use, or concurrent Mental Health and Substance Use (MHSU) issues a better chance at leading healthy, stable lives by providing housing and access to health, social and cultural supports.
- Complex Care Housing is an important component of the Province's Homelessness Plan. The development and implementation of Complex Care Housing is led by the Ministry of Health and the Ministry of Housing and Municipal Affairs has accountability to monitor the implementation.
- Since January 2022, the Province has announced complex care housing in 19 communities throughout the province.
- More than 500 people across BC now have access to support through Complex Care Housing.

FINANCES:

- Budget 2022 funding of \$164 million for CCH flows through the Ministry of Health.
- Budget 2023 provided \$203 million in new capital investment (240 units) for CCH over ten years, along with \$97 million in operating funds over ten years to provide staffing for supports such as skills training, social and recreational supports and community inclusion supports, as well as meals, utilities, and building maintenance. This funding flows through the Ministry of Housing and Municipal Affairs to BC Housing to support this work. Additional operating funding flows through the Ministry of Health for clinical services delivered in CCH.

STATISTICS:

- Since January 2022, the Province has announced CCH 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.
- As of September 1, 2024, CCH services are in place for more than 500 people living in a variety of settings, a year ahead of schedule.

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 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 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.
- In April 2024, 11 communities receiving CCH Phase 2 projects were announced: Abbotsford, Burnaby, Kamloops, Kelowna, Nanaimo, New Westminster, Prince George, Sechelt, Surrey, Vancouver, and Victoria. In some communities, these will be stand-alone buildings. In others, CCH homes will be co-located with supportive housing or in other affordable housing buildings.
- The Ministries of Health and Housing and Municipal Affairs are working closely with BC Housing, regional health authorities, municipal partners, non-profit operators, community service providers and other interested and impacted parties to identify and advance development opportunities for Phase 2 CCH projects.

Contact: Meghan Will (HHP)

Mobile: ^{Government Financial}
Information

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Shelter Provision
(incl EWR)****KEY MESSAGES:**

- Providing the provincial emergency shelter system in BC communities is an important part of the response to prevent and reduce homelessness.
- The Province funds BC Housing (BCH) to provide emergency shelters which offer temporary and immediate places to stay for people who are experiencing or at risk of homelessness.
- The Province recognizes there is a growing and pressing need for shelter spaces throughout BC, especially during the winter months. In addition to permanent shelters in BC communities, the province also provides temporary winter shelters and the Extreme Weather Response (EWR) program.
- The EWR program funds community-based services during periods of extreme winter weather that may threaten the health and safety of individuals who are experiencing or at risk of homelessness and runs from October 15 to April 15 each year.
- The Province, through BCH, is funding for 6,737(as of Feb. 2025) shelter spaces (permanent, temporary, emergency weather response, HEARTH) throughout BC. This is a 20% increase compared to the same time last year.
- The Province continues to add more temporary shelter and housing spaces through the Homeless Encampment Action Response Temporary Housing (HEARTH) program.

STATISTICS:

- As of Feb. 18, 2025, there are 6,737 shelter spaces across the Province funded provincially through by BCH.
 - 4666 Permanent Shelter spaces,
 - 1325 Temporary Winter Shelter spaces, and
 - 746 Extreme Weather Response Shelter spaces.
- This total includes 370 HEARTH funded shelter spaces that are operational as of Jan. 2025.
- Since 2017, both overall shelter spaces and permanent shelter spaces have more than doubled.

FINANCES:

- For the 2024/2025 period, BCH shelter expenditures were approximately \$207.6 million, this included:

- \$177.0 million for the Permanent Shelter Program
- \$25.8 million for Temporary Winter Shelters
- \$4.8 million for EWR
- See Estimates Note 14: Encampment Response and HEART HEARTH for reference to HEARTH shelter funding, and the federal Unsheltered Homelessness and Encampments Initiative (UHEI) investment.

Year by year shelter space comparison:

Shelter Spaces	2016	2017	2018	2019	2020	2021	2022	2023	2024
EWR	964	825	750	820	294	360	480	520	746
Perm	1,882	2,000	2,000	2,000	2,250	2,250	2,350	3,968	4,666
Temp	160	648	1,400	1,355	1,522	1,900 (+1,900 COVID Spaces)	2,080	512	1,325
Total	3,006	3,473	4,150	4,175	4,066	4,510 (+1,900 COVID Spaces)	4,910	5,000	6,737

BACKGROUND:

- There are three types of emergency shelters in BC.:
 - Permanent Shelters: Open every night throughout the year and are a permanent resource in communities.
 - Temporary Shelters: Open every night during winter, and most shelters operate 24 hours a day, seven days a week. Some temporary shelters are seasonal and are open November 1 to March 31 or April 30, while others will remain open longer.
 - EWR: Provides additional emergency shelter spaces during periods of extreme winter weather. Available from Oct. 15 until April 15.
- A typical stay at a permanent or temporary winter shelter includes a bed with linens, hot meals, showers, laundry and support services. It may range from one night to longer depending on a person's needs.
- People experiencing unsheltered homelessness may also access day space programs that operate as shelters during the day and offer support and resources for people experiencing homelessness. Delivery of day space programs across the province varies.
- EWR
 - The EWR program is enabled through the *Assistance to Shelter Act* and administered by BCH in partnership with participant communities.

- The EWR program runs from October 15 to April 15 each year.
- Municipalities determine what weather conditions warrant an extreme weather alert and the number of extreme weather spaces to activate.
- Warming Centres
 - 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. Communities may be reimbursed by the Province for costs to establish warming centres, including facility rental and fuel costs.
- Bill 45
 - In November 2023, the Attorney General, in partnership with HMA, received Royal Assent for amendments to the Community Charter and Vancouver Charter in the Miscellaneous Statutes Amendments Act (Bill 45) to address lack of clarity on what constitutes available shelter. The goal was to reduce inconsistent approaches when Local Governments go to the courts in relation to encampments.
 - Amendments reflected Provincial policy that decampments that take place without alternative available shelter create risks for those in encampments and in the surrounding community.
 - In recognition of concerns raised by key stakeholders, additional consultation was conducted by HMA and it was determined that amendments in Bill 45 would not come into force at this time.

Contact: Meghan Will (HHP)	Mobile: Government Financial
----------------------------	---------------------------------

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***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.
- Since 2019, the Province has completed annual estimates of the population experiencing homelessness in British Columbia as part of the long-term, multi-ministry Preventing and Reducing Homelessness Integrated Data Project. That data now spans 2019 through 2022.
 - 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.
 - This data is used to inform our work to prevent and respond to homelessness. For example, communities used local homelessness estimates in the latest round of Interim Housing Needs Reports, when estimating total long-term housing needs.
- At least 30 communities or regions will have participated Point-in-Time counts by April 30, 2025 (10 federally funded, and 20 provincially funded). As in past years, all the data will be combined to produce a provincial summary report later this year.
- 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 per count for 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.
- The Integrated Data Project on homelessness is currently funded through existing Provincial internal resources.

STATISTICS:

- The Integrated Data Project determines an annual estimate of homelessness based on interactions with the shelter system and income assistance programs. 28,710 people were identified as experiencing homelessness at some point in 2022. This represented approximately 0.53% of the population.
 - As a per capita rate, this was 6.0% higher than the per capita rate in 2021 (0.50%).
 - This rate is slightly higher than other jurisdictions in Canada, but all provinces have seen increases in homelessness in recent years.¹
- Annual estimates from the IDP differ from Point-in-Time count numbers due to differences in methodology. Point-in-Time counts are helpful for monitoring local trends. 11,352 people were identified as experiencing homelessness across the 2023 counts.

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 BC.
- To date, the project has generated estimates of the population of individuals living in BC who experienced homelessness in 2019, 2020, 2021, and 2022. Summary aggregate data is available through the province's Data Catalogue.
- Point-in-Time counts of people experiencing homelessness are conducted across Canada at a community level and provide qualitative information on the experiences of people who are homeless. The province has funded regular provincial counts since 2018.
- The federal government also funds homeless counts in some BC communities as part of the federal homelessness program, Reaching Home, and in past years, some communities have conducted their own independent counts.

Contact: Meghan Will (HHP)

Mobile: Government
Financial Information

¹ For context, a recent report by the Association of Municipalities of Ontario identified that an estimated 81,515 Ontarians were known to have experienced homelessness in 2024 (0.50% of their end of year quarterly population estimate).

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Rental Assistance in
The Private Market****KEY MESSAGES:**

- The Rental Assistance Program (RAP) provides lower income working families earning less than \$60,000 a year with rent supplements to help with their monthly rent payments. Through Budget 2025, this income threshold was raised from \$40,000.
- The Shelter Aid for Elderly Renters (SAFER) program provides rent supplements to low- to moderate-income seniors (aged 60+). Through Budget 2025, the income threshold was raised from \$37,240 to \$40,000.
- The NDP/Green Party Agreement in Principle of December 2024 committed to expanding access and boosting support for SAFER and RAP through a \$75 million funding increase per year beginning in 2025, with provision for a further \$75 million in 2026.
- 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 supplements to support wellbeing and housing stability.
- The Homeless Outreach Program (HOP) and 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 an unexpected short-term financial crisis that jeopardizes their housing.

FINANCES:

- In 2025/26, the Province estimates to spend \$52 million on the Rental Assistance Program (RAP) to help a projected 6,000 households and \$134 million on the SAFER program to help 25,000 senior households. This reflects the \$75 million in increased funding provided through Budget 2025.
- In 2025/26 the Ministry's budget is \$9.5 million for non-clinical supports
- Building on the initial \$10 million provincial investment in Rent Banks for 2018/19, the Province provided an additional \$3.4 million in 2023, \$3.082 million in 2024/25, and will provide \$4.45 million in 2025/26.

STATISTICS:

- As of December 31, 2024, there were 3,240 households receiving RAP with an average monthly subsidy of \$407, compared to 3,919 as of December 31, 2023, with a monthly subsidy of \$384.
- As of December 31, 2024, there were 23,646 households receiving SAFER with an average monthly subsidy of \$260 compared to 22,896 as of December 31, 2023, with an average monthly subsidy of \$195.
- As of February 2025, there are 425 SRSP recipients across 17 communities.
- As of December 31, 2024, 1,638 rent supplements were allocated under the Homeless Outreach Program with an average rent supplement of \$418/month, compared to 1,756 rent supplements with an average rent supplement of \$382/month as of December 2023.
- As of December 31, 2024, 1,734 rent supplements were allocated under the Homelessness Prevention Program with an average rent supplement of \$438/ month compared to 1,729 rent supplements with an average of \$401/month as of December 2023.
- As of December 31, 2024, a total of 4,916 supplements have been provided through the Canada BC Housing Benefit with an average rent supplement of \$547. This compares to 2,307 supplements with an average of \$524 as of December 2023.
- As of December 31, 2024, BC Rent Bank approved assistance for 1,504 households, benefitting over 3,341 renters, and provided 3,626 instances of supplementary services and referral BC Rent Bank assisted 51% more people in 2023/24 than the previous year, and that increase is expected to continue in 2025/26.

BACKGROUND:

- **Rental Assistance Program (RAP):** provides eligible low-income working families with monthly assistance to help with their monthly rent payments reimbursing part of the difference between 30% of their total income and their monthly rent.
- **Shelter Aid for Elderly Renters (SAFER):** provides monthly assistance to eligible seniors who pay more than 30% of their gross income on rent.
- **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 to improve access and retention to private market housing.
- **Homeless Outreach Program (HOP)/Homeless Prevention Program (HPP):** provide outreach services and rent supplements to people who are experiencing or at risk of homelessness.

- **Canada-BC Housing Benefit (CBCHB):** provides financial assistance for monthly rent payments to priority groups with low incomes 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.
- **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.

Contact: Meghan Will (HHP)	Mobile: Government Financial
----------------------------	---------------------------------

2025/26 ESTIMATES NOTE

Last updated Date: April 11, 2025

Encampment Response and HEART/HEARTH

KEY MESSAGES:

- Encampments and homelessness continue to grow, and have worsened due to compounding affordability, housing, and toxic drug crises, resulting in people sheltering outdoors and in encampments in urban and rural areas across the province.
- In absence of adequate indoor options, people may find shelter or community in encampments, but encampments are not a safe or suitable form of permanent housing for the people sheltering in them, and for the larger community – especially as encampments become entrenched and health, fire, and personal safety concerns grow.
- Encampments are best resolved and prevented by offering people a pathway out of homelessness. 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 indoors.
 - The Province recognizes that access to shelter provides stability and security and serves as the foundation for an individual's overall well-being.
- Current encampment response actions include the implementation of the Homeless Encampment Action Response Team (HEART) and Homeless Encampment Action Response Temporary Housing (HEARTH) initiatives to provide rapid, coordinated frontline responses to homeless encampments; and the development of an Encampment Resource Guide to support local partners to respond to encampments with a timely, dignified approach.
- The communities selected for Phase One of HEART and HEARTH were Abbotsford, Kamloops, Kelowna, Nanaimo, Prince George, Victoria, and Vancouver; HEARTH-only communities were Campbell River, Chilliwack, and Duncan.
 - As of February 2025, 655 HEARTH spaces have been opened at 16 sites across the province, with 515 more units underway and set to open this year.

FINANCES:

- The *Belonging in BC* provincial homelessness plan is delivered through initiatives across government and supported by investments of \$633 million in Budget 2022 and \$1.5 billion in Budget 2023.
- For Encampment Response, Budget 2022 provided:
 - \$1.3 million annually to support scattered encampments across the province.

- Funding has been used for outreach, non-profit staffing costs, sanitation, warming supplies, food, storage, fuel, and other program needs.
- There is not set regional breakdown.
- For HEART and HEARTH Programs, Budget 2023 provided:
 - \$227 million in new operating funding over three years (2023/24-2025/26) including:
 - \$1.5 million in new operating funding for the HEART program operations.
 - \$44 million in capital funding to support HEARTH units.
 - Through the Unsheltered Homelessness and Encampments Initiative (UHEI) agreement, over two years (2024/25-2025/26), the Government of Canada contributes \$39.9 million to support the HEART and HEARTH initiatives in Vancouver, Abbotsford, and Kamloops. As part of UHEI, BC is required to cost match the federal contribution. HEART and HEARTH initiatives in these three communities will have a total cost of \$116.3 million over two years through the Provincial and Federal funding.
- Budget 2025 provides \$90 million more over the next three years to expand these programs.

STATISTICS:

- In 2024 the Ministry tracked over 2,156 people in over 152 encampment locations in BC.
- In Victoria, 132 HEARTH shelter spaces were opened for people sheltering outdoors.
 - Approximately 20 people have moved from emergency shelter into HEARTH sites, freeing up shelter spaces for people sheltering outdoors;
 - Personal Information
Personal Information since April 2024, 19 people moved from the “Caledonia Tiny Homes” HEARTH site into permanent supportive housing.
- In Kelowna, 119 HEARTH shelter spaces were opened for people sheltering outdoors.
 - 96 people have moved from emergency shelter into HEARTH sites, freeing up shelter spaces for people sheltering outdoors.
 - 15 people previously sheltering outside have moved into HEARTH sites.
 - Between February and October 2024, 24 people transitioned from the “STEP Place” HEARTH site into permanent housing; during the same period, 17 people successfully moved through the transitional housing program at the “Trailside” HEARTH site and out of homelessness.
- In Prince George, 147 HEARTH spaces were opened for people sheltering outdoors.
 - 33 people have moved from emergency shelter into HEARTH sites, freeing up shelter spaces for people sheltering outdoors;
 - 37 people previously sheltering outside have moved into HEARTH sites.
- In HEART/H communities, the ministry has coordinated nine complex encampment responses with provincial and local partners.

BACKGROUND:**Encampment Response:**

- In 2024, the Province engaged in nine Encampment Response Plans (ERPs):
 - **Vancouver Oppenheimer and Oak St:** Completed in February 2024.
 - **Vancouver Crab Park:** Initially paused due to litigation; Completed in November 2024.
 - **Abbotsford Riverside:** Completed in April 2024.
 - **Abbotsford Gladys:** Completed June 2024.
 - **Abbotsford Bradner:** Completed July 2024.
 - **Prince George Lower Patricia:** Ongoing since May 2024, nearing completion.
 - **Abbotsford City Hall:** Paused due to ongoing litigation.
 - **Victoria Pandora:** Ongoing since September 2024; Phase One complete.
- In addition to the ERPs, the Province engaged in coordinated actions at the following prominent/high profile encampments:
 - **Abbotsford Peardonville, McCallum, Clearbrook, and Whatcom:** steady-state outreach to residents during Ministry of Transportation and Transit (MOTT) garbage cleanup.
 - **Penticton Ellis Creek and Sage Mesa:** steady-state outreach to residents during MOTT notices of trespass and cleanup.
 - **Kelowna OS4:** Ongoing steady-state outreach to residents.

Fire Safety:

- For its third year, the cross-ministry Strategic Fire Prevention Group has coordinated the procurement and distribution of fire safety materials to people in encampments over winter.
- Community Integration Specialists (CIS) through the Ministry of Social Development and Poverty Reduction (SDPR) proactively distribute fire safety items to people experiencing homelessness while conducting routine outreach work.
 - Fire safety items include fire extinguishers, fire-resistant tarps, carbon monoxide monitors for people sheltering in vehicles, fire blankets, and light-emitting diode (LED) lanterns to reduce the use of lighters, candles and fires. A full inventory list is maintained by SDPR.
- In 2023/24, BC Housing allocated \$50,000 from the Encampment Respond Fund to fire safety supplies for encampment response across the province; and an additional \$67,000 from HEART operating funding.

HEART and HEARTH:

- The following communities have signed a Memorandum of Understanding with the Province to implement the HEART and HEARTH initiatives:

- Prince George (June 16, 2023), Nanaimo (January 29, 2024), Victoria (February 23, 2024), Abbotsford (April 26, 2024), Kelowna (October 12, 2024)
- The Province did not enter into an MOU with Kamloops, Vancouver, Campbell River, Chilliwack, and Duncan.

Unsheltered Homelessness and Encampments Initiative (UHEI):

- As part of the Federal Reaching Home UHEI, in December 2024 the Federal Government and the Government of British Columbia signed a bilateral agreement to fund additional supports for people sheltering in encampments.
- Funding will support the implementation of Community Encampment Response Plans (CERPs) and immediately provide additional support to people living without homes. Each plan is tailored to the specific needs of a community and expands the work of the Province to implement key initiatives under *Belonging in BC*.

Contact: Meghan Will (HHP)	Mobile: Government Financial Information
----------------------------	--

2025/26 ESTIMATES NOTE

Last updated Date: April 11, 2025

Safety in Supportive Housing

KEY MESSAGES:

- People experiencing or at risk of homelessness deserve a place to call home where they feel safe and supported. People in the surrounding community also deserve to know what safety features are in place at local supportive housing buildings.
- Research shows that supportive housing¹:
 - Reduces health care and corrections costs by 33% compared to unsheltered homelessness.
 - Reduces hospital stays by 50% compared to unsheltered homelessness.
- Without supportive housing, more people would be living on the street or in encampments. Supportive housing offers a broad range of health and social supports, with staff on-site, supporting people with complex needs. Subsidized housing with on-site supports helps tenants maintain their housing, ensuring housing stability.
- Security measures at supportive housing buildings may include fenced grounds with external lighting, security camera monitoring, and controlled entrances. In addition, staff use two-way communication devices, and 24/7 staffing with two or more staff on-site.
- Supportive housing falls under the *Residential Tenancy Act*. In 2024, amendments were made to the Residential Tenancy Regulation (RTR) to allow housing operators to implement guest policies that can be tailored to the specific needs of a housing site, and to do wellness checks.
 - These changes were made to improve safety in supportive housing. Some public incidents involving weapons or model weapons in supportive housing have resulted from the actions of guests.
 - Non-profit operators can set their own rules around guest access policies. Typically, these policies include best practices such as front-desk check-in during entry and exit.
 - To support non-profits, the province developed Operational Standards for Guest Management and Wellness Check Policies.
- In response to sector feedback following the 2024 amendment to the RTR, the Province convened two working groups to improve safety in supportive housing:
 1. A law enforcement and supportive housing provider working group, which is working on identifying strategies for improving collaboration between housing providers and law enforcement to increase safety and security for tenants and staff.

¹ * Patterson, Michelle, et al., 2008. *Housing and Support for Adults with Severe Addictions and/or Mental Illness in British Columbia*, Centre For Applied Research in Mental Health and Addiction, Simon Fraser University.

** Malatest & Associates Ltd., 2019. *Measuring Supportive Housing Outcomes Evaluation*.

2. A Staff and Workplace Safety group including WorkSafe BC and BC Housing, to improve worker safety and support the sector's ability to operate under the *Residential Tenancy Act* and *Occupational Health & Safety (OHS)* legislation.

FINANCES:

- Budget 2025 provides \$88 million over 3 years for wage mandate cost pressures for non profit housing operators. Budget 2025 also provides an additional \$12.6 million over 3 years for market adjustment for supportive housing workers.

STATISTICS:

- In BC, there are 15,667 units of supportive housing available, as of December 31, 2024.
 - 7,096 units of supportive housing have been completed in the Province since 2017 (as of December 31, 2024), with thousands more underway.
- Coroner data on unregulated drug deaths states that 2,253 unregulated drug deaths occurred in 2024. Of the 81% of deaths that occurred inside in BC, 33% occurred in social and supportive housing, Single Room Occupancy, shelter, hotels, and other indoor locations.
 - The number of indoor unregulated drug deaths that occurred in these types of indoor locations decreased from 724 in 2023 to 641 in 2024.

BACKGROUND:

- In February 2024, the Province amended the RTR to clarify that supportive housing is covered by the *Residential Tenancy Act* and to allow for critical safety procedures, including guest policies and wellness checks.
 - The supportive housing sector reports experiencing challenges related to high staff turnover, burnout, and complex tenant populations. These issues contribute to safety challenges in supportive housing.
- HMA has engaged with Supportive Housing providers to learn about emerging and critical issues related to operations and safety in supportive housing.

Contact: Meghan Will (HHP)	Mobile: Government Financial Information
----------------------------	--

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Building Code 2024****KEY MESSAGES:**

- The Province continues to implement its phased approach for the 2024 BC Building Code (BCBC) requirements for adaptable dwelling unit and seismic provisions.
- BCBC was adopted in November 2023 and came into force, with a one-year delay for adaptable dwelling unit and seismic requirements coming into force March 10, 2025. In August, the Province exempted in-stream projects that had design work already completed from the requirements for an additional two years – to 2027.
- Just prior to the seismic and adaptable dwelling unit provisions coming into force, given economic uncertainty related to tariffs, the Province changed the requirement that all dwelling units in large buildings meeting adaptable provisions, to one in five dwelling units.
- The phased approach supports industry by creating certainty for developers with ongoing projects, while also investing in safer and more accessible housing to deliver long-term benefits to all British Columbians.
- Some developers continue to express concern that the new provisions increase costs in an already challenging economic environment. The Province continues to collaborate with interest holders to find the most cost-effective ways to meet the new seismic provisions, including developing and delivering educational materials, an Illustrative Design Guide to support code implementation, and exploring different soil assessment models for the unique combination of soil conditions and high seismic risk in the Capital Regional District.
- This approach prioritizes building safety, accessibility, and increasing the supply of housing.
- The 2025 National Model Codes are anticipated to be released by the end of 2025. The Province, through its harmonization commitment, will have 18 months to adopt the next Codes. Ministry staff will be engaging with interest holders on how to support adoption of the 2025 National Model Codes.

FINANCES:

- Funding for code-related work within existing budget.

STATISTICS:

- In 2022, nearly 30 per cent of British Columbians over the age of 15 had one or more disabilities that limited their daily activities. We know that with age, there comes an increased prevalence of disability. Population projections for B.C. estimate a 6 per cent increase in the proportion of people aged 65 and over by 2048. This demographic shift indicates a greater need for more accessible housing.

BACKGROUND:

- The Construction Codes Reconciliation Agreement commits the Province to reducing building code variations and timely adoption of the National Model Codes.
- When the BCBC was adopted in November 2023, adaptable dwelling unit and seismic design provisions were delayed in response to concerns about space and cost impacts from some development industry representatives.
- In August 2024, the BCBC adaptable dwelling unit and seismic design provisions were further delayed for projects that had substantial design work completed.
- In September 2024 Ministry staff hired a consultant to complete a space and cost impact analysis and develop a design guide to support implementation of the code requirements. The study and the guide are expected to be released to the public before the code changes come into force.
- The Urban Development Institute (UDI) and Canadian Home Builders Association of BC (CHBA-BC) have continued to express concerns regarding the cost of implementing the new provisions and requested further delay.

Contact: John Thomson (BGI)	Mobile: 250-812-1915
-----------------------------	----------------------

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***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 and 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% better energy efficiency in new buildings compared to the base 2018 building code.
- The Zero Carbon Step Code launched May 1, 2023, as a voluntary standard that local governments could adopt. On March 10, 2025, emissions level (EL) 1 will be required throughout the province as a first step to zero carbon new construction by 2030. EL-1 will require builders to measure and report greenhouse gas (GHG) emissions, but not change the way they build, nor add any new costs.
- The Province continues to work with national 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, BC Building Code 2024 requires 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).
- Staff are reviewing the 2025 National Model Code standards for an energy efficiency code for existing buildings. Government will consider adopting these requirements later this year.
- 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 budget.

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.
- 75% of the buildings that will exist in 2030 already exist today. Existing buildings account for 11% of B.C.'s total GHG emissions and as much as 50% in urban areas.

BACKGROUND:

- B.C. has legislated targets for reducing GHG emissions 40% below 2007 levels by 2030, 60% by 2040, and 80% by 2050.

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% 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.

Zero Carbon Step Code

- As of February 2025, 32 jurisdictions have adopted the Zero Carbon Step Code by bylaw.
- The Zero Carbon Step Code has four emissions levels (EL). EL-1 (requires builders to report carbon emissions only) will be required for new buildings starting March 10, 2025. 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 early.

Existing Buildings

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

Contact: John Thomson (BGI)

Mobile: 250-812-1915

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2028***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 innovation in the design and construction of homes for people.
- In 2024, the Province made changes to the BC Building Code to permit the construction of single egress stair (SES) buildings to help support infill development and gentle densification.
- These changes increase safety requirements through new specifications for fire separation, stronger doors, and smoke management, over similar height buildings and notes the need for adequate fire services in communities to provide support in case of an emergency.
- All new SES buildings will require additional specific safety measures, including:
 - Comprehensive sprinkler requirements;
 - Monitored alarm systems to alert occupants and emergency responders of emergency situations;
 - Smoke control systems either through building design or pressurized corridors and staircases;
 - Doors with increased fire resistance to contain fires;
 - A wider emergency staircase to provide additional room for access and egress in emergencies.
- The experience of jurisdictions, such as Seattle, who have adopted similar code language, shows that SES buildings can deliver innovative housing when supported by highly skilled fire departments like those in many parts of British Columbia.
- A recent research report published by Pew Research conducted a review of fire incident data in New York and Seattle over 12 years (2012-2024) and found that the SES buildings permitted to be built there were as safe as other buildings. BC's code provides additional safeguards compared to the Seattle and New York codes.
- In 2025, the Ministry will continue engagement with fire services to make sure that local governments have the guidance and understanding of the necessary equipment, training, and levels of service required for fire services to support SES buildings in their communities.
- While single egress stair buildings are an innovative option to help increase the supply of housing in some urban areas, they are not appropriate in all parts of the province. Notes in the Building Code show the importance of a full-time paid fire department with adequate service levels to support the evacuation of buildings in an emergency, along with an adequate water supply.

FINANCES:

- This work is within the current operational budget of the Ministry.

STATISTICS:

- It is too early for there to be SES Buildings developed.
- Places such as Seattle, New York, South Korea, and many parts of Europe provide code language for SES buildings.
- In New York, there are more than 4,400 modern SES buildings.

BACKGROUND:

- Prior to 2024, the BC Building Code required that most multi-unit residential buildings over two storeys in height have two exit staircases, separated by a hallway. Certain one and two storey apartment buildings were permitted with one egress stair, subject to requirements such as design and oversight by an architect or engineer, limits on the number of occupants, and requirements for alarm systems and firefighting responses.
- Based on the experience of nearby jurisdictions, such as Seattle, and other jurisdictions around the world, the Ministry heard that changes to building codes that maintained or enhanced the safety of buildings while permitting single egress stairs may be possible.
- Seattle's building code permits buildings up to six storeys in height with a single egress stair, like urban areas in some parts of British Columbia. Seattle's codes rely upon the Seattle Fire Department's ability to respond to emergencies and a reliable water supply.
- Aside from Seattle, jurisdictions such as New York, South Korea, and much of Europe permit single egress stair buildings of varying heights.
- The Ministry commissioned Jensen Hughes, an international fire engineering firm, to provide guidance on SES buildings and recommendations. The report is available on the Ministry's website. The report identifies necessary fire safety measures in single egress stair buildings, such as increased fire separations between apartments, increased requirements for egress stairs, alarm systems and increased sprinkler requirements, and smoke control systems.
- Ministry staff continue to collaborate with the National Research Council and Codes Canada on work to incorporate single egress stair buildings into the National Building Code.

Contact: John Thomson (BGI)

Mobile: 250-812-1915

2025/26 ESTIMATES NOTE

Last updated Date: April 11, 2025

Standardized Designs and Offsite Manufacturing

KEY MESSAGES:

- In 2024, the Ministry released a set of ten standardized designs for accessory dwelling units (ADU) and multiplex housing – available for free to the public.
- These standardized housing designs can be used like building blocks – both in the way that they can be re-arranged on a single lot to build multiple units of housing, but also how they can be used to support the delivery of homes in new innovative ways, including through offsite and prefabricated housing.
- The Ministry is now looking to local governments to pre-review these standardized designs to speed up permitting so people can get them built faster.
- The Ministry’s standardized housing catalogue was designed to be “offsite ready” so that anyone interested in using new innovative technologies to factory build components could take the plans and get to work.
- Standardized designs may help build homes faster by using them for offsite and prefabricated construction – building components in a factory and assembling at a construction site. This can help boost productivity and speed up construction.

FINANCES:

- This work is currently funded through budget.

STATISTICS:

- Access to the standardized housing designs catalogue has been granted more than 1,100 times to date.
- At least two local governments – Kelowna and Burnaby – have launched standardized housing design catalogues, and others have expressed interest.
- Canada Mortgage and Housing Corporation (CMHC) will be releasing their design catalogue in 2025.

BACKGROUND:

- In 2024, the Ministry procured ten standardized housing designs to demonstrate how ADUs and multiple dwelling homes (multiplexes) could be built to expand the supply of small-scale, multi-unit housing. This work complements Small Scale Multi Unit Housing (SSMUH) zoning across the Province, in conjunction with housing targets legislation.
- Standardized housing designs are compliant with the BC Building Code and they come with a Class D costing analysis and an energy efficiency report. Each design may require specific lot or site preparation, and users will need to engage professionals to help them obtain additional drawings and permits to begin construction.
- The standardized housing designs can be pre-approved by local governments; ministry continues to engage local governments to find ways to expedite the approval of these designs.
- The province's unique and innovative set of housing plans can be used like building blocks, stacking and re-arranging bedrooms, living spaces, kitchens, and garages in an unlimited number of ways to deliver between one to four dwelling units per building. These designs can be used to add ADUs to a lot with an existing house, or to build multiplexes across an entire lot.
- A key consideration during the development of the designs was to make sure that the standardized housing designs components could be prefabricated or constructed offsite, enabling them to be built quicker.

Contact: John Thomson (BGI)	Mobile: 250-812-1915
-----------------------------	----------------------

2025/26 ESTIMATES NOTE**BC Builds**

Last updated Date: April 11, 2025

KEY MESSAGES:

- BC Builds is part of the Homes for People Plan and was officially launched on February 13, 2024, with the BC Builds Rental Supply Program, and is being administered by BC Housing.
- With a commitment of \$950 million in funding and a \$2 billion financing facility, BC Builds will create more housing that middle-income households can afford by providing low-interest construction financing, speeding up project timelines and identifying low-cost land for development to ensure project feasibility.
- In January 2025, BC Builds attracted a federal commitment of \$2 billion in low-interest financing over 5 years through the Apartment Construction Loan Program (ACLP), which will allow BC Builds to increase the number of units it delivers to over 9,000 units.
- In its first year, BC Builds has been highly successful and 17 projects that are in development or under construction to build approximately 1,400 units has been approved.

FINANCES:

- The BC Builds program is supported by a provincial commitment of \$950 million. Budget 2024 provided \$321 million over the over three years towards the BC Builds program.
- Budget 2025 builds on this funding with an additional \$318 million commitment over three years for non-profit grants and BC Housing resources. For 25/26, BC Builds will also continue to 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, additional lending for new projects is possible and, in that sense, it is a “revolving credit facility.”

STATISTICS:

- More than 25 initial BC Builds sites have been initiated on government (including First Nations), non-profit and community owned land.
- Nearly 2,500 BC Builds homes are within the program’s pipeline and are in various stages of development from initiation to under construction in Vancouver, Nelson, North Vancouver, Fernie, Prince Rupert, Elkford, Cowichan, Gibsons, Langley Township, Coquitlam, Burnaby, Lake Babine Nation, Kamloops, Victoria, and Whistler.

- BC Builds successfully launched the program in 2024 and has approved 17 projects at the end of fiscal 24/25 to build approximately 1,400 units over 5 years, with eight already under construction.
- It is anticipated that over 9,000 homes for middle-income households will be built through BC Builds.

BACKGROUND:

- BC Builds partners with government, First Nations, non-profit, and community landowners to identify underutilized properties that can be developed or redeveloped into rental housing for middle income households.
- The BC Builds Rental Supply Program targets middle-income households and at least 20% of all BC Builds units will have rents that are at least 20% below market rate. This increases to at least 30% of BC Builds units having rent at least 20% below market if the federal Apartment Construction Loan Program funding is used for a project.
- The remaining rentals may be at market rates but must be affordable for middle-income households, aiming to have no more than 30% of their gross income going towards rent.
- Rental rates for BC Builds homes are determined through an analysis of incomes, average market rents, and development costs within each specific community.
- The program provides low-interest repayable loans and grants to non-profit or First Nation owner-operators and speeds up project timelines to reduce how long it takes to get a building from concept to construction.
- 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 \$136,210 for 2025).
- 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 \$201,030 for 2025).

Contact: John Thomson (BGI)	Mobile: 250-812-1915
-----------------------------	----------------------

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Attainable Housing Initiative****KEY MESSAGES:**

- The Attainable Housing Initiative (AHI) is an investment partnership proposed between Musqueam, Squamish, and Tsleil-Waututh (MST) Nations and the Province to construct approximately 2,600 attainable housing units on the Heather Lands in Vancouver for first-time homebuyers.
- Under the AHI Program, eligible middle-income BC households will have the opportunity to purchase 99-year strata-titled leaseholds but only have to cover 60 percent of the market price at possession.
- The remaining 40 percent of the market price will be secured by a repayable provincial contribution that does not have a regular monthly payment or need to be repaid until the unit is sold in the future.
- The program is being designed so that it benefits middle-income British Columbians, such as first-time homebuyers and people who do not own any property – not real estate speculators.

FINANCES:

- The partnership will include MST Nations providing the land and the Government of B.C. contributing up to \$672 million over 10 years, which is expected to be repaid by purchasers, to the Province, under the initiative, allowing the Province to reinvest returned funds into future provincial programs which may include housing.

BACKGROUND:

- AHI is designed to help middle-income households with a path to homeownership. Based on current income data, buyers must earn below \$131,950 for a studio or one-bedroom home, or below \$191,910 for a two-bedroom or larger home, and have net assets under \$150,000 or \$250,000, respectively to qualify.
- Under the AHI Program, buyers will have the opportunity to purchase 99-year strata-titled leaseholds but only have to cover 60 percent of the market price at possession and only need an initial 5% deposit (at pre-sale) on 60% of the initial market purchase price.

- Provided they live in the home, buyers do not make any monthly payments on the 40% provincial contribution. It is not payable until they re-sell the unit, or after 25 years – whichever comes first.
- Buyers can later re-sell their unit to anyone at market price – but when they do so, they repay their AHI mortgage, plus 40% of any uplift in the value of the unit. They receive 60% of any uplift, their down payment, and any principal they have repaid.

Contact: John Thomson (BGI)	Mobile: 250-812-1915
-----------------------------	----------------------

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Housing Market
(Affordability and
Availability)****KEY MESSAGES:**

- Affordability and availability of housing remains a challenge for many British Columbians as years of limited investment in housing supply was met with strong housing demand due to population growth. All levels of government are actively working to increase housing supply with policies aimed at better meeting the needs of people across the housing spectrum.
- Our government is making the largest investments in housing in B.C.'s history – with \$19 billion dollars committed to support housing initiatives throughout the Province. Since 2017, the Province has nearly 92,000 homes that have been delivered or are underway. Budget 2025 reinforces the Homes for People plan with \$318 million additional 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.
- To deliver more homes and help ensure residential properties are used as homes rather than investments, Budget 2025 increases the speculation and vacancy tax rates for foreign owners and untaxed worldwide owners to 3% of their home's value from 2%, and to 1% from 0.5% for Canadian citizens and permanent residents. The increase will generate an additional \$47 million in revenue in 2027-28 to be invested back into housing in the 59 regions where the tax applies.
 - Together with other housing measures, the speculation and vacancy tax helped add more than 20,000 units to the long-term rental market in Metro Vancouver since 2018.

FINANCES:

- Government has committed over \$19 billion in capital and operating funding to implement actions and investments in the 2023 Home for People action plan and 2018 Homes for BC plan, including over \$9 billion to BC Housing's Building BC programs.

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.¹
- Based on the provincial Housing Needs Report methodology, the total number of housing units needed from every local government (excluding First Nations lands and Islands Trust) are 317,726 over 5 years, 1,245,329 over 20- years. This figure differs from the above because it targets meeting the need for housing, while CMHC numbers are based on what would be needed to return prices to 2003 levels.
- The Homes for People action plan has helped speed up the pace of housing starts. The past four years (2021-2024) have been the highest for total housing starts since tracking started in 1955. External projections expect that, thanks to provincial changes, more than 300,000 additional units above the business-as-usual forecast will be added in the next 10 years.
- The benchmark price of a single-detached home in B.C. reached \$1,322,617 in 2024, up 1.4% from 2023. This represents a much lower rate of increase from those seen in recent years: 6.8% from 2019 to 2020, 27.3% from 2020 to 2021 and 14.4% from 2021 to 2022.
- The number of housing starts in B.C. declined from the record 50,490 units in 2023 to 45,828 units in 2024 (-9.2%), but continued to be well above the historical average. While housing starts in B.C. fell in 2024, Ontario experienced a much larger decline of 16.5%.
- Purpose-built rental registrations have increased dramatically since 2017, as B.C. has averaged 13,051 registrations per year from 2017 to 2024 compared to 2,402 per year between 2002 and 2016.
- According to CMHC’s 2024 Rental Market Survey, the vacancy rate in the purpose-built rental market increased from 1.2% to 1.9%, rising above the ten-year historical average of 1.5%.
- Average rent for a two-bedroom unit in B.C. communities of 10,000 people or more was \$1,981, implying a gross household income of more than \$79,000 required to keep housing costs under 30% of income, a standard affordability measure. Average rent growth for 2-bedroom units decreased from 9.0% in 2023 to 4.5% in 2024.
 - According to Statistics Canada, the median gross household income was \$79,400 in 2022 (2022 constant dollars).

¹ Housing shortages in Canada: Updating how much housing we need by 2030 (2023). <https://www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/housing-research/research-reports/accelerate-supply/housing-shortages-canada-updating-how-much-we-need-by-2030>

- According to Rentals.ca, average asking rents (for all bedroom sizes combined) have fallen for seven straight months between July 2024 and January 2025 on a year-over-year basis. Compared to the peak in August 2023, January 2025 average asking rents were 7.9% lower.

BACKGROUND:

- B.C.'s population was estimated to be 5,719,594 in October 2024, up 2.2% (125,633 persons) over the same period in 2023. B.C.'s population has grown at record rates over the last few years due to strong international immigration. However, changes to the Government of Canada's Immigration Levels Plan in Fall 2024 have already started to show impacts with a decline in the number of net temporary residents entering B.C. compared to 2023.
- B.C. has introduced several measures to improve affordability and availability, including:
 - April 2023: The Homes for People action plan to increase the supply of middle-income housing, fight speculation and help those who need it the most.
 - New support 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% for 2025.
 - November 2022: The Housing Supply Act was passed to support local governments in enabling more housing in their communities, starting in areas with the greatest need.
 - October 2023: The Short-Term Rental Accommodations Act was passed to return short-term rentals to the long-term rental market.
 - November 2023: New legislation on local government housing initiatives to enable local governments to provide more housing, in the right places, faster.
 - November 2023: Expansion of the Speculation and Vacancy Tax to 13 new communities to improve demand-side conditions by reducing speculation.

Contact: Jade Ashbourne (HLUP)	Mobile: Government Financial Information
--------------------------------	--

2025/26 ESTIMATES NOTE

Last updated Date: April 11, 2025

Housing Supply Act
(Targets)

KEY MESSAGES:

- Housing Target Orders were issued to 30 municipalities in groups of ten in September 2023, June 2024 and July 2024, 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 and initiate compliance action when progress is not met.
- Progress with housing targets is already being demonstrated with 8,312 net new housing units now ready for people across the first 10 municipalities, with thousands more underway.

On advisors:

- To get more homes built faster for people, the Minister of Housing and Municipal Affairs appointed advisors to the District of Oak Bay and the District of West Vancouver to review the municipalities’ actions and make recommendations to support building more homes for people, faster. The advisors started work on Jan. 30, 2025.
- The advisors will look at what changes have been made in Oak Bay and West Vancouver and if the Districts have successfully implemented important measures to support increasing housing availability.
- The advisor’s review is now complete, and Ministry staff are reviewing the recommendations.

FINANCES:

- Work units analyze data sources to develop estimates, produce targets, monitor local housing development and evaluate municipal progress toward target compliance.

STATISTICS:

- **Group 1** annual progress reporting (rec. Nov. 14/24) indicated that 87% (8,312/9,522 units) of year 1 required units were achieved:

Municipality	5-Year Target	Year 1 Target	Year 1 Progress
Abbotsford	7,240 units	1,022 units	602 units (59%)
Delta	3,607 units	514 units	561 units (109%)
Kamloops	4,236 units	679 units	449 units (66%)
North Vancouver, District	2,838 units	499 units	500 units (100%)
Oak Bay	664 units	56 units	16 units (29%)

Port Moody	1,694 units	231 units	168 units (73%)
Saanich	4,610 units	440 units	338 units (77%)
Vancouver	28,900 units	5,202 units	4,143 units (80%)
Victoria	4,902 units	659 units	1,477 units (224%)
West Vancouver	1,432 units	220 units	58 units (26%)

*Year 2 reporting due Nov. 14, 2025

- **Group 2** six-month progress reporting (rec. Feb. 14/25) indicated that 72% (6,272/8,668 units) of year 1 required units were achieved at the 6-month interim reporting point:

Municipality	5-Year Target	Year 1 Target	6-month Progress
Central Saanich	588 units	77 units	304 units (395%)
Chilliwack	4,594 units	659 units	332 units (50%)
Esquimalt	754 units	81 units	224 units (277%)
Kelowna	8,774 units	1,363 units	1,501 units (110%)
Maple Ridge	3,954 units	612 units	376 units (61%)
Nanaimo	4,703 units	783 units	539 units (69%)
North Vancouver, City	3,320 units	581 units	351 units (60%)
Sidney	468 units	90 units	54 units (60%)
Surrey	27,256 units	4,233 units	2,567 units (61%)
White Rock	1,067 units	189 units	24 units (13%)

*Year 1 reporting due Aug. 14, 2025

- **Group 3** six-month progress reporting is due Mar. 17, 2025.

Municipality	5-Year Target	Municipality	5-Year Target
Colwood	940 units	North Saanich	419 units
Langley, City	1,844 units	Port Coquitlam	2,279 units
Mission	1,798 units	Prince George	1,803 units
New Westminster	4,432 units	View Royal	585 units
North Cowichan	1,233 units	West Kelowna	2,266 units

*Year 1 reporting due Sep. 14, 2025

BACKGROUND:

- 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.
- The Act authorizes setting 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.

- Housing targets have been issued to 30 municipalities to date requiring 133,200 net new housing units to be delivered by summer 2029.
- Each group of ten municipalities received 5-year Housing Target Orders totaling: Group 1 - 60,123 units (Sep./23), Group 2 - 55,478 units (Jun./24), and Group 3 - 17,599 units (Jul./24).

Contact: Jade Ashbourne (HLUP)	Mobile: Government Financial Information
--------------------------------	---

2025/26 ESTIMATES NOTE

Last updated Date: April 11, 2025

Housing Supply

KEY MESSAGES:

- We're standing up for British Columbians by increasing the supply of rental homes, supporting first-time homebuyers, and bringing on strong measures to crack down on housing speculation.
- We're making significant progress through our 2018, 10-year, 30-point Homes for BC plan and recent 2023 Homes for People plan. We are seeing progress by tackling housing challenges head-on and delivering more homes for people, faster.
 - We brought in new rules to turn more short-term rentals into long-term homes for our friends and neighbours.
 - We passed small-scale, multi-unit legislation designed to help deliver more housing options within reach for people across B.C.
 - And we passed legislation to help create new transit-oriented developments, designed to take advantage of the billions we are investing in transit across British Columbia by putting housing within a walkable distance of SkyTrain stations and bus exchanges.
- Through these changes, we expect that as many as 300,000 additional net new homes will be unlocked throughout B.C., building on the nearly 92,000 homes that have been delivered or are underway throughout the province since 2017.

Homes for People Plan 2023 total units:

- In Fall 2023, detailed 3rd party modelling scenarios indicated that the new small-scale, multi-unit homes and designated transit-oriented development areas legislation could lead to between 216,000-293,000 additional net-new housing units for British Columbians over 10 years (2024-2033).
- In August 2024, these figures were updated to anticipate **between 261,000 and 369,000 additional net-new housing units over the next 10 years (2025-2034).**
 - *NOTE: modelling of future scenarios cannot account for unforeseen circumstances, the changing nature of housing, real estate markets and other factors.*

Homes for BC Plan 2018 total units:

- In Budget 2018, government committed to deliver 114,000 units of housing as part of the ten-year Homes for BC: 30-Point Plan for Housing Affordability. Budget 2025 brings further investment of \$251.508 million in BC Builds to reach this target. We expect nearly 114,000 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. In addition, we expect between 261,000 and 369,000 additional net-new housing units over the next 10 years through recent policy changes including new small-scale, multi-unit homes and designated transit-oriented development
- **Directly Funded Units:** Through investments in BC Housing’s Building BC programs, we have 29,346 units completed or underway since the introduction of the 30-Point Plan as of end of Q3 – 2024/25 (Dec 31, 2024). Including all other funded BC Housing programs with partners and student housing, the current total completed/underway is 57,308.
- **Indirect Units (Policy Changes, Other Partners):** The Speculation and Vacancy Tax (SVT) 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 a result of the SVT, 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” indirect units currently is an estimated 34,405.
- **Total Units Expected:** Including all of these additional units, we expect more than 113,500 units to be completed or under construction by 2027/28, and over 127,500 units to be complete or under construction by 2032/33. The current total “complete and underway” direct and indirect units currently is 91,713.

FINANCES:

- Budget 2024 launched the BC Builds program with a Provincial commitment of \$950 million and 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. On February 21, 2024, the federal government announced an additional \$2 billion in additional financing to support BC Builds projects.
- Budget 2024 included \$ \$321 million over the 3-year Service Plan. Budget 2025 adds a further commitment of \$318 million over three years for non-profit grants and BC Housing resources.

- This builds on the over \$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 through the Budget 2023 refreshed Housing Strategy, and Budget 2024 BC Builds.

Program/ Initiative	30 PP 2018 10 yr Target	Additional Targets ¹	Total Target	Complete or Underway at Dec. 31/24	Forecast Complete or Underway by 2027/2028
Directly Funded Units					
Building BC Programs	28,700	20,201	48,901	29,346	41,764
Non-Building BC Programs w/ BC Housing Partners	N/A	17,258	17,258	14,009	16,192
Student Housing	8,000	4,000	12,000	10,770	10,770
BC Builds ²	N/A	9,000	9,000	3,183	6,000
Sub-Total	36,700	50,459	87,159	57,308	74,726
Indirect Units					
Spec Tax (Metro Van)	N/A		0	20,805	20,805
CMHC Rental Financing	N/A		0	11,000	11,000
Other (TOD, etc.)	N/A	6,500	6,500	2,600	7,000
Sub-Total	N/A	6,500	6,500	34,405	38,805
Total	36,700	56,959	93,659	91,713	113,531

¹Additional Targets includes B2023 Homes for People Plan, B2024 BC Builds, and other programs initiated after 2018.

² 4,000 units were announced through Provincial investment and financing. The federal government is providing \$2 billion additional financing to create a total of 9,000 units.

BACKGROUND:

- In 2023, the Province introduced a refreshed Housing Strategy, also known as the “Homes for People Plan”, 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.
- Budget 2025 reinforces the Homes for People plan with additional funding to meet the Budget 2024 commitments of 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.

- Work continues on implementing the refreshed Housing Strategy. For example, the Short-term Rentals Branch Compliance and Enforcement team was stood up and the Short-term Rentals Registry launched in January 2025 to give the Province another tool to help enforce Short-term rental rules and prevent illegal listings, ensuring more units are available for people to live in.

Contact: Tracy Campbell (MSD)	Mobile: 250-387-9180
-------------------------------	----------------------

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Rental Protection Fund****KEY MESSAGES:**

- The Rental Protection Fund was established in 2023 to provide additional capacity for non-profit housing providers to acquire and preserve affordable rental homes.
- With an initial \$500 million investment, the Rental Protection Fund aims to protect more than 2,000 homes throughout the province. To date, the Fund has received applications for more than 2,300, homes and has already approved funding to secure more than 1,500 homes for 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, it 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:

- 24 applications have been approved for funding consisting of 35 distinct properties and 1,550 units.
- There has been a total of 57 property acquisition applications received from pre-qualified applicants.
- 12 applications are currently under consideration totalling over 750 homes on 22 distinct properties. As of February 14, 2025, \$266.613 million has been approved to support these

acquisitions including \$242.547 million for acquisition and \$24.066 million for capital renewal.

- Through the RPF's support 35 projects have been acquired throughout the Province, including 13 on Vancouver Island, 12 in the Fraser region, 4 in the Vancouver Coastal Region, 3 in the Interior, and 3 in Northern BC.
- The current pipeline of units under consideration is approximately 756 units through 12 applications from pre-qualified applicants.
- Including the units both acquired and in the pipeline, the RPF is on track to be able to support the acquisition of more than 2,300 units before March 31, 2026.
- The RPF continues to work towards maximizing the benefit of the funding they are responsible for to enhance housing security for British Columbians and support the community housing sector.

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. This helps provide essential affordable rental housing to support families across B.C.

Contact: Tracy Campbell (MSD)	Mobile: 250-387-9180
-------------------------------	----------------------

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Secondary Suites
Incentive Program****KEY MESSAGES:**

- The Secondary Suite Incentive Program (SSIP) pilot opened for applications in May 2024, providing conditional financial assistance to eligible homeowners to build a new secondary suite or accessory dwelling unit.
- SSIP was targeted to create 3,000 new rental units over three years, but the number of applications submitted in 2024/25 fell far below the number required to meet this target.
- Analysis of 2024/25 uptake data concluded that SSIP was not on track to meet its targets.
- The Federal Government has stated an intention to launch a similar secondary suite program which would be available to homeowners in B.C. with many similar aspects to the provincial program.
- In a challenging fiscal environment and with the current tariff situation with the United States – we need to make sure we are not duplicating programs and services and that the investments we’re making will have the largest impact when it comes to adding rental supply and bringing down the cost of housing.
- As a result, we have made the decision to reallocate the funds from the provincial secondary suite incentive program and wind down the pilot program. Funds from this program will now go towards existing and future BC Housing programs and services, including BC Builds.

FINANCES:

- Budget 2023 committed \$46.0 million in 2024/25, and \$43.3 in 2025/26 and 2026/27 to SSIP.
- This includes \$40 million per year in funding for forgivable loans and funding for an IT system and FTEs to administer the program.
- By March 31, 2025, only approximately \$14.75 million of the 2024/25 funding allocation was committed, including \$5.88 million conditionally approved.

STATISTICS:

- As of April 1, 2025, BC Housing had received 406 applications through the SSIP application portal, of which there were:
 - 242 approved applications.
 - 24 ineligible/rejected applications.

- 140 under review or required further information from the homeowner.
- Ten months after launch, SSIP is only at 24% of its annual 1,000-unit target.

BACKGROUND:

- SSIP was identified as an action in the Home for People plan.
- The program launched as a three-year pilot program to address the shortage of affordable rentals in B.C. by providing a financial incentive to homeowners to create new secondary suites or accessory dwelling units.
 - SSIP provided a rebate of 50% of costs, up to a maximum of \$40,000, by way of a forgivable mortgage registered on the property's title.
 - Loans are forgiven over at least five years when all program conditions are met, including rental at below market rates.
- The federal government has stated an intention to launch the Canada Secondary Suite Loan program to provide low-interest financing to homeowners that create a new rental suite.
 - The federal program will offer financing of up to \$80,000, to be repaid over 15 years with an interest rate of 2%.
 - The federal program will not have requirements for landlords to rent at below-market rates and will allow immediate family members as tenants.
- Federal government reforms to allow refinancing of insured mortgages to finance the construction of new secondary suites took effect in January 2025.
- BC Housing processed applications efficiently throughout 2024/25, but uptake from homeowners was low.
- The low volume of submitted applications in the first year of the pilot indicated that other BC Housing programs may be better suited to deliver affordable rental housing with greater certainty than the private homeowners targeted by SSIP.
- The program concluded March 30, 2025, with no new applications accepted after this date.
- BC Housing will continue to monitor compliance with program conditions on an annual basis for SSIP projects funded to date.

Contact: Jade Ashbourne (HLUP)

Mobile: Government
Financial Information

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Short-term Rental
Regulation****KEY MESSAGES:**

- Short-term rentals have diverted thousands of long-term rental homes onto the short-term rental market.
- Like many jurisdictions around the world, B.C. is regulating short-term rentals to turn more units back into long-term homes for people.
- The *Short-Term Rental Accommodations Act (STRAA)* received Royal Assent in October 2023.
- Implementation of the Act has taken a phased approach, with full implementation of the Registry in late Spring 2025. This phased implementation has given short-term rental hosts and platforms time to become familiar with the new rules and come into compliance.
- The provincial registry helps ensure a level playing field for hosts and platforms by proactively enforcing the principal residence requirement and ensuring all hosts on short-term rental platforms like Airbnb, VRBO or other listing platforms are following the rules.

FINANCES:

- Budget 2023 provided \$2 million in operating funding over 3 fiscal years to mitigate the impacts of short-term rentals.
- Budget 2024 provided an additional \$9.6 million over 3 years from HMA's base budget to support implementation of the program.
- Capital funding has been approved through the Digital Investment Office of \$1.4 million over 2023/2024 and 2024/2025 for the Short-Term Rental Data Sharing Portal project, and \$2.1 million over 2024/2025 and 2025/2026 for the Short-Term Rental Registry system.
- The Fee structure for the Provincial Registry is as follows:
 - Hosts pay \$450 annually to register a short-term rental 'where they do not live,' such as a cottage, lane way home or secondary suite.
 - Hosts pay \$100 annually to register a short-term rental 'where they live,' such as a bedroom in their home or their entire home while they are away.
 - Platforms must pay between \$600 and \$5,000 annually depending on how many listings their business operates in B.C.
 - Strata hotel platforms pay \$600 annually to register the entire strata property.

STATISTICS:

- Based on data from AirDNA from March 2024 to February 2025, the number of frequently rented entire homes across B.C. has decreased by 3.5%. In areas with the principal residence requirement, frequently rented entire homes have decreased by more than 10 %, opening up additional housing options for people in the province. This suggests that the short-term rental regulatory approach is beginning to have the intended effect, while tourism-focused areas, not subject to the principal residence requirement, continue to be able to benefit from short-term rental accommodation options.
- Based on platform reporting through the Data Portal, between May and January 2025, the types of short-term rental units have also shifted, with 9% fewer 'entire' units, and 1% fewer 'shared' units (which are more likely to be part of someone's home).
- There are currently 52 local governments using the Data Portal, enabling them access to their community listing data and the notice and takedown process. Between May 2024 and January 2025, platforms have removed 1,319 non-compliant listings through the notice and takedown process.
- Since May 2024, there have been approximately 1,500 public complaints submitted regarding potential non-compliant short-term rental operators (including short-term rental platforms and hosts). All have been reviewed, and those with sufficient ground for investigation have moved forward. From these tips and local government referrals, 304 investigations have been initiated, with hundreds of cases having been resolved through voluntary compliance by hosts.
- Since the launch of the provincial registry, there have been 18,894 host applications, 64 platform applications, and 89 strata hotel platform applications submitted with 97% of applications processed (as of April 14, 2025).

BACKGROUND:

- The *Short-Term Rental Accommodations Act* was passed in October 2023, helping more people find a place to live, giving local governments stronger tools to enforce short-term rental bylaws, and establishing a new provincial role in the regulation of short-term rentals.
- The new rules include a principal residence requirement in certain areas limiting short-term rentals to a person's principal residence plus one other unit on the same property.
- Following the registry launch in January 2025, short-term rental hosts and platforms operating in B.C. must register and pay annual registration fees, including hosts operating outside areas with the principal residence requirement.

- By May 1, 2025, listings will be required to display a valid provincial registration number (and business licence number in areas where a business licence is required by the local government), and platforms are required to remove listings that lack valid registration numbers.
- Hosts who do not comply will have the following actions taken:
 - have their listings taken down, starting May 1, 2025
 - have future bookings cancelled, starting June 1, 2025

Contact: Jade Ashbourne (HLUP)	Mobile: Government Financial Information
--------------------------------	---

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Development Finance
(DCCs & ACCs)****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.
- In 2023, the *Local Government Act* and *Vancouver Charter* were amended 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 included:
 - Increasing the categories of infrastructure eligible to be funded through Development Cost Charges (DCC) (Development Cost Levies [DCL] in Vancouver) to include fire protection facilities, police facilities, and solid waste and recycling facilities; and,
 - A new development finance tool called Amenity Cost Charges (ACCs). The ACC lets local governments collect funds from new developments that will increase the population to help pay for amenities like community centres, recreation centres, daycares, and libraries.
- The *Local Government Act* was also amended to authorize any municipality to collect and use a DCC or DCL to finance provincial highway infrastructure that integrates provincial and municipal highway systems and for which the province and municipality have entered a cost sharing arrangement.
- As part of their efforts to enable greater housing supply, local governments are starting to implement new and updated development finance tools to assist in the infrastructure and amenities to support that growth.
- Staff in the Ministry have developed detailed guides on ACCs and DCCs to support local governments as they develop new bylaws.

FINANCES:

- N/A

BACKGROUND:

- Starting in the Fall of 2023, the Province passed several pieces of comprehensive legislation that changed the local government land use planning framework to enable local governments to provide more housing, in the right places, faster.
- These changes 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 daycare 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 fund infrastructure needed to support new development. Local governments have also used the rezoning process to negotiate with homebuilders for affordable housing and amenities to support complete and livable communities.
- Bill 46 (Fall 2023) amended legislation to expand the infrastructure categories eligible to be collected through DCCs/DCLs and enable a 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.
- The Planning and Land Use Management Branch, in collaboration with the Local Government Infrastructure and Finance team, has updated the *Development Cost Charge Best Practices Guide* and a new *Amenity Cost Charge Best Practices Guide* to support local governments in updating DCC/DCL bylaws and adopting ACC Bylaws. The guides, as well as companion guides for elected officials, were made available in March 2025.
- The Ministry of Transportation and Transit already enters arrangements with municipalities to share the costs of highway facilities when the highway facility benefits growth in the municipality and is part of the provincial highway system. This amendment gives municipalities a new tool to finance their share of costs of these facilities.
- As of the end of 2024, three ACC bylaws had been adopted. It is anticipated that the number of ACC bylaws coming into force will increase throughout 2025 and 2026.
- The Planning and Land Use Management Branch is monitoring implementation of the new authorities.

Contact: Jade Ashbourne (HLUP)	Mobile: Government Financial Information
Contact: Tara Faganello (LGD)	Mobile: 250-356-6575

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Digital Permitting****KEY MESSAGES:**

- The Province is working with partners across the housing and technology sectors to advance British Columbia as a North American leader in digital permitting and construction.
- We've created and continue to expand the Building Permit Hub – a tool released in Spring 2024 – that's helping digitize and standardize local permitting processes. We've begun automating compliance checks with key parts of the Building Code, starting with the BC Energy and Zero Carbon Step Codes.
- We are making it easier for builders to work in multiple jurisdictions by standardizing and streamlining the approvals process, reducing unnecessary back and forth and revisions that cause project delays and increase costs.
- We've been working closely with approximately 40 communities to build these digital tools and, ultimately, the Building Permit Hub will allow every community in the province to process permits digitally.
- Another area of focus is the digitization of the Building Code. We've made it possible for builders, developers, and building officials to access a more interactive and usable version of the Code by purchasing a subscription through a third-party company. This is available while we work to improve the search and navigation functionality of our free version.
- We're working to offer the Building Code in new formats which allow the technology sector to develop new digital tools that make the design and construction of new housing easier. 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.

FINANCES:

- HMA received approval for \$1.425 million in capital funding over two fiscal years (2023/24 – 2024/25) from the Digital Investment Office (CITZ) for the Building Permit Hub.
- HMA has received \$3.9 million in funding from Natural Resources Canada over three fiscal years (2024/25 – 2026/27).

STATISTICS:

- Five local governments are using the Hub (City of North Vancouver, Cowichan Valley Regional District, City of Langley, District of Saanich, and Township of Ladysmith).

BACKGROUND:

- Digitizing the BC Building Code (BCBC) and the Building Permit Hub are key efforts to supporting the ministry's mandate to expedite permits required for new housing construction.
- The current PDF format of the BC Building Code (BCBC) is challenging to navigate and limits the development of new innovative tools. The ministry is converting the BCBC from PDF to JSON, a machine-readable format, this spring.
- The ministry is working with a software development company to pilot the integration of industry code compliance tools with the Building Permit Hub, helping the ministry understand how the Hub can enable local governments and builders to access additional services that will make the regulatory approvals process easier.
- The Building Permit Hub was launched on May 27, 2024, and includes all small-scale multi-unit housing permit applications. The Hub is free and voluntary for local government use.
 - 21 local governments are testing the Hub, and 9 others have expressed interest in using the Hub as development progresses.
- DIGITAL, who received a one-time grant from the ministry in March 2023, has supported innovation in the housing construction sector by accelerating the development and adoption of innovative collaboration technologies to ensure there is widespread adoption and to facilitate the most effective outcome of the ministry's work to digitize building permits and construction codes.

Contact: John Thomson (BGI)	Mobile: 250-812-1915
-----------------------------	----------------------

2025/26 ESTIMATES NOTE

Last updated Date: April 11, 2025

Inclusionary Zoning & Density Bonus**KEY MESSAGES:**

- B.C.'s housing crisis needs all partners to work together. This is why we are making sure that local governments have the tools they need to create affordable housing and amenities.
- In April 2024, the Province passed legislation to give local governments a new inclusionary zoning framework and amended density bonus authorities.
- Inclusionary zoning is a land use planning tool that allows local governments to require affordable housing be included in new residential developments, without having to rezone.
- Density bonus is an existing land use planning tool that provides the developer with the option to build to a higher density in exchange for providing affordable housing or amenities. This authority was updated to clarify how it can be used and to ensure consistency with the new inclusionary zoning tool.
- These tools will help local governments enact bylaws to build more affordable housing and amenities, and ensure they can continue to build complete, livable communities.

FINANCES:

- In 2024, \$87,880 was awarded to a consultant to develop Comprehensive Guidance to support local governments to implement the inclusionary zoning and amended density bonus tools.

BACKGROUND:

- The Province passed a suite of legislative amendments in 2023 and 2024, collectively known as the Local Government Housing Initiatives (LGHI), to enable more housing to be built, in the right places, faster.
- As part of this legislative package, Bill 16, *Housing Statutes Amendments Act, 2024*, was passed on April 25, 2024, which introduced a new inclusionary zoning and amended existing density bonus authorities.
- The development of inclusionary zoning was in response to the Province's Homes for People Plan, which committed to "working with local government towards creating effective inclusionary zoning processes" (page 19).

- It is expected that inclusionary zoning will be most effective in areas with high land values, and in high-density developments, ^{Advice/Recommendations}
^{Advice/Recommendations}
- Density bonus was updated through Bill 16 to enhance clarity in its use, and consistency with inclusionary zoning.
- The changes for density bonus do not come into effect until a transition date has been set through regulation (on or after June 30, 2025).
 - CONFIDENTIAL NOTE: ^{Advice/Recommendations}
^{Advice/Recommendations} The ministry is currently considering options.
- Inclusionary zoning and amended density bonus authorities provide local governments with new tools to help ensure new affordable homes and amenities continue to be built, as communities across the province continue to grow.

Contact: Jade Ashbourne (HLUP)	Mobile: Government Financial Information
--------------------------------	---

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Proactive Zoning****KEY MESSAGES:**

- In fall 2023, as part of the Province's Homes for People Plan, the Province passed a suite of housing legislation to help deliver more homes across B.C., faster.
- These changes will enable more housing to be built in the right places, faster, by shifting land use towards a longer-term approach where there is enough land pre-zoned to meet both current and future housing needs, and there is less reliance on site-by-site zoning decisions.
- Key changes include updated housing needs report (HNR) legislation, new requirements to ensure that municipalities regularly align official community plans (OCPs) and zoning bylaws with their HNRs, and fewer public hearings for housing projects.
- This shift to more pro-active planning is already well underway – nearly all local governments have now updated their HNRs with a consistent and comparable calculation of current and anticipated housing needs.
- Municipalities across the province are now turning their attention to updating their OCPs and zoning bylaws by the end of 2025, and we look forward to monitoring and supporting their progress over the coming months.

FINANCES:

- 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.

STATISTICS:

- To date, 182 out of 186 (98%) of local governments have completed their interim HNRs.

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.
- All local governments are required to have completed an Interim HNR by January 1, 2025, using the HNR Method to calculate the number of homes needed over five and 20 years. The

HNR Method is a standardized methodology, based on six components of existing and anticipated housing needs.

- Following this, all local governments must complete a full new HNR in 2028, and every five years thereafter.
- By December 31, 2025, all municipalities are required to update their OCPs to include statements and map designations to meet anticipated housing needs over at least 20 years, as identified in their HNR. This update must also include housing policies about each of the seven classes of housing needs required in HNRs. Subsequent OCP updates are due by December 31, 2030, and then every five years thereafter.
- At the same frequency, all municipalities must also align zoning bylaws with OCPs and HNRs to pre-zone for the total amount of housing their community needs.
- 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 are not required to zone for rental or affordable housing but are 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.
- These pro-active planning changes are designed to work with other provincial density initiatives including the requirement that local governments update their zoning bylaws to accommodate the small-scale multi-unit housing density requirements (SSMUH) and Transit-Oriented Area (TOA) requirements (see notes 32 and 33).
- Also, legislative changes from April 2024 provided local governments with a range of tools to support pro-active planning, including a new inclusionary zoning framework and amended density bonus authorities (see note 30) and new/expanded authorities for works and services and for transportation demand management (see note 34).

Contact: Jade Ashbourne (HLUP)	Mobile: Government Financial Information
--------------------------------	--

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Small-Scale, Multi-Unit Housing****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 across B.C., faster.
- This included requirements for local governments by June 30, 2024, to allow small-scale multi-unit housing to be built in residential areas restricted to single family and duplex housing.
- We continue to monitor local government compliance with the small-scale multi-unit housing legislative requirements:
 - All municipalities are compliant with the legislation or have an approved extension request.
 - 20 communities have received compliance deadline extensions: eight for their whole community and 12 for specific areas of their community.
- Advice/Recommendations

FINANCES:

- Performance measures for success:
 - Number of local governments having notified of bylaw amendments to meet the small-scale multi-unit housing requirements by the deadline (or extension deadline).

STATISTICS:

- As of April 4, 2025, 180 out of 188 local governments have complied with the new requirements, while eight local governments have extensions for their whole community.
- Economic modelling estimates that small-scale multi-unit housing and transit-oriented areas should result in the addition of between 261,000 and 369,000 net new housing units over 10 years.

BACKGROUND:

- Local governments within an urban containment boundary established through a regional growth strategy, as well as communities with a population over 5,000, 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.
 - Frequent bus service is defined as a bus stop which is served by at least one bus route that is scheduled to stop at least every 15 minutes, on average, between the hours of:
 - 7 am and 7 pm, Monday to Friday, and
 - 10 am and 6 pm on Saturdays and Sundays.
- Communities smaller than 5,000 people and outside of an urban containment boundary are required to allow either a secondary suite and/or detached accessory dwelling unit in zones restricted to single family housing.
- Ministry staff continue to support local governments to implement the requirements, including aligning with recommendations in the Provincial Policy Manual and Site Standards.
- The Province has distributed \$51 million as a grant-based capacity funding program to help facilitate implementation and to support local governments in meeting new density requirements, such as the small-scale multi-unit housing legislative requirements.

Contact: Jade Ashbourne (HLUP)

Mobile: Government Financial
Information

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Transit Oriented
Development****KEY MESSAGES:**

- In fall 2023, as part of the Province's Homes for People Plan, the Province passed a suite of housing legislation to help deliver more homes across B.C., faster.
- This included changes that enable higher density neighbourhoods near key transit stations and eliminate minimum parking requirements near these transit stations.
- By June 30, 2024, 31 municipalities were required to:
 - Designate transit-oriented areas (TOAs) by bylaw within 800m of passenger rail stations (e.g., SkyTrain stations) and 400m of bus exchanges and West Coast Express stations that are listed in the regulations; and
 - Adopt parking bylaws establishing that the provision of off-street residential parking is not required in TOAs.
- Within TOAs, these municipalities must allow developments up to prescribed minimum levels of density and building height to proceed when making zoning decisions.
- Municipalities must also consider the Provincial TOA policy manual when designating TOAs, developing or amending zoning bylaws, developing or amending official community plans (OCPs), and developing or amending parking bylaws.
- The Ministry of Transportation and Transit (MOTT) has been leading the implementation of the legislation.

FINANCES:

- N/A

STATISTICS:

- Economic modelling suggests that the recent TOA and small-scale multi-unit housing (SSMUH) legislative changes should result in the addition of between 261,000 and 369,000 net new housing units over the next 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.

CONFIDENTIAL ADVICE

- As of April 11, 2025, 29 out of 31 municipalities have adopted TOA bylaws that meet the legislative requirements. Two are currently out of compliance, and Ministries are working with them to address the issues.
 - Township of Langley, City of Richmond.

Contact: Jade Ashbourne (HLUP)	Mobile Government Financial Information
--------------------------------	---

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Tenant Protection, TDM & Works and Services****KEY MESSAGES:**

- Legislative changes in April 2024 support the implementation of proactive planning, ensuring that local governments can continue to secure key outcomes outside of rezoning.
- These changes included new and expanded authorities relating to tenant protection bylaws (TPB), works and services, servicing officers, and transportation demand management (TDM).
- The Province released interim guidance to support local governments' use of TPBs. Comprehensive guidance for TPBs is being developed and will be published in the first quarter of 2025. Guidance on the additional authorities will be coming in the near term.
- The Province passed regulations in 2025 to support local government use of new and expanded works and services, servicing officer, and TDM authorities.

FINANCES:

- \$55,090 was allocated in 2024/25 towards a consultant to develop Comprehensive Guidance to support local governments to effectively implement tenant protection bylaws.
- Performance measures demonstrating success:
 - Number of local governments adopting TPBs.
 - Number of local governments adopting works and services and TDM bylaws.

BACKGROUND:

- To support the shift to pro-active planning, legislation was passed on April 25, 2024, which provides new and expanded authorities to secure many amenities commonly achieved through rezonings. In addition to inclusionary zoning and density bonus (see note 30) these authorities include:
 - municipal authority to develop TPBs, which are used to require owners of a residential property to provide support for tenants facing displacement in cases of redevelopment, and;
 - new and expanded works and services, servicing officer and TDM authorities, which support local governments to obtain critical site-specific infrastructure and amenities in a broader range of development types.
- Municipalities can use TPBs to require owners of a residential property to give tenants notice of a redevelopment, financial compensation for the termination of tenancy agreements, financial and/or other assistance to find and relocate to comparable units, and the right of

first refusal (opportunity to exercise rights to enter a new tenancy in another building the owner has an interest in at a particular rent level in a comparable replacement unit).

- It is expected that the new and expanded works and services, servicing officer and TDM authorities, will be of most use in cases of ‘infill’ development (i.e., development that is occurring in existing neighbourhoods), such as small-scale multi-unit housing or transit-oriented development.
 - Works and services are public services, facilities, or utilities, that are key to building communities. The expanded list of works and services that local governments can require includes: sidewalks, boulevards and crossings, transit bays, street lighting, underground wiring, water and sewer systems, bike lanes, landscaping, traffic calming measures, and sustainable design features.
 - Municipalities can now require, as a condition of building permit, land for road dedication and an additional five metres of land for measures that support alternative forms of transportation. Municipalities must designate a “servicing officer” to exercise this new authority.
 - TDM measures increase the efficiency, accessibility, and safety of a transportation system by improving the movement of people and goods and prioritizing modes of travel such as walking, cycling, ridesharing, and public transportation.
- The Province distributed \$51 million as a grant-based funding program to help facilitate implementation and to support local governments in meeting new legislative requirements, such as Bill 16.

Contact: Jade Ashbourne (HLUP)	Mobile: Government Financial Information
--------------------------------	---

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Local Government Finance
System Review Update****KEY MESSAGES:**

- Local governments have suggested that the current local government finance system is inadequate to address modern fiscal pressures. They have made calls for the province to provide them with new and/or expanded financial and non-financial tools (including legislation, regulation, policy and/or best practices).
- The provincial commitment to discussing local government finance issues is reflected in the signing of the Memorandum of Understanding (MOU) on Local Government Financial Resiliency in January 2022.
- This MOU brings us together to review the local government finance system and discuss matters of mutual interest.
- We are committed to having open, honest conversations with local governments about their finance system, and how we can work together to better serve British Columbians.
- From the affordable housing crisis to community safety to recent extreme weather events, we are all facing new challenges that did not exist a decade ago.

FINANCES:

- The 2022 MOU on Financial Resiliency between the Province and Union of BC Municipalities (UBCM) commits the parties to working together to review the 20 recommendations raised within the 2021 UBCM report and exploring other opportunities to improve the local government finance system. The MOU does not commit the province to any specific course of action or financial commitment.

BACKGROUND:

- On September 15, 2021, UBCM members endorsed the report entitled “Ensuring Local Government Financial Resiliency – Today’s Recovery and Tomorrow’s New Economy,” aimed at strengthening the local government finance system in B.C.
- The Report identifies three key cost drivers (attainable housing, community safety, and climate change) and the impact of the new economy as significant factors in the local government finance system, and makes 20 recommendations.
- In January 2022, an MOU on Local Government Financial Resiliency was signed by the Province and UBCM. The parties to the MOU agreed to engage through a meaningful working

relationship to meet the respective interests of strengthening the local government finance system.

- Progress under the MOU is being made through a local government financial review working group (the Working Group), made up of staff from the Province and UBCM. The group is currently reviewing the local government finance system in B.C., analyzing the recommendations in the UBCM report and discussing matters of mutual interest.
- On June 11, 2024, the Principals Group (Minister of Finance, Minister of Municipal Affairs, and UBCM Presidents Committee) directed the working group to:
 - Review the MOU and Working Group Terms of Reference and recommend any changes to be considered; and
 - Continue to implement the work plan as identified in the MOU which includes the review of the 20 recommendations identified with in the 2021 UBCM Finance Report.
- The Principals Group endorsed the problem statement:
 - *Property tax is useful and important as an own-source revenue tool, but local governments report difficulty raising enough revenue from property taxes, particularly regarding infrastructure capital costs and select service delivery costs driven by senior government regulations and environmental factors.*
- The Working Group intends to update and seek direction from the Principals Group in Spring 2025.

Contact: Tara Faganello (LGD)	Mobile: 250-356-6575
-------------------------------	----------------------

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Growing Communities Fund****KEY MESSAGES:**

- In 2023, the Growing Communities Fund (GCF) distributed conditional grants to all local governments to help build community infrastructure and amenities to meet the service demands of unprecedented population growth.
- The fund is intended to allow local governments to prioritize which eligible infrastructure projects will enable community growth.
- The fund provided a one-time total of \$1 billion in grants to all municipalities (161) and regional districts (27) for recreation facilities, parks, water treatments plants, and other community infrastructure.
- A direction letter and online information from the Ministry included further details on this one-time direct grant and how it was to be utilized. The letter identified the allocation method to recipients, eligible use of funds, annual reporting requirements, and program timeline. Additional details are available on the Ministry's program webpage.
- Local Governments will report by May 2025 on how they used these funds during 2024. Any funds not spent in 2024 are required to be maintained in a reserve.
- Local governments have been provided with a five-year timeframe, to the end of 2028, in which to expend the funds.

FINANCES:

- No grants will be made under this program in FY 25/26.

STATISTICS:

- At the end of 2023, the first reporting (May 2024) from local governments indicated that they spent approximately \$85.5 million of their grants on an assortment of projects for a wide range of local government services. The balance was in reserves for future capital projects.

BACKGROUND:

- The GCF is intended to help local governments make their own decisions about which eligible infrastructure projects will enable community growth.

- A direction letter and online information from the Ministry included further details on this one-time direct grant and how it was to be utilized.
- Local governments have been provided with a five-year timeframe in which to expend the funds.
- Grants were calculated to incorporate a flat amount of \$500,000 per municipality or district, as well as amounts calculated from population size and per-capita population growth between 2016 and 2021, based on BC Stats data.
- The adjusted population method ensures that smaller municipalities get a higher per capita share of funding, despite larger municipalities receiving more funding in absolute dollars.
- For regional districts, the funding recognizes that rural regions face a particular challenge in the form of relatively high costs of service delivery due to three factors:
 - Lower population density;
 - Larger distances that must be travelled by service users and providers; and
 - Small numbers of people in any location that preclude economies of scale.
- However, regional district boards are expected to allocate the grant to projects as necessary to support growth, regardless of the location within the regional district. The board members need to act in the interest of growth in the region.
- Local governments are encouraged to work closely with adjacent local First Nations, in recognition of the *Declaration on the Rights of Indigenous Peoples Act*, as this collaboration strengthens our communities and regions.
- Local governments are required to annually report on how this grant was spent. This is part of annual financial reporting under section 377 of the *Local Government Act*, and section 167 of the *Community Charter*.
- Each local government will provide a schedule to the audited financial statements with the amount of funding received, the use of those funds, and the year-end balance of unused funds.
- Each local government must continue to report annually on the use of grant money until the funds are fully drawn down.

Contact: Tara Faganello (LGD)	Work: 250-356-6575
-------------------------------	--------------------

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Investing in Canada Plan
Bilateral Programs****KEY MESSAGES:**

- Our government is committed to making life more affordable for British Columbians and improving the services people count on. The province has partnered with Canada under the Investing in Canada Plan through two programs focused on core public infrastructure: Investing in Canada Infrastructure Program (ICIP) and the Clean Water Wastewater Fund (CWWF).
- In 2018 we signed a multi-year bilateral agreement with Canada on ICIP, a program investing more than \$3.9 billion of federal funds in B.C. We work closely with the ministries of Transportation and Transit and Energy and Climate Solutions to deliver this funding.
- There are five Housing and Municipal Affairs-administered programs under ICIP that have all fully allocated their funding, with 445 approved projects through the Environmental Quality Program, Community, Culture and Recreation Program, Rural and Northern Communities Program, CleanBC Communities Fund, and the COVID-19 Resilience Infrastructure Stream. Project construction is ongoing with monitoring of grants.
- Prior to this, in 2016, we signed the Clean Water Wastewater Fund Agreement, which provided \$147.1 million provincial and \$222.9 million federal funding to 180 projects that improved infrastructure for drinking water, wastewater, and stormwater in communities across the province (CWWF projects are now completed).

FINANCES:

- The provincial budget has been approved. ICIP funding is from contingencies, due to the timing and amounts varying as projects are claims-based, where proponents claim funding from the program following payment of invoices.
- Project construction is ongoing with program staff monitoring grant funding through periodic progress reports, budget forecast reports, claims, technical conditions, site visits, and final reports. Projects are implemented by proponents, such as local governments and First Nations.
- Staffing costs and related administrative expenses are recovered as a cost share (up to 50%) from the federal government through ICIP.

STATISTICS:

- The ministry administers ICIP funding towards community-based infrastructure projects under the following programs:

Program	Total Funding (millions)	Provincial Funding (millions)	Federal Funding (millions)	Number of Projects	Program Scope
Environmental Quality Program	\$720.4	\$321.5	\$398.9	88	reliable drinking water and wastewater systems
CleanBC Communities Fund	\$238.3	\$94.1	\$144.2	58	community infrastructure projects that reduce greenhouse gas emissions using clean or renewable energy or that improve energy efficiency
Community, Culture and Recreation Program	\$241.1	\$81	\$160.1	97	improve access to or quality of cultural, recreational, or community infrastructure
Rural and Northern Communities Program	\$157.9	\$53	\$104.9	75	projects that support infrastructure priorities in rural communities with populations under 25,000
COVID-19 Resilience Infrastructure Stream, AND	\$79.4	\$15.4	\$64	87	upgrades to local government / Indigenous buildings, health and educational facilities, access to active transportation, resilience/adaptation to natural disasters; AND
CVRIS Ventilation improvement	\$17.8	\$0	\$17.8	40	ventilation improvements in schools and public housing

- CWWF provided \$370 million combined federal-provincial funding towards 180 projects, with \$140.3 million provincial and \$212.6 million federal funding towards 148 capital projects, and \$6.8 million provincial and \$10.3 million federal funding towards 32 planning/design projects.

BACKGROUND:

- The federal government announced its multi-year \$180 billion Investing in Canada Plan (ICP) in 2016.

- Funding is delivered through Bilateral Agreements between the federal and provincial governments.

Investing in Canada Infrastructure Program (ICIP):

- ICIP is the second phase (2018 to 2034) of the federal ICP.
- The Ministry of Transportation and Transit was the primary interlocutor with the federal government on ICIP. HMA leads/co-leads program development and holds the budget for most community-based projects. The Ministry of Energy and Climate Solutions (ECS) and Emergency Management & Climate Readiness (EMCR) are key participants.

Clean Water Wastewater Fund (CWWF):

- The CWWF was the first phase of the ICP and has recently been completed (2016 to 2024).
- The CWWF helped accelerate local government investments, supporting the rehabilitation of water, wastewater and stormwater infrastructure, and the planning and design of future facilities and upgrades to existing systems.

Contact: Tara Faganello (LGD)	Mobile: 250-356-6575
-------------------------------	----------------------

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Canada Housing
Infrastructure Fund (CHIF)****KEY MESSAGES:**

- We reached an agreement with Canada on the Canada Housing Infrastructure Fund.
- Phase 1 of the Metro Vancouver Iona Wastewater Treatment Plant project will receive federal funding through the Provincial/Territorial (PT) stream, and funding will be available to other community projects through the federal government's direct stream.
- This will support key infrastructure needed to support growth, public health, and the receiving environment, and will reduce the cost to develop housing in the Metro Vancouver region.
- To help people find homes they can afford in communities they love, our government recognizes the need to support housing through a multi-faceted approach. BC is a leader in Canada in implementing a coordinated and comprehensive agenda to improve housing supply.
- Our government supported local governments with Growing Communities Fund (GCF) grants in March 2023 to support the construction of infrastructure for services necessary to enable the development of much needed housing.
- Local governments have a range of financial tools, such as Development Cost Charges and Amenity Cost Charges, to help pay for the capital costs associated with new development. In the fall of 2023, the *Housing Statutes (Development Financing) Amendment Act* (Bill 46) made amendments to the *Local Government Act* (LGA) and *Vancouver Charter* to provide municipalities and regional districts with new and expanded development finance tools.
- We will continue to advocate the federal government for bilateral funding programs to support local government infrastructure needs as major programs such as those within the Investing in Canada Infrastructure Program are fully allocated.

FINANCES:

- With the province having already contributed \$250 million in funding towards Metro Vancouver for the Iona Island Wastewater Treatment Plant project in the 2022/23 fiscal year, no provincial funding commitment is required towards the agreement.

STATISTICS:

- Metro Vancouver will receive \$250 million in federal funding through the CHIF towards Phase 1 – Iona Island Wastewater Treatment project. Metro Vancouver has been seeking a federal contribution since 2021. The project is required to meet the federal Wastewater System Effluent Regulation.
- To meet federal conditions in the agreement, Metro Vancouver will be required to extend the existing instream protection for development cost charges to 24 months. The province will also be exploring options to change the timing of development finance charge payments.

BACKGROUND:

- The CHIF was announced in federal Budget 2024 and Canada's Housing Plan. CHIF includes \$1 Billion (B) to be allocated directly by Housing and Communities Canada (HICC) to local governments and First Nations, on an application basis, for urgent needs (direct stream) and \$5.0B over ten years allocated into bilateral programs with Provinces and Territories (PTs) conditional on meeting specific housing commitments. BC's bilateral agreement was signed and announced on March 21st, 2025.
- The CHIF is intended to accelerate the delivery of critical infrastructure, including water, wastewater, stormwater, and solid waste infrastructure, necessary to facilitate the construction of more homes.
- HICC linked, through the Fall Economic Statement, (December 16, 2024), the federal contribution to match the existing provincial contribution (\$250 million) to Metro Vancouver Regional District's Iona Island Wastewater Treatment Project – Phase 1. Federal funding towards the project is conditional on signing the bilateral agreement.
- Local governments from across BC have pointed to the pressure that the suite of housing related changes implemented by the province is expected to put on housing related infrastructure.

Contact: Tara Faganello (LGD)	Mobile: 250-356-6575
-------------------------------	----------------------

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Responsible Conduct of
Local Elected Officials
Update****KEY MESSAGES:**

- I am encouraged by the continued collaboration of staff from the Union of BC Municipalities (UBCM), the Local Government Management Association of BC (LGMA), and the Ministry of Housing and Municipal Affairs through the Working Group on Responsible Conduct (WGRC), as they undertake work that advances the responsible conduct of local government elected officials.
- To provide good governance for their community, the province expects all elected officials in local governments to conduct themselves according to principles of integrity, accountability, respect, leadership, and collaboration.
- The feedback from local governments on the UBCM/LGMA responsible conduct discussion paper will help to inform enhancements to the responsible conduct and code of conduct framework.
- The ministry will continue to gather direct feedback from local governments as recommendations and options for enhancements to the responsible conduct system are developed.

FINANCES:

- No funding has been allocated in the 2025/2026 budget to support the WGRC or responsible conduct related materials or initiatives.

STATISTICS:

- Approximately 70% of all local governments in B.C. have a code of conduct.

BACKGROUND:

- The WGRC is a staff-level partnership between the ministry, UBCM, and the LGMA. The working group was formed in 2016 to explore practical approaches to address the spectrum of conduct-related matters. Resources have included guidance materials, model codes of conduct, and an online education module.
- Following the 2022 general local elections, a new requirement to consider adopting or reviewing a code of conduct came into effect. In 2023, Ministry staff started monitoring the

number of local governments which had adopted a code of conduct following the election and found that there was a 19% and 7% increase in the number of codes adopted by municipalities and regional districts, respectively.

- The topic of responsible conduct continues to be important to many local governments in B.C. Since 2016, there have been six endorsed UBCM resolutions with respect to responsible conduct, including a 2024 resolution calling on the provincial government to establish an Office of the Municipal Government Ethics Commissioner.
- To address challenging responsible conduct issues in various communities, HMA has contracted to provide Municipal Advisors. Municipal Advisors provide coaching, mentoring, and support to councils and staff on good governance. Their work culminates in a report to council and provides recommendations to support governance.
- On September 5, 2024, UBCM and LGMA released a discussion paper exploring the use of mandatory codes of conduct and models for their administration and enforcement. The discussion paper specifically compares three approaches to code administration and enforcement: 1) status quo 2) a decentralized model where local governments are required to appoint an integrity commissioner and 3) a centralized province-wide office of integrity.

Contact: Tara Faganello (LGD)	Mobile: 250-356-6575
-------------------------------	----------------------

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Metro/Iona Island
Wastewater Treatment
Plant Project****KEY MESSAGES:**

- Improving the reliability of wastewater systems is critical to maintaining the health and safety of people in communities, while also protecting our coastal waters.
- The ministry awarded \$250 million for phase 1 of Metro Vancouver Regional District's Iona Island Wastewater Treatment Plant Upgrade Project in March 2023 to support a growing population and help ensure the sustainability of this critical infrastructure.
- BC has secured funding of \$250M from the Federal Government's Canadian Housing Infrastructure Fund (CHIF) to support this project.

FINANCES:

- Phase 1 of the upgrade project, estimated at \$750 million, is scheduled to conclude in December 2026 and sets the foundation for the work to address treatment regulations.
- The \$250 million provincial contribution commitment was recognized as an expense by the province in the 2022/23 fiscal year.
- The cash payment schedule is as follows:
 - \$75 million on April 24, 2023 (paid)
 - \$75 million on April 25, 2024 (paid)
 - \$100 million on April 30, 2025.
- Phase 1 of the project will complete ground investigations and improvements to address seismic resilience and sea level rise, upgrade utilities and site access, evaluate treatment process, related ecological and park restoration, engagement with xʷməθkʷəy̓əm (Musqueam), and definition of work for phase 2.
- Program staff monitor the project through periodic progress, meetings, and final reports.

STATISTICS:

- The Iona Island Wastewater Treatment Plant project will help to improve water quality for over 750,000 residents in Metro Vancouver, address seismic resiliency, and protect residents' health and the Fraser River and Pacific Ocean's ecosystem for years to come.

- To meet the federal regulatory requirement, the Iona Island facility needs to be upgraded by 2030. The upgrade will achieve a tertiary treatment level compliant with the federal Wastewater Systems Effluent Regulations.

BACKGROUND:

- The province typically partners with local governments to fund major upgrades that help achieve senior government regulatory requirements.
- The Metro Vancouver – Iona Island Wastewater Treatment Plant upgrade project is an approximately \$10.4 billion, three-phase project to be completed over 20 years. The project will maintain the health and safety of communities, while also protecting the Fraser River and Pacific Ocean’s ecosystem.
- The province approved 1/3 funding, or \$250 million, towards phase 1 of the project through Critical Community Infrastructure funding in March 2023. Metro Vancouver has the borrowing authority to complete the project under Metro Vancouver’s Liquid Waste Management Plan.
- Metro Vancouver has also been actively seeking 1/3 federal support for the project since 2021. The federal government committed to funding \$250 million towards the project under the Canada Housing Infrastructure Fund provincial and territorial stream in their 2024 fall economic statement. Metro Vancouver and the ministry have secured a \$250M commitment from Housing, Infrastructure and Communities Canada.
- Metro Vancouver has engaged with local First Nations through the project planning phase and is working closely with the Musqueam Indian Band whose primary lands are directly across the north arm of the Fraser River from the Iona facility.

Contact: Tara Faganello (LGD)	Mobile: 250-356-6575
-------------------------------	----------------------

2025/26 ESTIMATES NOTE

Islands Trust

Last updated Date: April 11, 2025

KEY MESSAGES:

- The ministry is aware of the increased challenges that communities in the Trust Area are facing and seeks to support the Islands Trust through avenues that foster cooperation, collaboration, and compromise.
- The 2022 governance and management review undertaken by the Islands Trust highlighted a number of actions the Trust can take within its existing authority to address some of the emerging concerns and pressures. This includes the results of ongoing work with the Islands Trust Policy Statement as amendments progress.
- The ministry will continue to keep information and communication flows open with the Islands Trust about its mandate and authority, and will remain available to provide guidance related to governance challenges and opportunities to advance relationship building in the Trust Area.
- As a special purpose government with local government lawmaking powers over land use, the Islands Trust's relationships with First Nations are an important part of the reconciliation process in our province. The Ministry will continue to support the Trust as it engages with First Nations around decision-making processes and structures aligned with the *Declaration on the Rights of Indigenous Peoples Act*.

FINANCES:

- Islands Trust Budget from 2023-2024 Annual Report:
 - The Islands Trust operates under the same financial management framework as local governments – they are required to adopt a balanced budget and five-year financial plan bylaw – with the annual budget bylaw subject to ministerial approval.
 - **The Islands Trust audited financial statements for 2023-2024** show total revenues of \$9.678 million, primarily from property taxes. Expenses were \$9.264 million, mainly for staff salaries and benefits, office operations, and Council and trustee costs. The Islands Trust ended the last fiscal year with a surplus of \$0.414 million; key drivers of budget variance were the unexpected provincial funding for new Housing Needs Report requirements, higher-than-anticipated interest income, and lower than budgeted local trust committee services expenses.

BACKGROUND:

- The Islands Trust is a special-purpose government body with a conservation-oriented mandate to preserve and protect the region against unrestrained growth and development. It is responsible for land use planning and regulation in the Trust Area.
- The Islands Trust Annual Report was tabled by the Minister to the Legislative Assembly on March 3, 2025, of the spring 2025 legislative session.
- The Islands Trust is currently in the process of amending its Policy Statement (*Islands 2050*) to plan for the challenges and opportunities that the Islands Trust Area will face over the next 30 years. The update is intended to reflect the Islands Trust's commitments to reconciliation, climate action, and affordable housing. It is the most significant update undertaken by the Islands Trust in 25 years.
- In October 2024, the Trust Council called for a provincial review of the Islands Trust's mandate, governance, and structure, citing resourcing limitations, dissatisfaction with the funding model, and an inability to advance reconciliation with First Nations.
- As the previous Minister did not approve the Conservancy Plan 2023-2026 due to inadequate First Nations engagement, the Conservancy cannot acquire or dispose of land without approval of the Minister until the next Conservancy Plan is approved. This is expected to be submitted in December 2027.
- In December 2023, the Islands Trust Council endorsed a Housing Strategic Action Plan to guide Trust area-wide housing policy development and advocacy that supports its goal to sustain island character and healthy communities.
- The Islands Trust area is exempt from all small-scale multi-unit housing requirements, including those for secondary suites and accessory dwelling units (Bill 44) in recognition of the Trust's special mandate to preserve and protect the Trust area, and pre-existing limitations on critical resources like drinking water and waste disposal on the Gulf Islands.
- The Islands Trust is required to update its Housing Needs Report, in line with local government requirements, but will be exempt from the requirement to update zoning and official community plan bylaws by December 31, 2025.

Contact: Tara Faganello (LGD)	Mobile: 250-356-6575
-------------------------------	----------------------

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***University Endowment Lands****KEY MESSAGES:**

- The University Endowment Lands (UEL) is a residential community located between the University of British Columbia and the City of Vancouver, administered directly by the provincial government but within Electoral Area A of Metro Vancouver.
- The UEL program provides the community with the following services: general administration; community planning; development and building permitting; water and sewer; garbage collection; local road maintenance, street lighting, parks, and other typical municipal services.
- The UEL operates cost-neutral to government, with the costs of these services recovered through a property tax levy administered by the provincial Surveyor of Taxes, revenues from water sales, and fees (e.g., business licences and permits).
- The *University Endowment Lands Act* authorizes the Minister to provide a range of services to the community similar to, but not the same as, those provided by local governments.

FINANCES:

- The UEL operates cost-neutral to government, with the costs of these services recovered through a property tax levy administered by the provincial Surveyor of Taxes, revenues from water sales, and fees (e.g., business licences and permits).
- Government has allocated \$15.112 million for the University Endowment Lands Administration account within the ministry's budget in 2025/2026.
- The University Endowment Lands Capital account allocated \$4.0 million in FY 24/25 and \$1.8M in FY 25/26 towards replacing aging infrastructure.

STATISTICS:

- The UEL has a population of approximately 4,000, with approximately 61% living in the multi-family neighbourhood. The remaining population resides in 440 houses in the three single-family neighbourhoods (Areas A, B and C). Average single-family home values in the UEL are \$6.8 million and apartments average at \$950,000 (2024 assessment).

BACKGROUND:

- The UEL has updated its land use bylaw to align with legislated changes through Bills 44 and 47 to include small-scale multi-unit housing (SSMUH) and transit-oriented areas (TOAs) as was required of other local governments.
- The UEL supports the development of housing in accordance with the University Endowment Lands Official Community Plan (OCP), promoting the inclusion of affordable housing and community amenities.
- The UEL introduced an updated Housing Needs Report in 2024 that will be incorporated into an OCP update in 2025. Identified housing needs are currently being addressed by projects under review for approval, including the Musqueam Indian Band-owned leləm̓ (lel-lum) lands where a recent rezoning has allowed for 460 additional rental units.
- The UEL is further updating the land use bylaw to align with the Housing Policy Manual, reflecting height, site coverage, setback, and tenure requirements.
- While The UEL invests in annual maintenance programs for utilities and underground infrastructure, there is a limited capital account which can be borrowed against through Treasury Board allocation to fund larger projects. Considerable progress has been made upgrading or replacing sewer systems to separate combined systems, or to add capacity, due to climate change effects. These funds are amortized over 40 years.

Contact: Tara Faganello (LGD)	Mobile: 250-356-6575
-------------------------------	----------------------

2025/26 ESTIMATES NOTE**Public Libraries**

Last updated Date: April 11, 2025

KEY MESSAGES:

- Libraries are a vital part of supporting people, wherever they live in British Columbia.
- To support these critical community hubs, the Province reinvested in public libraries with a historic \$45 million contribution in March 2023, in addition to the \$14 million the Province contributes annually to public libraries.
- I remain committed to working with communities and library stakeholders to strengthen public library services and province-wide programs.

FINANCES:

- The Province has committed \$14 million in funding for public libraries within the ministry's budget in 2025/2026. This has been the same amount since 2009/2010.
- In addition to funding for public libraries and organizations allocated under the direction of the *Library Act*, the program area manages funding to Decoda Literacy Solution to coordinate literacy outreach in communities around B.C. and \$500,000 for the Raise a Reader campaign.
- Public Libraries Branch continues to manage the distribution/accountability of \$45 million in onetime funding allocated in March 2023 to improve and enhance public library services.

STATISTICS:

- In 2023 local governments provided around \$270 million for public libraries.

BACKGROUND:

- Libraries are managed by local library boards with funding provided by local governments.
- Library boards set the strategic priorities and direction, create policies to govern library services, and define the library's role in fulfilling their communities' needs.
- There are significant differences in budget scale and revenue sources between smaller and larger communities which results in variation in service levels across the province.
- The ministry invests in public library service through direct grants to B.C.'s 71 public libraries and by funding provincial programs and resource-sharing initiatives that support broader library sector collaborations to access to service. There are no library-specific capital grants.

- HMA funding supports:
 - Equitable access to information, programs, and services across B.C.
 - Greater collaboration between libraries to share services and digital collections.
 - Technical infrastructure, such as library catalogues, websites, and basic library technology.
 - Province-wide programs such as BC OneCard, resource sharing, and the BC Summer Reading Club.
- There is an ongoing advocacy campaign by public library sector organizations to increase provincial funding for public libraries from \$14 million to \$30 million.
- Advocates in the library community, including CUPE BC and local governments, are asking for a \$16 million increase to annual provincial public library funding, for a total proposed annual grant budget of \$30 million.
 - The campaign calls for increased and sustainable provincial funding so that libraries are better able to plan for core operations as they face strained budgets due to inflation and other social/economic pressures.
- The province heard the need for increased funding to supplement the core funding from communities across the province and provided \$45 million for public libraries, service partners, and library federations in March 2023.
 - This funding is helping libraries extend operating hours, programs, spaces, digital collections, improve access to technology, and keep communities connected.
- Ministry staff continue to review the funding distribution framework as part of actions under BC's Strategic Plan for Public Library Service (2020). They are working with the library community to better understand challenges and trends with a view towards developing a more sustainable and modernize approach to its provincial support/ funding.

Contact: Tara Faganello (LGD)	Mobile: 250-356-6575
-------------------------------	----------------------

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***RTB Compliance and
Enforcement – Overview****KEY MESSAGES:**

- The Compliance and Enforcement Unit (CEU) has been effective in ensuring compliance with B.C.'s tenancy laws by providing education, issuing warnings, and imposing 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.
- The Province took steps in 2023 to double the size of the Residential Tenancy Branch (RTB) CEU to better address concerns relating to bad actors in the rental housing environment.
- In July 2023, the RTB filled several new positions in the CEU. With these additional positions, the CEU has been able to take on more, expedite investigations, and conduct more early interventions.

FINANCES:

- The RTB Budget for 2025/26 is \$17.015 million.
- 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 1,558 complaints and commenced 456 investigations, resulting in 44 administrative monetary penalties – 36 against landlords and 8 against tenants.¹
- CEU complaints by year:
 - 2019 – 108
 - 2020 – 117
 - 2021 – 184
 - 2022 – 296
 - 2023 – 413
 - 2024 – 394
 - 2025 – 35 (for January only)

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

- The CEU continues to achieve a 65% rate of voluntary compliance through early interventions, issuing warnings, and investigations. 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 *Residential Tenancy 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 do not 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.
- Although CEU Investigations can be very complex and carry a statutory time limitation of two years for completion, on average most CEU investigations are concluded within six months and many early interventions result in a resolution within 24 hours to 4 weeks.
- Recent examples of CEU successes:
 - The City of Prince Rupert reported serious life safety issues in a building housing multiple First Nations families in a remote community on the East Coast of Northern Vancouver Island. The CEU became engaged and consulted with the Office of the Fire Commissioner to support the local fire authority. After a protracted investigation, a site inspection was done by a Fire Service Officer, and Local Assistant to the Fire Commissioner on May 7, 2024. Rather than face significant Administrative Penalties from the CEU, the property owner complied with all items on a Fire Order. The Fire Service Officer described it as “the best-case scenario” from the perspective of the Office of the Fire Commissioner.
 - On January 22, 2025, the CEU received a complaint from Social Development and Poverty Reduction (SDPR), concerning a motel in a small town in Southern B.C. being used for residential tenancies. Approximately 30 seniors were without power due to natural gas being cut off for unpaid bills. The property was in the midst of a court

- ordered bankruptcy sale, former owners and the bank were not taking responsibility for paying the gas bills leaving the tenants without heat during an extremely cold period. A CEU member liaised with SDPR, local homeless shelter, the Local Government and one of the two prospective owners who were slated to take possession in several days. As a result of the CEU intervention, power was turned back on by the new owners shortly after taking ownership on January 28, 2025.
- In a large rental building in the Lower Mainland North Shore, the property owners entered into a contract with a private sub-metering company to provide utilities. Well over 150 tenants were notified they would have to sign on with this company at very high rates and pay fees retroactively. The CEU intervened in Spring 2024, and the property owners rescinded all notices and invoices to their tenants.
 - On February 6, 2025, with temperatures dropping below freezing, the CEU received a complaint from a social worker with Fraser Health regarding a 72-year-old elderly woman living alone in a rental unit in the Fraser Valley without heat. The CEU learned that the heating system in the tenant's unit was not functioning because the landlord had refused to make repairs. The CEU was able to reach the landlord, utilizing interpretation services, and successfully brought them into compliance with the landlord agreeing to call and schedule a contractor to fix the heating system that same day. As a result, the heating system was confirmed to be repaired within one day of receiving the complaint.
 - On May 15, 2024, the CEU received a complaint regarding illegal rent increases at a Manufactured Home Park in Southern B.C. that did not comply with requirements of the *Manufactured Home Park Tenancy Act*, and for threatening the removal of essential power service and ending tenancies by locking tenants out of the Park. The CEU engaged with the landlord who was a new property owner and educated him about requirements under the *Manufactured Home Park Tenancy Act* and the consequences of noncompliance. The landlord heeded the warning, rescinded the rental increases, and did not terminate power or lock the tenants out.

Contact: Meghan Will (HHP)	Mobile: Government Financial Information
----------------------------	---

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Protections for Renters –
Overview****KEY MESSAGES:**

- We recognize the need for safe, secure, and affordable housing, and we're tackling the challenges people face every day to help more people find a home they can afford in a community they love.
- The Province has taken significant steps to improve rental housing policies in B.C. 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 (RTB).
- Most recently, changes include:
 - Reducing wait times at the RTB by over 70% between November 2022 and January 2025.
 - Detering bad faith evictions by launching the Landlord Use Web Portal, which requires landlords to generate a Notice to End Tenancy in cases of personal use (when a landlord or their close family member will move into the rental unit), or when a new owner plans to occupy the residence.
 - Increasing the amount of notice a tenant must receive when they are evicted for personal use and the amount of time tenants have to dispute the eviction.
 - Protecting growing families by restricting rent increases for an additional occupant if a tenant adds a child under 19 to their household.
 - Implementing a facilitated settlement process, during which a case facilitator assists parties to resolve their dispute by agreement. This expands the continuum of dispute resolution services that the RTB offers to tenants and landlords.
 - Updating and clarifying public-facing information about the use of air conditioners in rental units.
 - Launching updated web content as part of the Province's commitment to make the RTB's services and information more accessible. The new website, which launched December 7, 2023, supports more 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.

FINANCES:

- The RTB Budget for 2025/26 is \$17.015 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 RTB to intervene earlier in disputes, often preventing the need for hearings.

BACKGROUND:

- Many of the initiatives government has taken were the result of recommendations 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, and later capping rent increases at 2% in 2023 and 3.5% in 2024 to protect renters against high inflation.
 - Funding the BC Rent Bank to realize Canada’s first provincewide rent bank.
 - In 2021, addressing renovictions by making landlords apply to the RTB for permission to end the tenancy under strict criteria.
 - In 2021, implementing an expedited process for renters to receive their security and pet deposits back in a fair and timely manner.
 - In 2024, expanding the grounds for review of an RTB decision.
 - Ending all strata rental restriction bylaws.
 - Limiting age restriction bylaws in strata housing, except for people 55 and older.

Contact: Meghan Will (HHP)	Mobile: Government Financial Information
----------------------------	---

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Supports for Landlords****KEY MESSAGES:**

- Landlords are a critical partner in the provision of rental housing in British Columbia.
- We know that most landlords do their best to provide safe and secure housing to their tenants and challenges with a tenancy can be very difficult for both landlords and tenants. Government will continue to take steps to ensure that landlords feel supported.
- The Residential Tenancy Branch (RTB) has introduced a number of process improvements and resources to be more responsive to landlords, including:
 - Hearing verification and enhanced screening to reduce the number of dispute resolution hearings that are not needed or that have no merit.
 - Early interventions to resolve disputes without a hearing, reducing the opportunity for the dispute to become adversarial and better supporting healthy, long-term landlord-tenant relationships.
 - A facilitated settlement process, during which a case facilitator assists parties to resolve their dispute by agreement rather than arbitration.
 - 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.

Landlord Supports for Unpaid Rent and Utilities

- Prior to RTB's Revitalization Initiative, long wait times meant that a landlord could wait months to access RTB's dispute resolution services, even in the case of unpaid rent and utilities. A dispute resolution stream that fast-tracks time-sensitive applications, such as unpaid rent or utilities, now provides landlords with faster access to services when they have not received payment and are seeking an order of possession.
- Timely access to RTB services has significantly reduced the opportunity for tenants to deliberately avoid paying rent and utilities. Based on January 2025 data, landlords can now expect to have disputes related to unpaid rent and utilities addressed well within a month (from nearly three months in November 2022), whether the tenant disputes the notice or not.
- In the very rare circumstances where tenants take deliberate actions to repeatedly avoid paying rent and fail to comply with an RTB order, landlords may report concerns to the RTB's Compliance and Enforcement Unit (CEU). The CEU has the authority to:
 - issue a fine of up to \$5,000 for each instance of deliberate non-payment of rent,

- issue a decision to refuse future applications for RTB services to the problematic tenants who have outstanding administrative penalties, reducing the opportunity to game the system by using RTB processes to delay eviction,
 - work with the police when criminal activity is suspected (like fraud), and,
 - information on administrative penalties charged are currently available on the RTB website, including the name of the tenant(s) and a summary of the contraventions of the *Residential Tenancy Act* and outcome of the investigation.
- Government continues to consider ways to help landlords recoup costs from unpaid rent, utilities and/or damages.
 - When brought into force, the *Money Judgement Enforcement Act* will streamline the process for people to collect money owed to them through tribunals such as the RTB, making the process less expensive, less onerous, and faster.

FINANCES:

- The RTB Budget for 2025/26 is \$17.015 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 RTB to intervene earlier in disputes, often preventing the need for hearings.

BACKGROUND:

- The 2022 funding has allowed the RTB to add 50 new positions, enabling a significant reduction in backlogs and delays. Additionally, the RTB has completed some much-needed improvements to streamline processes, improve service delivery, and ensure the timely resolution of disputes. As of January 2025, the total average wait times for participatory hearings have dropped by more than 70 per cent compared to before this revitalization work began.

Contact: Meghan Will (HHP)	Mobile: Government Financial Information
----------------------------	---

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Renter's Tax Credit
(Renter's Rebate)****KEY MESSAGES:**

- To help renters with housing costs, the Province introduced the renter's tax credit in the 2023 tax year.
- For the 2024 tax year, this tax credit will give up to \$400 to eligible renters who file their taxes and claim the credit.
- The credit brings greater equity to taxpayers in B.C., by extending support for renters in addition to homeowners, who are eligible for the Homeowner Grant.
- Questions about the program should be directed to the Minister of Finance.

FINANCES:

- Budget 2023 projected a cost of \$939 million over the three-year fiscal plan period for the program.
- In Budget 2025, the budget estimate is \$279 million for 2024/25, and \$206 million for 2025/26.

STATISTICS:

- Approximately two-thirds of eligible renting individuals and families claimed the credit in its first year. This is lower than originally estimated but should continue to grow as more individuals and families become aware of the program.
- 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 2024 income taxes.

- Eligible renters may receive a credit of up to \$400. To be eligible, renters must have occupied and paid rent for an eligible rental unit with a tenancy agreement for at least six months.
- For the 2024 tax year, renting individuals and families with an adjusted net income of \$63,000 or less are eligible for the full credit. The amount of the credit is reduced by 2% for the amount of adjusted income that exceeds \$63,000 and is fully phased out for renting individuals and families with adjusted income of \$83,000 or higher.
- The adjusted net income threshold amount of \$63,000 is indexed to inflation each year. For the 2025 tax year, the adjusted income threshold will be increased to \$64,764 and the credit will be reduced to zero at \$84,764.

Contact: Jade Ashbourne (HLUP)	Mobile: Government Financial Information
--------------------------------	---

2025/26 ESTIMATES NOTE*Last updated Date: April 11, 2025***Residential Tenancy
Branch (RTB) Operations****KEY MESSAGES:**

- To help both renters and landlords resolve tenancy issues faster, 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 (RTB) in December 2022. This is a 40% increase to the RTB's 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 January 2025, average wait times for participatory hearings have dropped by over 70% and wait times for hearings are well within service standards. These improvements occurred despite the fact that the RTB continues to receive an increasing volume of inquiries and applications for dispute resolution from the public.
- The RTB is continuing to focus on improving customer service through a continuum of information and dispute resolution services that are citizen focused, accessible, timely, fair, and flexible.

FINANCES:

- The RTB Budget for 2025/26 is \$17.015 million.

STATISTICS:

- As of January 2025, the total average wait times for participatory hearings dropped by over 70% when compared to November 2022, which was the final month preceding the Province's investment in the RTB.
- As of January 2025, hearing wait times are:
 - Emergency Hearings: 1.62 weeks (compared to 3.73 weeks in November 2022 and a service standard of 2 weeks)
 - Regular Hearings: 3.88 weeks (compared to 16.4 weeks in November 2022 and a service standard of 6 weeks)
 - Monetary Hearings: 9.20 weeks (compared to 35.59 weeks in November 2022 and a service standard of 12 weeks)

BACKGROUND:

The RTB has been working to improve 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:

- Updated web content to ensure citizens can access the information they need.
- Offering free, real-time interpretation services in more than 200 languages.
- Hearing verification and enhanced screening to reduce the number of dispute resolution hearings that are not needed or that have no merit.
- Early interventions to resolve disputes without a hearing.
- 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.
- 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.
- A facilitated settlement process, during which a case facilitator assists parties to resolve their dispute by agreement, rather than through adversarial arbitration. This expands the continuum of dispute resolution services that the RTB offers and further supports long-term, healthy relationships between landlords and tenants. Since its inception in May 2024, of the 1,125 dispute applications selected for facilitation, nearly 80% (78.93%) were successfully diverted from the dispute resolution process.
 - 450 applications were resolved through a settlement
 - 331 applications were successfully withdrawn
 - 232 applications proceeded to arbitration
 - 107 applications were dismissed
 - 5 applications are pending decision
- To increase the emphasis on public education and to provide landlords and tenants with resources to prevent and resolve tenancy disputes, the RTB has also created a Public Education, Stakeholder Engagement & Training Unit. Some of the work this team has undertaken includes:
 - The development of toolkits to support landlords and tenants to better manage their tenancies from the start. The toolkits provide templates that simplify landlord-tenant communication, ensuring information is clear and organized, and that both parties are better informed and better prepared should they proceed to a dispute resolution hearing.
 - Public Education resources for constituency offices and Service BC offices. This information will address some of the most frequent challenges faced by landlords and tenants.
 - Preparing to deliver regular virtual webinars and virtual information sessions for both landlords and tenants, addressing some of the most common concerns and ensuring access to up-to-date information.

Contact: Meghan Will (HHP)	Mobile: Government Financial Information
----------------------------	--

2025/26 ESTIMATES NOTE**Pets in Rentals**

Last updated Date: April 11, 2025

KEY MESSAGES:

- The Province understands the concerns and challenges of renters trying to find pet-friendly housing. For some renters, pets are seen as important members of the family that add to their quality of life.
- We are exploring options for pet policies in purpose-built rental buildings, which most impact young people, seniors, and people living with disabilities.
- The Residential Tenancy Branch (RTB) will consult with landlord and tenant stakeholder groups as policy options are explored.
- Currently, nothing precludes landlords and tenants from negotiating a pet clause and including it in the tenancy agreement.
- It is important to note that guide and service dogs are not considered pets, and are legally allowed to live in rental properties. Landlords cannot refuse to rent a property to someone because they have a disability and have a guide or service dog in the rental property to assist them.

FINANCES:

- The RTB Budget for 2025/26 is \$17.015 million.

BACKGROUND:

- In 2018, the Province appointed a Rental Housing Task Force (the Task Force) to better understand what changes may be needed to modernize B.C.'s tenancy laws, including laws related to pets in rentals.
- The Task Force heard from many pet owners and advocates who expressed their support for requiring landlords to allow pets in rental housing units. However, the Task Force also heard from many renters and landlords who did not support this change. Concerns were raised about allergies, damage, and disturbances to other renters. Some housing providers indicated that they would rather remove homes from the rental market than be forced to allow people with pets to rent their properties. Based on the feedback gathered, the Task Force did not recommend changes at that time.

- Although the Task Force did not recommend changes, based on more recent feedback, the Ministry is again exploring options related to pet policies. However, we expect similar resistance from some renters and landlords as seen in 2018.

Contact: Meghan Will (HHP)	Mobile: Government Financial Information
----------------------------	---