

Ministry of Housing
Ministry Transition Binder – Fall 2024 Table of Contents

MINISTRY OVERVIEW	
Ministry Profile*	1
Executive Biographies*	2
Division/Branch Profiles*	3
HOUS Service Plan	4
Ministry Organizational Chart	5
30/60/90 Outlook*	6
Guiding Legislation	7
List of Ministry Responsibilities	8
Homes for People Action Plan Update	9
<i>Tabs Intentionally Blank</i>	<i>10-14</i>

BUDGET OVERVIEW	
Executive Financial Report	15
Upcoming Treasury Board Submissions	16
Ministry Full Time Equivalents	17
HOUS Budget 2024 Delegation Letter	18
Appendix A – Budget 2024	19
Estimates Excerpt From the 2024 Estimates (Blue Book)	20
Funding for Non-Profit Providers of Shelters/Supportive Housing	21
<i>Tabs Intentionally Blank</i>	<i>22-25</i>

TOP CORPORATE ISSUES	
Homelessness and Encampments*	26
Atira Women’s Resource Society	27
Pandora Encampment Response	28
<i>Tabs Intentionally Blank</i>	<i>29-30</i>

Ministry of Housing
Ministry Transition Binder – Fall 2024 Table of Contents

TOP MINISTRY ISSUES	
Housing Innovations (HI)	
BC Builds	31
BC Building Code Priorities	32
Construction Innovation: Standardized Housing Designs, Modular and Offsite Construction	33
Digital Permitting and Construction Codes	34
Musqueam, Squamish, and Tsleil-Waututh (MST) Attainable Housing Initiative	35
Housing and Land Use Policy (HLUP)	
Short-Term Rentals Implementation (Compliance, enforcement and operations)	36
Short-Term Rentals Policy (Phase 3 regulations, legal impacts and results so far)	37
Local Government Density Initiatives (LGDI) Proactive Zoning, Development Finance, ACCs & DCCs	38
Local Government Density Initiatives (LGDI) Small-Scale Multi-Unit Housing (SSMUH) and Transit Oriented Areas (TOA) compliance	39
Local Government Density Initiatives 2 (LGD12) (Affordable Housing, Density Bonus and Inclusionary Zoning, Works and Services and Transportation Demand Management, Tenant Protection Bylaws)	40
Housing Targets Program	41
Homelessness, Partnerships and Housing Supports (HPHS)	
Belonging in BC: Homelessness Plan	42
Downtown Eastside (DTES) Provincial Partnership Plan	43
Emergency Shelters	44
HEART & HEARTH	45
Single Room Occupancy Revitalization	46
Residential Tenancy Branch (RTB): Actions to improve wait times and service experience	47
Strategy, Governance and Accountability (SGA)	
BuildingBC Implementation	48
Ernst and Young Audit & Ernst and Young Financial Review	49

Ministry of Housing
Ministry Transition Binder – Fall 2024 Table of Contents

Indigenous Housing: Ministry of Housing, BC Housing, and Aboriginal Housing Management Association (AHMA)	50
Canada-BC Relationship & Priorities	51
<i>Intentionally Blank</i>	<i>52-56</i>

CROWN CORPORATIONS, AGENCIES, BOARDS, AND COMMISSIONS	
Crown Corporations	
BC Housing Profile*	57
BC Housing Service Plan	58
Agencies, Boards, and Commissions	
British Columbia Safety Authority (Technical Safety BC)	59
Building Officials Association of British Columbia	60
Safety Standards Appeal Board	61
<i>Tabs Intentionally Blank</i>	<i>62-64</i>

STAKEHOLDER CONTACT LIST	
Stakeholder Contact List*	65

MINISTRY PROFILE

Ministry of Housing

Ministry Mandate:

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

The ministry collaborates 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.

The ministry ensures that local governments effectively advance the supply of attainable housing needed by their communities. It also ensures that new housing developments are strategically located to create complete, livable communities that provide a diverse range of housing choices, along with ample employment opportunities, services, and amenities.

The ministry supports a safe, accessible, energy-efficient, and responsive built environment through the building and safety regulatory system in British Columbia, covering housing and other necessary buildings for communities.

To maintain a safe and stable rental housing market, the ministry oversees regulatory and dispute resolution systems.

The ministry aids in turning short-term rental units into long-term homes for British Columbians by administering and enforcing the short-term rental accommodations regulatory regime.

Leading the government's efforts to prevent and reduce homelessness, the ministry plays a crucial role in establishing policy and operational response frameworks and coordinating across ministries and agencies to support those in need.

The ministry is responsible for the British Columbia Housing Management Commission (BC Housing), a Crown corporation mandated with developing, managing, and administering housing options and supports on behalf of the provincial government.

In close partnership with BC Housing, the ministry addresses government's social and supportive housing priorities, as well as homelessness supports and responses.

The Ministry of Housing works to strengthen existing partnerships, build new relationships, and develop housing policies, programs and initiatives that advance Indigenous housing needs, priorities and interests, and support Indigenous leadership, input, and participation throughout the housing sector.

Full Time Equivalents (FTEs): - 404

- Housing and Land Use Policy Division: 96
- Homelessness, Partnerships and Housing Supports Division: 196

- Strategy, Governance and Accountability Division: 34
- Housing Innovations Division: 42
- Executive and Support Services Division:36
 - Minister’s Office: 6
 - Minister’s Office – House Leader staff: 2
 - Deputy Minister's Office: 7
 - Corporate Management Services Branch:21

Executive Organizational Chart:



Budget:

Financial Summary

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

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

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

EXECUTIVE MEMBER BIOGRAPHY



Teri Collins
Deputy Minister
Ministry of Housing

Biography:

Teri Collins is a dedicated public servant with over 30 years of experience leading transformative public policy initiatives and enhancing service delivery across multiple sectors in British Columbia. Appointed Deputy Minister of Housing in December 2022, she plays a pivotal role in addressing some of the province's most pressing challenges, including the housing crisis and homelessness, while also ensuring building safety standards are upheld and overseeing the operations of the Residential Tenancy Branch.

Teri's expertise in public administration is supported by a master's degree in leadership from Royal Roads University. Since joining the government's corporate executive team in 2015, she has held numerous senior leadership positions, contributing to significant policy advancements across multiple ministries.

Before assuming her current role, Teri served as Acting Associate Deputy Minister of Housing, Multiculturalism, and Anti-Racism at the Ministry of Attorney General, where she led critical initiatives in housing and anti-racism policy. As ADM at the Ministry of Health, she oversaw several high-priority projects, including expanding access to surgical and diagnostic care, enhancing specialized services for seniors and individuals with mental health and substance use challenges, and ensuring accountability for provincial programs such as BC Cancer and BC Emergency Health Services.

Known for her collaborative leadership style and ability to drive meaningful, long-term results, Teri is a passionate advocate for engagement and inclusive policy-making.

Personal Information

Personal Information

EXECUTIVE MEMBER BIOGRAPHY



Tracy Campbell
Assistant Deputy Minister and Executive Financial Officer
Corporate Management Services Branch
Ministry of Housing

Biography:

Tracy leads the strategic development and delivery of key corporate services for the Ministry of Housing including finance; strategic human resources; facilities management; business planning; internal communications, corporate security; and safety and risk management support. Prior to that, Tracy lead the strategic development and delivery of key corporate services for the Ministry of Attorney General and Public Safety and Solicitor General as well.

From October 2018 to June 2020, Tracy was the Assistant Deputy Minister of International Trade with the Ministry of Jobs, Economic Development and Competitiveness. Tracy oversaw trade and investment activities in British Columbia's international markets; international trade missions; trade strategy and policy, including international and domestic trade agreements and international marketing.

Prior to that, Tracy was the Assistant Deputy Minister and Executive Financial Officer supporting the former ministries of Municipal Affairs and Housing, Jobs, Trade and Technology, Labour and Tourism, Arts and Culture.

Tracy has a very strong client focus and brings extensive financial management experience having also held the position of Chief Financial Officer for the former ministries of Jobs, Tourism and Skills Training; International Trade; and Small Business and Red Tape Reduction.

Tracy began her professional career as a management consultant in the IT industry. She joined the BC Public Service over eighteen years ago in the financial services stream, assuming progressively more senior roles within the public service. Tracy is currently the Ethics Advisor for the Ministry of Housing.

EXECUTIVE MEMBER BIOGRAPHY

Chris Mah
Assistant Deputy Minister and Chief Information Officer
Information Systems Branch
Ministry of Attorney General
Ministry of Public Safety and Solicitor General
Ministry of Housing
Ministry of Emergency Management and Climate Readiness

Biography:

Chris Mah's current responsibilities include executive oversight of the Information System Branch for the Ministry of Attorney General, the Ministry of Public Safety and Solicitor General and the Ministry of Housing. Some support is also offered to Emergency Management and Climate Readiness.

The Chief Information Officer (CIO) leads the development, implementation and oversight of Information Management and Information Technology (IM/IT) strategy, policy and standards for the justice and public safety sector. The CIO is responsible for the sector's vision and mandate for digital transformation and manages the sector's IM/IT investment portfolio, ensuring alignment with government priorities and support for common capabilities, integrated services, reusable data, and value for money.

As Assistant Deputy Minister, Chris leads a high performing team of professionals who provide IM/IT advice and services to program areas and stakeholders. The team includes security and privacy specialists, enterprise architects, service designers, system engineers, database analysts and administrators, client portfolio specialists, strategic planners, service desk support, application support technicians, and internal business operations.

Chris joined the Ministry of Attorney General in 2004. Since that time, Chris has held a number of different positions with responsibility for diverse teams within the branch including Enterprise Architecture, Service Design, Strategic Planning, Information Security, Service Desk, and Project Coordination.

EXECUTIVE MEMBER BIOGRAPHY



Bindi Sawchuk
Assistant Deputy Minister
Housing and Land Use Policy Division
Ministry of Housing

Biography:

As a Certified Professional Accountant, Bindi has close to two decades of public sector and policy leadership experience spanning workforce development, health, finance, and economic development. Known for her acumen in tackling complex systemic challenges, Bindi led the renegotiation of the Canada-BC Labour Market Agreement, established a \$100M Provincial venture capital fund-of-funds, and developed the BC Future Ready: Skills for the Jobs of Tomorrow Plan in addition to a variety of complex change management initiatives.

Over the last two years in the Housing portfolio Bindi led the implementation of many key Homes for People Plan initiatives. This includes establishing BC's Short-Term Rental regulatory framework, implementing the largest change in land use planning in BC's history through a suite of legislated local government density initiatives, an implementing new government housing supply programs – a first of its kind Housing Targets Program, and a secondary suite incentive program.

EXECUTIVE MEMBER BIOGRAPHY

Meghan Will
Assistant Deputy Minister
Homelessness, Partnerships and Housing Supports Division
Ministry of Housing

Biography:

Meghan has worked with the Ministry of Housing since April 2022 and leads the strategic development and implementation of policies and programs to support vulnerable populations, including those experiencing homelessness. She is also accountable for the Residential Tenancy Branch, a large operational team with complex policy, legislation and dispute resolution services. She is a strong strategic thinker with the ability to lead multi-disciplinary teams in a diverse environment and facilitate complex stakeholder groups effectively.

Her previous roles were all at the Ministry of Health where she worked in several senior positions within the Deputy Minister's Office, the data and analytics division, and specialized services division where she led several key strategic files including seniors and mental health and substance use.

Prior to joining the Ministry of Housing, Meghan was dedicated to supporting the response to the COVID-19 pandemic for those living in Long Term Care, Assisted Living, and seniors in the community. She is a committed public servant who has been with the BC Public Service for over 17 years.

Personal Information

EXECUTIVE MEMBER BIOGRAPHY



Francois Bertrand
 Executive Lead
 Strategy, Governance and Accountability Division
 Ministry of Housing

Biography:

Francois has been with the federal and provincial public service for a cumulative period of two decades in roles involving strategy, policy coordination, as well as program and project delivery.

Before joining the Ministry of Housing as Executive Lead responsible for Strategy, Governance and Accountability in August 2023, Francois held the position of Executive Director responsible for Capital Management with the Ministry of Education and Child Care. In this role, Francois oversaw the allocation of capital funding to British Columbia's 60 public boards of education, with a focus on expanding public education infrastructure to respond to demographic pressures across communities.

Prior to this, Francois held various roles including Executive Director of the Sector and Regulatory Competitiveness Branch with the Ministry of Jobs, Economic Recovery, and Innovation as well as Director for Immigration Policy with the provincial ministry responsible for workforce development. Francois also has private-sector experience on matters relating to investment attraction and business development.

Personal Information

He has an undergraduate degree in

Geography from the University of Ottawa, and a graduate degree in human geography from the University of British Columbia. ^{Personal Information}

Personal Information

EXECUTIVE MEMBER BIOGRAPHY



John Thomson
Executive Lead
Housing Innovations Division
Ministry of Housing

Biography:

John Thomson joined the BC Public Service in January 2021 as Executive Director, Housing Policy. Before working in the BC Public Service, John worked for 17 years in the Alberta Public Service where his last role was Assistant Deputy Minister of Housing from August 2016 to August 2020. Following a stint with the Crown Agency Secretariat, John rejoined the Ministry of Housing in February 2023.

Over his career in provincial public service, John has worked in the Ministries of Finance, Housing, Health, Executive Council, and Human Services managing government programs, leading a number of policy teams, corporate strategy teams, and large strategy projects.

John holds a master's degree in leadership and training from Royal Roads and a teaching diploma and Bachelor of Science from the University of Victoria.

Corporate Management Services Branch

ADM and Executive Financial Officer Responsible: Tracy Campbell, Ministry of Housing (HOUS)

Overview of Corporate Management Services Branch:

Corporate Management Services Branch's (CMSB) vision is to be trusted partners and leaders in providing outstanding service. Our mission is to provide leadership and expertise in the delivery of corporate services, matched to the needs of the sector through the dedication and professionalism of an empowered and innovative workforce.

CMSB supports the Ministry of Housing (HOUS) by delivering a range of essential services including finance, strategic human resources, facilities management, business planning, facilitation, process improvement, change management, internal communications, corporate security, strategic planning and project delivery, and safety and risk management supports. Additionally, CMSB acts as the lead strategic link between the various divisions and organizations in HOUS, government's central agencies (Treasury Board Staff, Office of the Comptroller General), as well as shared service agencies. CMSB provides oversight and expert advice while performing day-to-day corporate functions for the Ministry.

CMSB consists of the following business areas:

- **Business Planning and Priorities** works collaboratively with HOUS to lead, manage and support a diverse group of essential services in, corporate communications, risk and security management, business continuity planning, Justice Summit planning and development, strategic planning and corporate reporting, and identifying, monitoring, and tracking key priorities to ensure the Ministry achieves its goals, objectives, and vision.
- **Ministry Human Resources** works in partnership with HOUS executive and employees to provide sound, value-added and innovative strategic human resource management, organization development services and interventions. The Division also provides strategic, ministry-wide direction and consultation to help divisions/branches achieve business priorities and to support employee engagement.
- **Finance** ensures the Ministry has strong financial management and produces trusted financial information to support the Ministry in managing public funds and realizing its objectives. Finance is responsible for implementation of the Financial Management Framework including central agency financial reporting. Finance also provides strategic, ministry-wide direction, consultation and training support regarding Budgets, Forecasting, Accounting, Financial Reporting, and Compliance and Procurement. Finance is also responsible for improving the governance and guidelines related to financial standards, policy and procedures. Finance advocates for sustainable fiscal management across the sector, including funding, budgeting, contingencies, and treasury board submissions.
- **Facilities Services** manages and maintains government operated buildings for the Ministry, supporting each individual client's program, tailored to their specific requirements. The division ensures that each client's facilities are maintained and serviced to the highest government facilities standards, while expenditures remain within approved budgets.

Budget:

Corporate Support Services Budget within Housing includes: the ADMO, Financial Planning and Analysis team, and Capital team. CMSB uses a shared model, and the budget and FTEs for the other CMSB business areas is within PSSG.

\$ Millions	2023/24 Restated	2024/25 Estimates	Anticipated Trends 2025/26	Anticipated Trends 2026/27
Corporate Management Services Branch - HOUS	2.034	2.218	Advice/Recommendations	

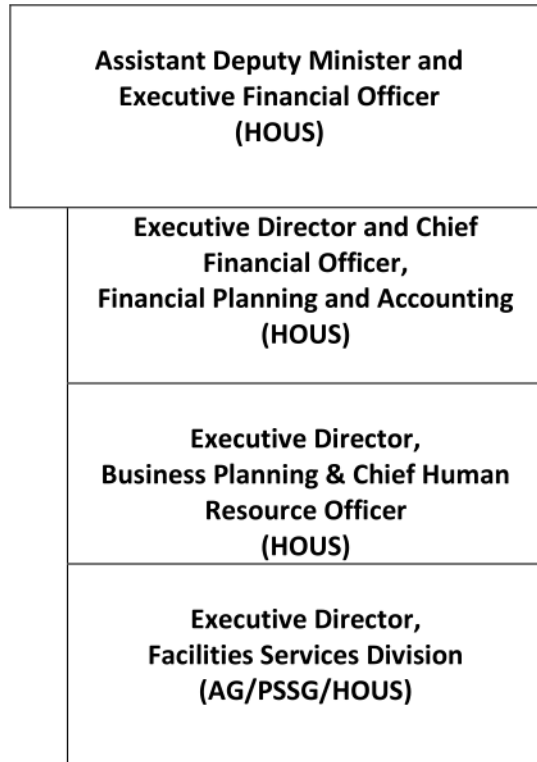
Full Time Equivalents (FTEs):

- ADM Office: 4 FTEs
- FPA and Capital teams: 17 FTEs

Related Legislation:

- N/A

Organizational Chart:



Housing Innovations Division

Executive Lead: John Thomson

Overview of Housing Innovations Division:

The Housing Innovation Division's work sets the foundation for policy, legislation and regulations in the built environment and technical systems that directly impact the building construction sector. The division creates partnerships to increase supply, support innovations in design, construction, the regulatory system and financing in the delivery of homes for people across British Columbia.

The division collaborates with public and private sector partners and different levels of government to improve productivity and continuously improve the regulatory system for buildings and technical systems to ensure our homes and communities serve the needs of generations to come. This includes leading work on construction codes and safety standards to support a safe, healthy and more accessible built environment. The division is also responsible for CleanBC actions for cleaner, more energy efficient, and more resilient buildings.

The division is the lead for specific initiatives including : BC Builds, a program administered by BC Housing to build housing for middle income households, : the Building Permit Hub to standardize and streamline the building permit process; and digitization of the BC Building Code to make it easier for code users to find the information they need and leverage technology industry expertise to unlock the construction of more homes, faster.

Housing Innovations is also working to support housing as an economic platform for reconciliation with First Nations communities.

Budget:

\$ Millions	2023/24 Restated	2024/25 Estimates	Anticipated Trends 2025/26	Anticipated Trends 2026/27
Housing Innovations	0.000	2.000	2.000	2.000
Building & Safety Policy	2.410	2.410	Advice/Recommendations	
Housing Innovations Division	2.410	4.410		

Full Time Equivalents (FTEs):

Total FTEs: 42

- Executive Lead Office: 1
- Partnerships and Innovation Branch: 13
- Building and Safety Standards Branch: 28

Related Legislation:

- Building Act
- Homeowner Protection Act
- Building Officials' Association Act
- Safety Standards Act
- Safety Authority Act

Organizational Chart:



Housing and Land Use Policy Division

Assistant Deputy Minister Responsible: Bindi Sawchuk

Overview of Housing and Land Use Policy Division:

The Housing and Land Use Policy Division (HLUP) works to ensure an increased housing supply that is attainable and affordable for people in B.C. through expert research and analysis, policy and legislative development, program design and delivery and effective regulation.

The division has oversight for the Province's housing strategies and action plans and provides policy research and analysis on a range of topics, from real estate development and housing starts to purpose-built rental supply and strata housing. It also supports the design and delivery of innovative and responsive programs to meet people's needs, including the Secondary Suite Incentive Program, the Housing Targets Program, and more.

HLUP is also responsible for the development and oversight of legislative frameworks for housing supply, local government land use and zoning, and strata properties, as well as the regulation of short-term rental accommodations in the province.

Budget:

\$ Millions	2023/24	2024/25	Anticipated Trends	Anticipated Trends
	Restated	Estimates	2025/26	2026/27
Housing Policy	7.564	13.405	15.350	15.350
Planning and Land Use Management	30.223	4.259	3.298	3.298
Housing and Land Use Policy Division	37.787	17.664	18.648	18.648

Full Time Equivalent (FTEs): 96

- Assistant Deputy Ministers Office: 4
- Housing Policy Branch: 20
- Housing Targets Branch: 16
- Short Term Rental Branch: 28
- Planning and Land Use Management: 28

Related Legislation:

- *Local Government Act*
 - Official Community Plan and Housing Needs Report
 - Small Scale Multi Unit Housing
 - Housing Needs Reports
- *Vancouver Charter*
 - Small Scale Multi Unit Housing
 - Zoning Bylaws and Housing Needs Reports
 - Density Benefits and Housing Needs Reports
 - Housing Needs Reports
- *Strata Property Act*
 - Strata Property Regulation
 - Bare Land Strata Regulation
 - Bare Land Strata Plan Cancellation Regulation
- *Short-Term Rental Accommodations Act*
 - Short-Term Rental Accommodations Regulation
- *Housing Supply Act*
 - Housing Supply Regulation

Organizational Chart:



Homelessness, Partnerships and Housing Supports Division

Assistant Deputy Minister Responsible: Meghan Will

Overview of Homelessness, Partnerships and Housing Supports Division:

The Homelessness, Partnerships and Housing Supports Division (HPHSD) works across government and with community partners, coordinating responses to prevent and reduce homelessness in British Columbia through evidence-based policy, integrated data, and inclusive partnerships. This includes responsibility for research, policy, performance monitoring and engagement related to the provincial response to homelessness, as well as development and implementation of the provincial homelessness plan. In addition, the HPHSD leads policy work related to supportive housing and provincial rent supplement programs, encampment response and the Downtown Eastside Provincial Plan. Homelessness, Partnerships and Housing Supports Division also includes the Residential Tenancy Branch which supports landlords and tenants through dispute resolution, information services, compliance and enforcement, technical innovation, and policy development.

Budget:

\$ Millions	2023/24 Restated	2024/25 Estimates	Anticipated Trends 2025/26	Anticipated Trends 2026/27
Residential Tenancy Branch	14.609	16.811	17.015	17.015
Homelessness Policy and Partnership Branch	5.931	6.837	6.849	6.849
Homelessness, Partnerships and Housing Supports Division	20.540	23.648	23.864	23.864

Full Time Equivalents (FTEs):

Total FTEs: 196

- Assistant Deputy Ministers Office: 3
- Residential Tenancy Branch: 169
- Engagement and Encampment Response Branch: 10
- Homelessness and Supportive Housing Policy Branch: 14

Related Legislation:

- Residential Tenancy Act & Regulations
- Manufactured Home Park Tenancy Act & Regulations
- Commercial Tenancy Act
- Rent Distress Act
- Assistance to Shelter Act

Organizational Chart:

Assistant Deputy Minister
Executive Director, Engagement and Encampment Response Branch
Executive Director, Homelessness and Supportive Housing Policy Branch
Executive Director, Residential Tenancy Branch

Information Systems Branch

Assistant Deputy Minister and Chief Information Officer: Chris Mah

Overview of Information Systems Branch:

The Information Systems Branch (ISB) provides effective and collaborative information management and information technology (IM/IT) advice and services to the justice and public safety sector. As a key enabler of the sector’s digital transformation, ISB translates client business needs into high value digital solutions that support common capabilities, integrated services, reusable data, and better value for money.

ISB is represented organizationally as part of the Ministry of Attorney General within Ministry Operations Executive and Support Services, and supports the goals of the Ministry, the Ministry of Public Safety & Solicitor General, and the Ministry of Housing by:

- Delivering strategic IM/IT planning, implementation and coordination services;
- Accelerating IM/IT modernization and transformation while maintaining a stable, standardized and highly available application system environment;
- Ensuring adherence to current IM/IT standards while monitoring trends and industry advancements;
- Developing and providing quality assurance, change and risk management procedures;
- Maturing information security and privacy policies and procedures; and
- Liaising with government’s central agencies and the Office of the Chief Information Officer to facilitate IM/IT services and provide strategic advice to the justice and public safety sector.

ISB’s services include:

- Strategic IM/IT planning, including service design, and support for portfolio management;
- IM/IT governance and investment planning;
- Supporting business clients in identifying and optimizing IM/IT solutions;
- Strategic privacy, security and enterprise architecture policies and standards;
- Design and delivery of IM/IT solutions;
- Ordering hardware and software;
- Operating and maintaining the sector’s portfolio of business applications; and
- Providing IM/IT user support services and account access.

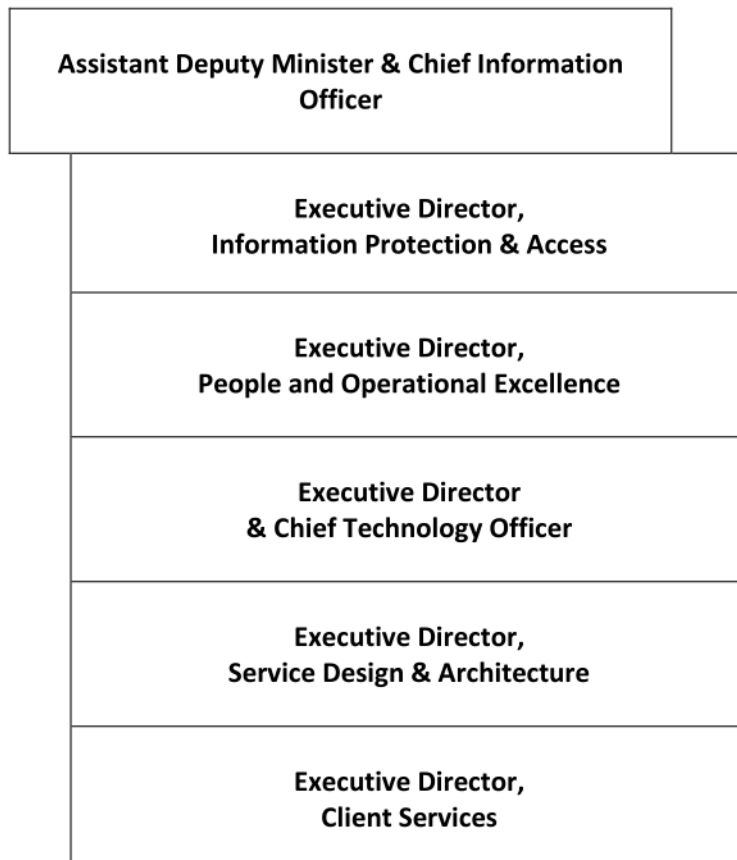
Budget:

\$ Millions	2023/24 Restated	2024/25 Estimates	Service Plan 2025/26	Service Plan 2026/27
Budget	19.826	20.457	Advice/Recommendations	

Full Time Equivalent (FTEs): 128 average FTE for FY25 as of July 31, 2024.

Related Legislation: N/A

Organizational Chart:



Strategy, Governance and Accountability Division

Executive Lead: Francois Bertrand

Overview of Strategy, Governance and Accountability Division:

The Strategy, Governance and Accountability (SGA) Division works with key ministry, cross-government partners and other stakeholders to promote effective governance on housing and homelessness, oversee the delivery of strategic and mandated housing and homelessness initiatives while supporting the advancement of broader government goals.

SGA provides strategic, cross-agency leadership to inform and advance government’s housing and homelessness objectives through:

- Crown governance (BC Housing oversight)
- Cross-government housing and homelessness strategy implementation oversight
- Performance monitoring and reporting
- Intergovernmental relations (bilateral and multilateral relationship with Canada)
- Advancing Indigenous housing interests
- Data and analytics
- Corporate supports

Budget:

\$ Millions	2023/24 Restated	2024/25 Estimates	Anticipated Trends 2025/26	Anticipated Trends 2026/27
Budget	0.750	1.286	1.286	1.286

Full Time Equivalents (FTEs):

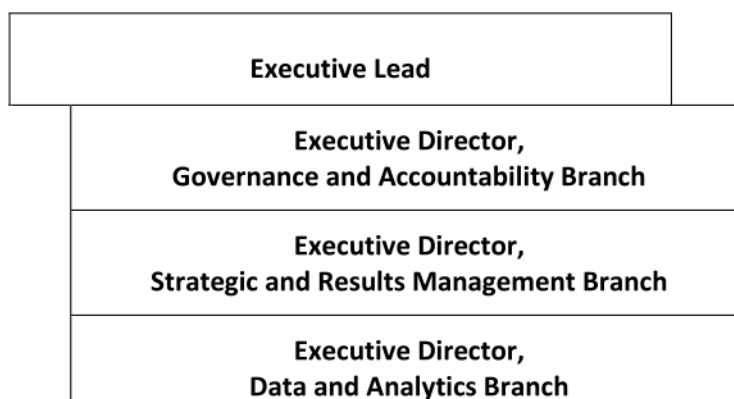
Total FTEs: 34

- Executive Lead Office: 2
- Governance and Accountability Branch: 19
- Strategic and Results Management Branch: 10
- Data and Analytics Branch: 3

Related Legislation:

British Columbia Housing Management Commission Regulation (under the *Ministry of Lands, Parks and Housing Act*).

Organizational Chart:



Ministry of Housing

2024/25 – 2026/27 Service Plan

February 2024



For more information about the Ministry of Housing, contact:

Ministry of Housing

PO BOX 9071
STN PROV GOVT
VICTORIA, BC
V8W 9E2

1 236 478-3970

Or visit our website at

[Ministry of Housing](#)

Minister's Accountability Statement



The Ministry of Housing 2024/25 – 2026/27 Service Plan was prepared under my direction in accordance with the *Budget Transparency and Accountability Act*. I am accountable for the basis on which the plan has been prepared.

A handwritten signature in black ink, appearing to be 'R. Kahlon', written in a cursive style.

Honourable Ravi Kahlon
Minister of Housing
February 14, 2024

Table of Contents

Minister's Accountability Statement	3
Strategic Direction.....	5
Purpose of the Ministry	5
Operating Environment.....	6
Performance Planning.....	7
Financial Summary.....	16
Appendix A: Public Sector Organizations	19

Strategic Direction

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

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

Purpose of the Ministry

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

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

Operating Environment

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

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

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

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

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

Performance Planning

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

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

Objective 1.1: Implement the Homes for People Plan

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

Key Strategies

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

Discussion

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

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

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

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

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

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

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

Key Strategies

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

Discussion

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

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

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

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

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

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

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

Performance Measures

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

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

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

Discussion

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

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

Discussion

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

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

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

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

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

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

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

Key Strategies

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

Discussion

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

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

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

Key Strategies

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

Discussion

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

Performance Measures

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

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

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

¹Data source: Joint Provincial Rent Supplemental Framework

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

Discussion

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

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

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

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

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

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

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

Key Strategies

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

Discussion

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

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

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

Key Strategies

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

Discussion

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

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

Performance Measures

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

Data source: RTB Disputes Management System (DMS)

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

Discussion

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

Financial Summary

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

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

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

Capital Expenditures

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

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

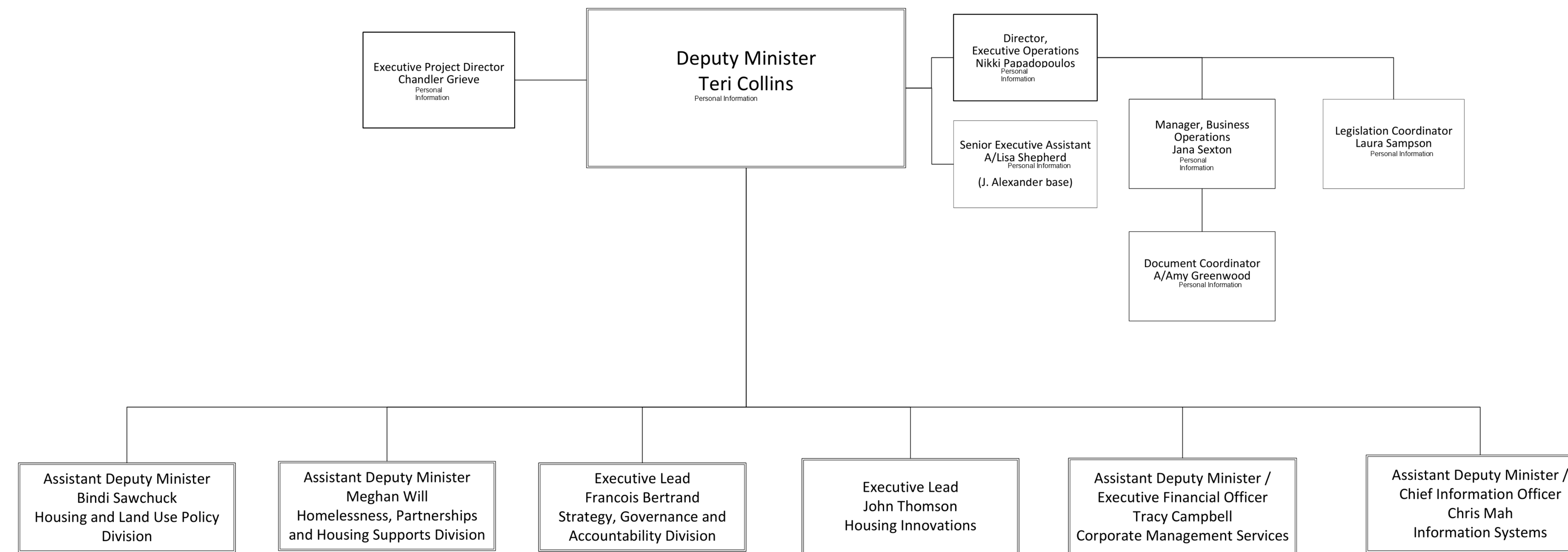
Appendix A: Public Sector Organizations

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

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

Deputy Minister's Office

[Back to Top](#)



MINISTRY OF HOUSING
30-60-90-Day Issues

Issue / Decision / Activity	Brief Description
30 Days Cabinet Confidences	
60 Days Cabinet Confidences	

Issue / Decision / Activity	Brief Description
Cabinet Confidences	

90 Days

Cabinet Confidences

Ministry Overview Note

Last Updated: October 8, 2024

Subject: Guiding Legislation

BACKGROUND:

- Each year, Cabinet Operations sends a “call for legislation” directing all ministries to provide their list of legislative priorities for the following year’s session.
- After consulting with all divisions within the ministry, the Deputy Minister’s office provides a collated list of all legislation proposals to Cabinet Operations, who then sends to Cabinet for full review of legislative proposals.
- Cabinet makes their selection of proposals to proceed in the following year’s legislative session and identifies items to proceed in a later session.
- Details of the decisions are recorded in a Cabinet Record of Decision (ROD) and distributed to the Deputy Minister’s office.
- For reference, see the two-column list of acts below that fall under the responsibility of the Minister of Housing, taken from BC Laws.¹

NEXT STEPS:

- The ministry will need to be mindful that, barring any unforeseen delays, Cabinet Operations will send out their call for 2025 legislation items very shortly after the 2024 election and a new provincial cabinet is assigned. This may cause a very tight turnaround in generating a Spring 2025 legislative session.

Cabinet Confidences

¹ BC Laws: [Housing - Statute Administration \(gov.bc.ca\)](https://www.gov.bc.ca)

Page 048 of 220

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Cabinet Confidences

Page 049 of 220

Withheld pursuant to/removed as

Cabinet Confidences

Page 050 of 220

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Cabinet Confidences

Page 051 of 220

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Cabinet Confidences

Page 052 of 220

Withheld pursuant to/removed as

Cabinet Confidences

Page 053 of 220

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Ministry Responsibilities

The BC Public Service is divided into ministries. Each ministry is responsible for a specific area of public policy, government function or service delivery.

Ministries may also be responsible for certain Crown corporations, agencies, boards, commissions and other affiliate organizations for which the Province appoints certain board members or has significant operational or oversight interests and responsibilities¹.

MINISTRY OF HOUSING

General Responsibilities

- Affordable housing initiatives
- Building policy and Energy and Zero Carbon Step Code
- Building Code and Fire Code
- Building Permit Hub and digitization of construction codes
- Encampment response coordination
- Homelessness, partnerships and housing supports
- Housing Endowment Fund Special Account
- Housing Needs Reports
- Housing policy (provincial)
- Housing, rental and shelter financial assistance and supports
- Local government housing land use planning policy and legislation
- Residential tenancy and landlord-tenant dispute resolution
- Proactive zoning (housing needs)
- Safety standards and inspections
- Short-term rental accommodation policy and regulatory oversight
- Small scale multi unit housing zoning
- Strata housing and property policy and legislation
- Transition houses
- Innovations in housing construction
- Crown land for housing
- BC Housing Management Commission oversight

Crown Corporations, Agencies, Boards, Commissions and Other Key Organizations

- Buildings Officials' Association of British Columbia
- BC Housing Management Commission

¹ Ministries may have direct responsibilities for certain Crown corporations, agencies, boards, commissions or other organizations through legislation or provincial ownership. Ministries may also have responsibility for key joint initiatives with other jurisdictions or external organizations which the Province does not own or control. In certain cases, ministries may appoint representatives to such entities under specific legislation, through the Province's Crown Agencies Secretariat (CAS) or other authorities. The lists include organizations to which the Province has appointed one or more representatives, and that are directly or indirectly integral to ministry operational interests or legislative oversight responsibilities.

- Provincial Rental Housing Corporation
- Technical Safety BC (formerly British Columbia Safety Authority)
- Safety Standards Appeal Board
- Housing Acquisition Fund Society (Rental Protection Fund Society)

Ministry Overview Note

Last Updated: September 24, 2024

Subject: *Homes for People Action Plan Update*

SUMMARY OF ISSUE:

- In spring 2023, the Province released the *Homes for People* action plan, building on the 2018 *Homes for B.C.: A 30-Point Plan for Housing Affordability in British Columbia* to meet housing challenges.

BACKGROUND:

- *Homes for People* commits to action under four key pillars:
 1. Unlock more homes, faster: 10 actions to help create the conditions to encourage faster housing construction and reduce development costs, including changes in regulations and zoning, less red tape, more incentives and a focus on targeted types of housing.
 2. Deliver better, more affordable homes: 6 actions to deliver more housing people can afford to rent or buy, including more homes within reach for first-time homebuyers, and protections for renters.
 3. Support those with the greatest housing need: 6 actions to create more housing for those experiencing homelessness and help more people to find an affordable place to call home.
 4. Create a housing market for people, not speculators: 6 actions to crack down on speculators and profiteers and get the proceeds of crime out of the real estate market.
- 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.
- Through Budget 2023, the Province made further provincial investments, starting with more than \$4 billion over three years and a commitment to invest \$12 billion over the next 10 years to build more homes for people.

NEXT STEPS:

- The Province is currently in year five of the ten-year commitment set out in Budget 2018, and has completed the first year of the additional commitments from Budget 2023.
- The initiatives under each of the four *Homes for People* pillars are substantively underway. The next steps are continued implementation and monitoring.

EL RESPONSIBLE:

Francois Bertrand Executive Lead

Strategy, Governance
And Accountability
Division

Government Financial
Information

Homes for People Action Plan – Status & Implementation

	Action Item	Status	Notes
Unlocking More Homes, Faster	Small Scale, Multi-Unit Housing (SSMUH) Legislation	Substantially Complete	<ul style="list-style-type: none"> • 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. <i>Intergovernmental Communications</i> <ul style="list-style-type: none"> • Policy Manual and Site Standards released Dec. 7, 2023. <ul style="list-style-type: none"> ○ 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.
	Secondary Suites Incentive Program (SSIP)	Ongoing	<ul style="list-style-type: none"> • '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 in May 2024, and aims to create 3,000 units over three years. <i>Advice/Recommendations</i>
	Work with local governments to build more homes faster (Housing Targets)	Ongoing	<ul style="list-style-type: none"> • Housing Supply Act came into force May 31, 2023. Housing Supply Regulation 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 cohorts of 10 municipalities each from September 2023 through July 2024.

Homes for People Action Plan – Status & Implementation

Action Item	Status	Notes
		<ul style="list-style-type: none"> • First Cohort interim six-month progress reports were received May 15, 2024. Progress reports track net-new housing units delivered, and actions taken by municipalities to streamline development approvals, adopt recent provincial land use zoning requirements and working with partners to deliver new housing. <ul style="list-style-type: none"> ○ Two municipalities are on track to meet their first-year targets: Victoria and Port Moody; ○ Five municipalities are moderately on track: District of N. Vancouver, Kamloops, Saanich, Abbotsford and Vancouver; and ○ Three municipalities are not on track: Delta, Oak Bay and District of W. Vancouver. • First Cohort annual progress reports are due mid-November 2024. <p><i>Advice/Recommendations</i></p>
Speed up permitting and approvals (1-5 actions)		
<p>1. <i>Speeding Up Provincial Permitting</i></p>	<p>Ongoing</p>	<ul style="list-style-type: none"> • The Ministry of Water, Land and Resource Stewardship is leading transformative work to address the permitting backlog and fix B.C.'s permitting system. • The new Permitting Strategy for Housing was announced in January 2023. • On Sept. 18, 2023, the Province launched the Single Housing Application Service (SHAS) to help deliver more homes faster by creating a simpler permitting application for homebuilders. • This service will help clear permitting backlogs and the Province expects permit timelines to be reduced by two months. • Since January 2023: <ul style="list-style-type: none"> ○ 97% of the 914 initially identified applications related to housing have had decisions (September 2024). ○ The Ministry of Transportation and Infrastructure has resolved 89% of their applications and reduced their turnaround time to 9 days on rezoning and bylaw approvals in the Lower Mainland District – they are now making decisions faster than they are receiving new applications on both housing and connectivity projects. ○ In March 2023, the backlog for riparian assessment was 373 files. By increasing staffing from 3 to 9 FTEs, the backlog was eliminated by June 2023. Through focused

Homes for People Action Plan – Status & Implementation

Action Item	Status	Notes
		<p>strategic shifts at the Landscape level Riparian Areas Protection Regulation has removed the need for over 300 individual site assessments for rebuilding waterfront homes destroyed in the 2023 wildfires.</p> <ul style="list-style-type: none"> ○ Together, the natural resource ministries, have made decisions on permits that would allow for an estimated 210,000 housing units (August 2024).
2. <i>Official Community Plan Zoning</i>	Substantially Complete	<ul style="list-style-type: none"> • Legislation received Royal Assent on Nov. 30, 2023 and some provisions are not yet in force. • Legislative amendments require local governments to better plan and zone for housing needs “up-front” to reduce the number of rezonings. • Local governments will be required to update their housing needs reports on an ongoing basis, then update Official Community Plans (OCPs) and zoning bylaws to reflect the amount of needed housing. • Local governments must complete an interim housing needs report by Jan. 1, 2025, and update OCPs and zoning bylaws by Dec. 31, 2025, with future updates required every five years. • Regulations for Housing Needs Reports (HNRs) were approved June 5, 2024. • HNR Calculator released July 2024 to help local governments calculate future housing needs.
3. <i>Local Government Development Initiative Phase 2</i>	Substantially Complete	<ul style="list-style-type: none"> • Legislation received Royal Assent on April 25, 2024. • The new legislation supports upfront zoning, and provides authorities for local governments for: <ul style="list-style-type: none"> ○ tenant protection bylaws; ○ transportation demand management infrastructure in new developments; and ○ expanded works and services required for new development. • Guidance developed to support local governments with authorities. <i>Advice/Recommendations</i>
4. <i>Development Finance</i>	Complete	<ul style="list-style-type: none"> • 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.

Homes for People Action Plan – Status & Implementation

Action Item	Status	Notes
		<ul style="list-style-type: none"> • 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, with more comprehensive guidance expected in early 2025.
5. <i>Inclusionary Zoning</i>	Complete	<ul style="list-style-type: none"> • Housing Statutes Amendment Act Legislation received Royal Assent on April 25, 2024. • The legislation allows local governments to require affordable housing in new development and updates existing density bonus authorities to clarify its use and ensure consistency with Inclusionary Zoning. • Website was published in May 2024, and Interim Guidance manual was released in August 2024. • Local governments will be required to comply with new density bonus rules as prescribed by regulation, which is expected to be June 30, 2025 or later.
Become a North American leader in digital permitting	Ongoing	<ul style="list-style-type: none"> • Building Permit Hub is live and being used by 4 jurisdictions. HOUS is currently in discussions with 13 other jurisdictions about potential adoption of the Hub. <ul style="list-style-type: none"> ○ The Hub captures permit applications for single detached dwellings, duplexes, triplexes, multiplexes, 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. <p>Business Information</p>

Homes for People Action Plan – Status & Implementation

Action Item	Status	Notes
<p>Deliver more homes and services near transit</p>	<p>Complete and Ongoing</p>	<ul style="list-style-type: none"> • Housing Statutes (Transit Oriented Areas) 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. • Compliance deadline for bylaws was June 30, 2024. Five notices were issued to local governments requiring compliance by October 31, 2024. • 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, with an open house in September. 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.
<p>Launch BC Builds</p>	<p>Complete and Ongoing</p>	<ul style="list-style-type: none"> • 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 \$2B in federal financing was announced Feb. 21, 2024 <small>Intergovernmental Communications</small> • 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. <small>Advice/Recommendations</small>

Homes for People Action Plan – Status & Implementation

Action Item	Status	Notes
Expand construction workforce and innovate	Complete and Ongoing	<ul style="list-style-type: none"> • This Homes for People commitment is now complete, and ongoing actions to support construction workforce development include: <ul style="list-style-type: none"> ○ 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 (46,400 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. ○ A 2023/24, investment of \$73.1 million through SkilledTradesBC 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	<ul style="list-style-type: none"> • We continue to explore new ways to innovate to get more purpose-built rentals constructed. • The August 2024 New Homes Registry Report showed 11,699 rental homes registered in B.C. so far in 2024, down 6.9% from the 12,564 units over the same period in 2023, which was a record year for PBR registrations. Despite the decline, PBR registrations in 2024 are already more than double the historical average of 5,542 units (average of 2002 to 2023).
Build more homes with mass timber	Complete	<ul style="list-style-type: none"> • BC led a national joint task group to develop technical code language to enable taller encapsulated mass timber buildings, more building types and more exposed mass timber. • BC 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.

Homes for People Action Plan – Status & Implementation

Action Item		Status	Notes
			<ul style="list-style-type: none"> 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.
<p>Advice/Recommendations</p>			
	Deliver 4,000 on-campus rooms	Ongoing	<ul style="list-style-type: none"> Over \$2 billion has been committed to develop 12,000 student housing beds in partnership with public post-secondary institutions. As of September 2024, 10,766 new student housing beds are open or underway.
	End discriminatory restrictions in stratas	Complete	<ul style="list-style-type: none"> 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

Homes for People Action Plan – Status & Implementation

Action Item	Status	Notes
		<p>bylaws to promote seniors' housing. After the bill was passed, tens of thousands of strata units opened up to renters and younger residents, providing more housing options.</p> <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Rental Protection Fund announced Jan. 12, 2023, with \$500M to assist non-profits in purchasing and protecting older rental buildings. This initiative aims to acquire approximately 2000 units by March 2026. As of September 2024, 22 applications (some with multiple properties) have been approved, including closed transactions on 31 properties totalling 1,471 units that have transferred into the community housing sector. Ministry has received the Funds annual reporting with Audited Financials received August 7th which is currently under review with HOUS CFO & EFO. Conversations with Infrastructure Canada continue, and the Rental Protection Fund is also supporting other provinces in the establishment of similar funds. By being seen as the leader in the sector it is thought that the BCRPF will be able to secure substantial support from the Canadian RPF.
Partner with Indigenous communities	Ongoing	<ul style="list-style-type: none"> The Ministry of Housing, 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. The Ministry of Housing 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 1,566 units of new social housing delivered or underway as of June 30, 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

Homes for People Action Plan – Status & Implementation

	Action Item	Status	Notes
			<p>additional projects resulting in an additional estimated 1,662 homes on and off reserve.</p> <ul style="list-style-type: none"> • .
	<p>Revitalize co-op housing</p>	<p>Ongoing</p>	<ul style="list-style-type: none"> • BC 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. <ul style="list-style-type: none"> ○ 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 will help preserve 290 units of affordable housing. The fund is currently reviewing the amount required for the second tranche of funding, currently 31.9M has been provided and thanks to reductions in interest rates since the announcement the remaining required will be up to 26.9M bringing the total required to no more than 58.9M • 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. Construction is expected to begin in fall 2024. • Since 2018, the Community Housing Fund has supported the development of a number of new co-op housing projects, providing, for example: <ul style="list-style-type: none"> ○ \$7.8 million, with an additional \$4.7 million from CPG for the replacement of the Sunshine Housing Co-op in Surrey (69 units) ○ \$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: <ul style="list-style-type: none"> ○ The Capital Renewal Fund supports capital repair and maintenance of existing co-op and

Homes for People Action Plan – Status & Implementation

	Action Item	Status	Notes
			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	<ul style="list-style-type: none"> Income-tested B.C. renters' tax credit is available this year for renters filing their 2023 income taxes; renters may receive up to \$400.
	Support those facing homelessness <ul style="list-style-type: none"> Supportive housing Complex-care housing 	Ongoing	<ul style="list-style-type: none"> As of June 30, 2024, (Q1 reporting), there are 4,599 Supportive Housing Fund units delivered or underway. As of June 30, 2024, complex-care housing services are in place for up to 500 people. 240 new purpose built complex-care housing units were announced in April 2024. <ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> HEART HEARTH Encampment Response Partner Resource 	Ongoing	<ul style="list-style-type: none"> Abbotsford, Kelowna, Nanaimo, Prince George, and Victoria have each signed their own Memorandum of Understanding (MOU) with the Province; these MOUs formalized a shared commitment to coordinate and implement the HEART and HEARTH programs in these communities. <ul style="list-style-type: none"> Campbell River, Chilliwack, and Duncan are HEARTH-only communities and do not have MOUs. Vancouver is a HEART-only community with no MOU, with shelter and supportive housing investments identified within the DTES Provincial Plan (<i>refer to note "34- HPHSD – Downtown Eastside (DTES) Provincial Partnership Plan" for more information</i>). Kamloops was selected as a priority HEART AND HEARTH community in April 2024 and will not be entering into an MOU. There are 308 HEARTH units that opened in 23/24; 648 units are completed or in progress to open in 24/25; and up to 241 additional units that are being explored in priority communities, to bring a total of 1197 HEARTH units to BC communities.

Homes for People Action Plan – Status & Implementation

	Action Item	Status	Notes
			<ul style="list-style-type: none"> The Encampment Response Partner Resource is a commitment within Belonging in BC and is in the process of being finalized (e.g. desk-topping). The final Resource will be confirmed with a policy approach that aligns with the new mandate before bringing forward for approvals.
	Redevelop/replace SROs in Vancouver’s Downtown Eastside	Ongoing	<ul style="list-style-type: none"> Through the Downtown Eastside 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’ access integrated housing, health, social and cultural supports. Since March 2023, the Province opened more than 750 new and renovated housing spaces for DTES residents, 590 of which are net new; as well as 240 shelter spaces.
	Revitalize BC Housing properties	Ongoing	<ul style="list-style-type: none"> Budget 2023 announced 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 6,100 new affordable homes and ensuring existing tenants remain in stable housing. Construction is anticipated to begin on first projects in 2025.
	More rent bank support	Complete	<ul style="list-style-type: none"> 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.
Build a Housing Market for People, Not Speculators	Implement a “flipping” tax	Complete	<ul style="list-style-type: none"> Flipping Tax announced in Budget 2024. The BC 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 is expected to take effect starting January 1, 2025. It is intended to discourage short-term holding of property for profit.

Homes for People Action Plan – Status & Implementation

Action Item	Status	Notes
<p>Stricter enforcement on short-term rentals</p>	<p>Ongoing</p>	<ul style="list-style-type: none"> • <i>Short-Term Rental Accommodations Act</i> received Royal Assent on Oct. 26, 2023 • First round of regulations deposited on Dec. 7, 2023, second round of regulations deposited April 18, 2024. • Restrictions to limit short-term rentals to primary residences and secondary suites/accessory dwellings came into effect May 1, 2024. • Since May 1, local governments are able to send “take-down” requests to short-term rental platforms to remove properties that do not have a valid local government business licence. • Since mid-June, 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. • 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 will take 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. As of Sept 24, a number of investigations have been resolved through voluntary compliance and no penalties or orders have yet been issued. • The final phase of implementation will involve the launch of a provincial registry for STR listings, with regulations to enable this registry under development.
<p>Address disputes and bad-faith evictions</p> <ul style="list-style-type: none"> • Solve renter/landlord disputes fast • Get tougher on bad-faith evictions 	<p>Complete and Ongoing</p>	<p>Solve renter/landlord disputes faster:</p> <ul style="list-style-type: none"> • 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 several 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

Homes for People Action Plan – Status & Implementation

	Action Item	Status	Notes
			<p>Order of Possession quicker when tenants stop paying rent or are causing damage to the rental unit, and the facilitated settlement process in April 2024, which encourages landlords and tenants to work together to resolve their disputes.</p> <ul style="list-style-type: none"> • Hearing Verification, Early Intervention, and Enhanced Screening are operational and being monitored on an ongoing basis (reducing hearings). • As of August 2024, a 66% reduction in all tenancy dispute hearing wait times since November 2022. This includes down to six weeks for a standard hearing in August 2024, from about 11 weeks a year ago. • As of August 2024, an application for unpaid rent is being heard within 4.37 weeks through the Fast Track process, compared to over 7 weeks last year – a significant improvement for landlords who are losing revenue and need to have their situation addressed quickly. As of August 2024, the average wait time for service by phone is now nine minutes compared to more than 24 minutes last August; and • Response times to general emails now take an average of one business day. <p>Get tougher on bad-faith evictions:</p> <ul style="list-style-type: none"> • Bill 14 (legislative changes) was introduced on April 2, 2024. This Bill amends 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 month 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.
	<p>Expand the speculation and vacancy tax</p>	<p>Complete</p>	<ul style="list-style-type: none"> • Effective Jan. 1, 2024, the Province has expanded the speculation and vacancy tax to 13 new communities. Residential property owners will need to declare for the first time in January 2025 based on how they used their property in 2024. • Expanding the speculation tax is part of B.C.'s Homes for People plan that includes actions to fight

Homes for People Action Plan – Status & Implementation

	Action Item	Status	Notes
			speculation, deliver more homes within reach for people, and speed up delivery of new homes.
	Address criminal activity in real estate	Complete	<ul style="list-style-type: none"> • First Unexplained Wealth Order application filed Nov. 30, 2023. • The unexplained wealth orders amendment was passed and amended the Civil Forfeiture Act. • 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	<ul style="list-style-type: none"> • This initiative aims at protecting tenants affected by redevelopment. Tenant protection bylaws will 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.

Page 071 of 220

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Government Financial Information

Page 072 of 220

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Cabinet Confidences

Ministry of Housing - FTE Summary As of September 2024	
Branch	FTE
Executive Lead	1.00
Building Safety	28.00
Partnership sand Innovations	13.00
Housing Innovations Division	42.00
ADM Office	4.00
Housing Policy	20.00
Housing Targets	16.00
Planning & Land Use	28.00
Short-Term Rentals	28.00
Housing and Land Use Policy	96.00
ADM Office	3.00
Homelessness Policy and Partnership	14.00
Engagement & Encampment	10.00
Residential Tenancy	169.00
Homelessness, Partnerships and Housing Supports	196.00
Executive Lead	5.00
Governance & Accountability	19.00
Strategic Results	10.00
Strategy, Governance and Accountability	34.00
Minister's Office	8.00
Deputy Minister's Office	7.00
Corporate Support	21.00
Executive and Support Services	36.00
Total - FTEs	404.00

Page 074 of 220

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Cabinet Confidences

Page 075 of 220

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Cabinet Confidences

Page 076 of 220

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Page 077 of 220

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Page 078 of 220

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Cabinet Confidences

Page 079 of 220

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Cabinet Confidences

Page 080 of 220

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Cabinet Confidences

Page 081 of 220

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Cabinet Confidences

MINISTRY OF HOUSING

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

MINISTRY SUMMARY

(\$000)

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

NOTES

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

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

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

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

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

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

MINISTRY OF HOUSING

VOTE DESCRIPTIONS

(\$000)

Estimates
2023/24

Estimates
2024/25

VOTE 33 — MINISTRY OPERATIONS

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

HOUSING AND LAND USE POLICY

Voted Appropriation

Housing and Land Use Policy.....	40,197	<u>20,074</u>
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Voted Appropriation Description: This sub-vote provides for housing and land use development and program delivery. This scope includes building and safety technical analysis, policy development, administering the housing targets program, and advice respecting the regulatory framework for the built environment. This sub-vote also provides for the administration of the *Homeowner Protection Act*, the *Safety Standards Act*, the *Safety Authority Act*, the *Ministry of Lands, Parks and Housing Act*, the *Housing Supply Act*, the *Short-Term Rental Accommodations Act*, the *Strata Property Act*, the *Building Officials' Association Act*, the British Columbia Fire Code under the *Fire Services Act*, the *Building Act*, and concurrent authority for buildings and other structures under the *Community Charter*. This sub-vote also has shared responsibility for the *Local Government Act* and the *Vancouver Charter* which may involve collaboration with other ministries, agencies, and local governments. Transfers are made to ministries, organizations, agencies, and individuals for services described within this sub-vote. Costs may be recovered from ministries, Crown agencies, other levels of government, and parties external to government for activities described within this sub-vote.

HOMELESSNESS, PARTNERSHIPS AND HOUSING SUPPORTS

Voted Appropriations

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

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

STRATEGY, GOVERNANCE AND ACCOUNTABILITY

Voted Appropriation

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

HOUSING INNOVATIONS DIVISION

Voted Appropriation

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

MINISTRY OF HOUSING

VOTE DESCRIPTIONS

(\$000)

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

MINISTRY OF HOUSING

SPECIAL ACCOUNTS¹
(\$000)

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

NOTES

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

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

MINISTRY OF FINANCE

The mission of the Ministry of Finance is to be trusted partners delivering responsible, consistent, and valued financial and fiscal services, leadership, and advice; provide human resource leadership and services that contribute to better business performance of ministries and government as a whole; plan, coordinate, and deliver communications programs, policies, research, and services for ministries and certain public bodies; enhance access to government services and information for citizens; and directly engage with citizens on issues and decisions made by government.

MINISTRY SUMMARY

(\$000)

	Estimates 2023/24 ¹	Estimates 2024/25
VOTED APPROPRIATIONS		
Vote 26 — Ministry Operations.....	339,857	413,107
Vote 27 — Government Communications and Public Engagement.....	29,921	31,660
Vote 28 — BC Public Service Agency.....	63,385	69,815
Vote 29 — Benefits and Other Employment Costs.....	1	1
STATUTORY APPROPRIATIONS		
First Nations Equity Financing Special Account.....	—	—
Housing Priority Initiatives Special Account.....	1,042,010	1,038,949
Insurance and Risk Management Account Special Account.....	5,858	6,218
Long Term Disability Fund Special Account.....	76,135	83,469
Less: Transfer from Ministry Operations Vote.....	(47,398)	(53,999)
Provincial Home Acquisition Wind Up Special Account.....	10	10
Land Tax Deferment Act.....	70,000	81,000
OPERATING EXPENSES	1,579,779	1,670,230
CAPITAL EXPENDITURES ²	282	351
LOANS, INVESTMENTS AND OTHER REQUIREMENTS ³	379,967	633,039
REVENUE COLLECTED FOR, AND TRANSFERRED TO, OTHER ENTITIES ⁴	—	—

NOTES

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

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

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

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

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

	2023/24	2024/25 ESTIMATES		
	Net	Gross	External Recoveries	Net
OPERATING EXPENSES				
Core Business				
Treasury Board Staff.....	9,563	9,920	(10)	9,910
Office of the Comptroller General.....	22,901	23,931	(209)	23,722
Treasury.....	1	45,474	(45,473)	1
Revenue Division.....	222,337	288,195	(3,694)	284,501
Policy and Legislation.....	8,690	11,173	(2,174)	8,999
Public Sector Employers' Council Secretariat.....	23,769	31,278	(21)	31,257
Crown Agencies Secretariat.....	7,513	100,246	(92,003)	8,243
Executive and Support Services.....	45,083	52,148	(5,674)	46,474
Government Communications.....	29,921	31,921	(261)	31,660
BC Public Service Agency.....	63,385	73,835	(4,020)	69,815
Benefits and Other Employment Costs.....	1	82,259	(82,258)	1
First Nations Equity Financing Special Account.....	—	—	—	—
Housing Priority Initiatives Special Account.....	1,042,010	1,048,449	(9,500)	1,038,949
Insurance and Risk Management Account Special Account.....	5,858	8,639	(2,421)	6,218
Long Term Disability Fund Special Account.....	28,737	44,596	(15,126)	29,470
Provincial Home Acquisition Wind Up Special Account.....	10	10	—	10
Land Tax Deferment Act.....	70,000	81,000	—	81,000
TOTAL OPERATING EXPENSES	1,579,779	1,933,074	(262,844)	1,670,230
CAPITAL EXPENDITURES				
	Capital Expenditures	Capital Expenditures	Receipts and P3 Liabilities	Net
Core Business				
Executive and Support Services.....	272	341	—	341
BC Public Service Agency.....	10	10	—	10
TOTAL	282	351	—	351
LOANS, INVESTMENTS AND OTHER REQUIREMENTS				
	Net	Disbursements	Receipts	Net
Core Business				
Revenue Division.....	379,967	886,039	(253,000)	633,039
TOTAL LOANS, INVESTMENTS AND OTHER REQUIREMENTS	379,967	886,039	(253,000)	633,039
REVENUE COLLECTED FOR, AND TRANSFERRED TO, OTHER ENTITIES				
	Net	Disbursements	Receipts	Net
Core Business				
Revenue Division.....	—	1,524,100	(1,524,100)	—
TOTAL REVENUE COLLECTED FOR, AND TRANSFERRED TO, OTHER ENTITIES	—	1,524,100	(1,524,100)	—

MINISTRY OF FINANCE
STATUTORY DESCRIPTIONS
(\$000)

Estimates
2023/24

Estimates
2024/25

STATUTORY APPROPRIATIONS

These statutory appropriations provide for the programs, operations, and other activities of the following special accounts: First Nations Equity Financing, Housing Priority Initiatives, Insurance and Risk Management Account, Long Term Disability Fund, and Provincial Home Acquisition Wind Up; and the *Land Tax Deferment Act*.

FIRST NATIONS EQUITY FINANCING SPECIAL ACCOUNT

Statutory Appropriation

First Nations Equity Financing special account.....	—	—
	<u> </u>	<u> </u>

Statutory Appropriation Description: This statutory appropriation provides for the First Nations Equity Financing special account which is governed under the *Special Accounts Appropriation and Control Act*.

HOUSING PRIORITY INITIATIVES SPECIAL ACCOUNT

Statutory Appropriation

Housing Priority Initiatives special account.....	1,042,010	1,038,949
	<u> </u>	<u> </u>

Statutory Appropriation Description: This statutory appropriation provides for the Housing Priority Initiatives special account which is governed under the *Special Accounts Appropriation and Control Act*.

INSURANCE AND RISK MANAGEMENT ACCOUNT

Statutory Appropriation

Insurance and Risk Management Account.....	5,858	6,218
	<u> </u>	<u> </u>

Statutory Appropriation Description: This statutory appropriation provides for the Insurance and Risk Management Account which is governed under the *Financial Administration Act*.

LONG TERM DISABILITY FUND SPECIAL ACCOUNT

Statutory Appropriation

Long Term Disability Fund special account.....	76,135	83,469
Less: Transfer from Ministry Operations Vote.....	(47,398)	(53,999)
	<u> </u>	<u> </u>
	28,737	29,470
	<u> </u>	<u> </u>

Statutory Appropriation Description: This statutory appropriation provides for the Long Term Disability Fund special account which is governed under the *Public Service Benefit Plan Act*.

PROVINCIAL HOME ACQUISITION WIND UP

Statutory Appropriation

Provincial Home Acquisition Wind Up special account.....	10	10
	<u> </u>	<u> </u>

Statutory Appropriation Description: This statutory appropriation provides for the Provincial Home Acquisition Wind Up special account which is governed under the *Special Accounts Appropriation and Control Act*.

MINISTRY OF FINANCE

SPECIAL ACCOUNTS¹
(\$000)

	Estimates 2023/24	Estimates 2024/25
HOUSING PRIORITY INITIATIVES SPECIAL ACCOUNT		
This account was established under the <i>Special Accounts Appropriation and Control Act</i> in 2016 for the purposes of supporting housing, rental, and shelter programs as set out under the Act. Expenses include acquisition, construction, maintenance, renovation, support payments, and administrative costs; revenue and recoveries include transfers, receipts, and interest allocated; receipts include repayment of loans issued and interest paid on those loans; and disbursements include loans issued, support payments, and payments in respect of loan guarantees.		
SPENDING AUTHORITY AVAILABLE AT THE BEGINNING OF THE FISCAL YEAR ².....	622,481	622,481
OPERATING TRANSACTIONS		
Revenue.....	1,042,010	1,038,949
Expense.....	(1,042,105)	(1,048,449)
Internal and External Recoveries.....	95	9,500
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.....	622,481	622,481

NOTES

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

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

OTHER APPROPRIATIONS

SUMMARY

(\$000)

	Estimates 2023/24 ¹	Estimates 2024/25
VOTED APPROPRIATIONS		
Vote 48 — Contingencies.....	5,500,000	3,885,000
Vote 49 — Capital Funding.....	4,539,987	6,665,197
Vote 50 — Commissions on Collection of Public Funds.....	1	1
Vote 51 — Allowances for Doubtful Revenue Accounts.....	1	1
Vote 52 — Tax Transfers.....	3,159,000	3,492,000
Vote 53 — Forest Practices Board.....	3,986	3,991
Vote (Eliminated for 2024/25) — Electoral Boundaries Commission.....	147	—
OPERATING EXPENSES	13,203,122	14,046,190
CAPITAL EXPENDITURES ²	100,000	100,000
LOANS, INVESTMENTS AND OTHER REQUIREMENTS ³	—	—
REVENUE COLLECTED FOR, AND TRANSFERRED TO, OTHER ENTITIES ⁴	—	—

NOTES

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

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

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

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

OTHER APPROPRIATIONS

VOTE DESCRIPTIONS
(\$000)

Estimates
2023/24

Estimates
2024/25

VOTE 48 — CONTINGENCIES
(Minister of Finance)

This vote provides for additional funding for items budgeted in other votes to accommodate the financial consequences of unanticipated and contingent events. Unanticipated events include developments during the year that could not be reasonably anticipated when the budget was prepared. Contingent events include developments that could be anticipated but not with enough certainty to make a reasonable estimate of budget costs, or where final costs are dependent on a pending decision by government or another party. This vote also provides for funding related to pandemic response and economic recovery, new initiatives under the CleanBC plan, ex gratia payments, and the funding of new programs initiated during the fiscal year. Costs may be recovered from the federal government and other parties external to the provincial government for activities funded by this vote.

OPERATING EXPENSES

General Programs.....	5,200,000	3,500,000
CleanBC.....	300,000	385,000
	<u>5,500,000</u>	<u>3,885,000</u>

CAPITAL EXPENDITURES

Project Reserves.....	100,000	100,000
	<u>100,000</u>	<u>100,000</u>

VOTE 49 — CAPITAL FUNDING

**(Minister of Education and Child Care; Minister of Health; Minister of Housing;
Minister of Post-Secondary Education and Future Skills; Minister of Tourism, Arts, Culture and Sport; and Minister of Finance)**

This vote provides for government transfers to government organizations as defined in the *Budget Transparency and Accountability Act* for their capital expenditures, including the costs of land acquisition; new facility acquisition and construction; and existing facility renovation, improvement, and maintenance. Government transfers may only be made under this vote by the Minister of Education and Child Care; the Minister of Health; the Minister of Housing; the Minister of Post-Secondary Education and Future Skills; and the Minister of Tourism, Arts, Culture and Sport to government organizations whose operations fall within the respective portfolios of those ministers. The Minister of Finance may make government transfers under this vote to any government organization. The amount of this vote is allocated among responsible ministers as set out below. Treasury Board, by directive, may reallocate the amounts among these classes of government organizations to meet government priorities. Reallocation of these amounts constitutes a revision to the expected results for the ministers impacted, which must be made public within 90 days. In addition to these allocations, the Minister of Finance has statutory authority to make capital grants to any government organization, and other votes may also provide for transfers to government organizations for their capital expenditures. Costs may be recovered from other levels of government contributing to capital expenditures for which transfers may be made under this vote.

OPERATING EXPENSES

Schools (Minister of Education and Child Care).....	864,898	1,046,194
Health Facilities (Minister of Health).....	2,104,236	3,529,550
Housing (Minister of Housing).....	563,460	735,275
Post-secondary Institutions (Minister of Post-Secondary Education and Future Skills).....	818,635	1,107,256
B.C. Pavilion Corporation (Minister of Tourism, Arts, Culture and Sport).....	10,000	10,000
Royal British Columbia Museum (Minister of Tourism, Arts, Culture and Sport).....	78,758	136,922
Other Capital Projects (Minister of Finance).....	100,000	100,000
	<u>4,539,987</u>	<u>6,665,197</u>

Ministry Issues Note

Last Updated: September 25, 2024

**Subject: Funding for Non-Profit
Providers of Shelters/Supportive
Housing**

SUMMARY OF ISSUE:

- The non-profit service providers that help deliver on government housing priorities are facing growing challenges and increasing costs as a result of the current economic and social environment. These issues impact the sector's ability to operate effectively, maintain safety for staff and tenants, and continue to deliver on their mandates.

BACKGROUND:

- On June 9th, 2023, a group of nine supportive housing providers sent a letter to Allan Seckel, Chair of the BC Housing Board of Commissioners, regarding processes and practices that are harming the sector's ability to operate effectively. These include delays in the budgeting process, systemic underfunding, discrepancies in staffing across the sector, and audit and financial reviews that are resource intensive.
- On October 13th, 2023, a Chief Executive Officer caucus of supportive housing providers (thirteen providers, including the nine whom drafted the June letter) sent a letter to the Deputy Minister of Housing listing concerns regarding the health and safety of their staff, residents, and clients, as well as the solvency of their organizations directly linked to pressures from inflation.
- Inflationary cost pressures include the rising costs of food, goods and services, mortgage rates, property taxes, health & safety, staffing, unit maintenance, and insurance premiums.
- Additional cost pressures have resulted from the increasingly complex needs of tenants in supportive housing, as well as the impacts of the opioid epidemic. These include increased minimum number of staff on site, fire safety, rising WorkSafe BC premiums due to workplace incidents, and high unit turnover costs due to damage, fentanyl testing / remediation, and junk removal.
- BC Housing does not have the capacity to absorb these increased costs from within current budget allocations.
- Budget 2024 and subsequent decisions provided \$63.885 million to support eligible service providers' wage mandate pressures. This includes a ministry base budget increase of \$34.541 million, and \$29.244 million in approved-in-principle contingency. Budget 2024 did not provide additional funding for additional service provider resources, or to address other cost pressures faced by the non-profit providers such as increased mortgage or food costs.
- The non-profit service providers have asked the province to consider providing systemic standardization of the funding model, and additional supports to allow for their own service planning continuity and to alleviate cost pressures.

NEXT STEPS:

- As a part of their larger Business Transformation Program, BC Housing is engaging in a project to streamline and improve the Non-Profit Financial Review process, as well as a financial management and oversight review to assess and improve their overall financial function.
- The Ministry has been working directly with non-profit service providers to gain a better understanding of the cost pressures, as well as how issues are impacting their ability to operate effectively.

Cabinet Confidences

ADM RESPONSIBLE:		
Tracy Campbell	Assistant Deputy Minister & Executive Financial Officer	Corporate Management Services Branch <small>Government Financial Information</small>

MAJOR CORPORATE ISSUE NOTE

Ministry of Housing

Issue: Homelessness and Encampments

- Housing insecurity is at the confluence of a series of ongoing crises in BC, including the availability of affordable housing, economic and inflationary pressures and poverty, and the toxic drug supply crisis.
- Provincial administrative data from shelter and income assistance programs indicates that at least 28,710 individuals experienced homelessness in 2022 (the most recent year of available data). In the 2023 Point in Time Homeless Counts, 40 per cent of people experiencing homelessness in BC were identified as unsheltered, defined as living outside or in a building not intended for habitation.
- With increasing numbers of unsheltered people, and with limited vacancies in subsidized and other forms of housing, communities across BC have seen increasing numbers of homeless encampments in parks and streets and are struggling with the increased costs and service expectations required to manage those sites and support the people sheltering there.
- The Province is working to address the challenges of encampments and homelessness through targeted planning and actions under the cross-Ministry Belonging in BC homelessness plan, launched in April 2023, which includes co-developed initiatives between Ministries as well as strong collaboration with partners across the province (including the federal government, municipalities, and community organizations and Indigenous partners). While the Ministry of Housing plays a leadership role in advancing the plan, homelessness is a complex social issue and no one ministry or level of government can effectively address it on its own.

Background:

- Homelessness has an impact on every community in BC. A 2020 mandate commitment directed the development of a provincial plan to address homelessness. The development of the homelessness plan was supported through the mandate letters of the Ministries of Social Development and Poverty Reduction, Health, Mental Health and Addictions, Municipal Affairs, and Children and Family Development.
- In 2022, the province created the Ministry of Housing which came with a significant increase in funding to address housing and homelessness through Budget 2023/24. Initial investments in Belonging in BC initiatives were first funded through Budget 2022/23.
- Belonging in BC is the Province's plan to prevent and reduce homelessness. The plan includes three overarching goals: **Prevention** of homelessness, **Immediate Response**, and encouraging **Stability & Integration**. The plan takes a 'Housing First' approach to homelessness, recognizing that people are better able to access support when they have safe, stable shelter and their basic needs are met.
- Belonging in BC brings together cross-ministry, local governments, and Indigenous and community partners on a shared path with a phased plan and policy framework to guide coordinated actions aimed at making homelessness rare, brief, and one-time. Key initiatives under this plan include:

- **Encampment Response:** The Ministry of Housing leads Provincial encampment response coordination and support through BC Housing and partner ministries by coordinating available shelter and housing and non-housing services in a targeted way for vulnerable individuals in encampments.
- **Homeless Encampment Actions Response Teams (HEART) & Homeless Encampment Action Response Temporary Housing (HEARTH):** Two programs in priority communities to provide people sheltering outdoors and in encampments with better access to a range of support services, rapidly deployed new shelters, and housing options. Current HEART/H communities are; Abbotsford, Kamloops, Kelowna, Nanaimo, Prince George, Vancouver, and Victoria. Current HEARTH only communities are; Campbell River, Chilliwack, and Duncan.
- **Complex Care Housing (CCH):** Led by the Ministry of Mental Health and Addictions in partnership with the Ministry of Housing and BC Housing, CCH provides housing and access to health, social and cultural supports to adults who have significant mental health, substance use, or concurrent mental health and substance use issues, as well as functional needs arising from chronic conditions such as acquired brain injury or physical, intellectual, or developmental disabilities.
- **Integrated Support Framework (ISF):** A new model to help coordinate and streamline the delivery of health and social supports to people who are unhoused or at risk of homelessness. The intention of the ISF is to create a system where people in need of services and the providers who support them can easily gain access to the right supports at the right time. Current work is focused on developing real-time, comprehensive, person-specific data for homelessness to develop consistent, equitable and efficient processes by which people experiencing or at-risk of homelessness access services.
- **Enhanced Health in Supportive Housing (EHS):** To support implementation of the ISF, the Ministry of Housing is leading the planning to provide enhanced health support in up to 3,800 new supportive housing units over ten years.
- **Supports for Renters:** A new Supported Rent Supplement Program to reduce and prevent homelessness by pairing ISF wraparound supports with a rent supplement. Budget 2023 also included additional funding for the BC RentBank program, helping people with low-incomes maintain and access rental housing, preventing homelessness and evictions across BC.
- **New units:** New Supportive Housing investments announced through the *Building BC's* Supportive Housing Fund, Community Housing Fund, Women's Transition Housing Fund, and Indigenous Housing Fund, alongside the broad investments across the housing spectrum through *Homes for People*.
- **Community Integration Specialists:** expansion by the Ministry of Social Development and Poverty Reduction to provide additional Community Integration Specialists to help people experiencing homelessness access financial support and navigate government programs.
- **Increased supports for youth:** 33 per cent of respondents to the 2023 Provincial Point in Time Homeless Count identified as having lived in foster care, a youth group home, or on an independent living agreement. The Ministry of Children and Family Development increased supports for youth transitioning to adulthood from government care until the age of 27, including a new rent supplement program.

- Revitalizing the DTES has been a key priority under provincial homelessness initiatives to improve outcomes for residents. In addition to increasing supportive housing and other forms of housing and shelter in the area, there are targeted plans to address the prevalence of homelessness, poverty, and mental health and substance use challenges targeted to the DTES.
 - **Downtown Eastside Provincial Partnership Plan:** The Plan outlines the approach to supporting community health, wellness and safety in Vancouver’s Downtown Eastside neighbourhood, working with the City of Vancouver, BC Housing, Indigenous and community organizations, and service providers to help DTES residents’ access integrated housing, health, social and cultural supports. Released in March 2023, the DTES Provincial Partnership Plan outlines a range of actions and establishes revitalizing the Downtown Eastside as a key priority for the Province.^{Advice/Recommendations}

Advice/Recommendations

Cabinet Confidences

Implications / Considerations / Opportunities:

- **Public / Community / Local Government Sentiment:** The public continues to identify homelessness as a critical issue that requires action by all levels of government. Encampments often elicit a range of community reactions ranging from safety concerns to calls for appropriate housing alternatives. Housing and homelessness continue to be dominant issues raised by local governments, often focused on the increasing complexity of needs, community safety and the need for more provincial funding and leadership for housing and supports to meet those challenging needs.
- **Belonging in BC:** The Province continues to work on implementing initiatives under the plan, and to mitigate challenges and risks to the delivery, including service provider capacity and municipal and public opposition to new shelters and supportive housing. The plan represents an opportunity for the Province to show leadership in addressing one of the most challenging social issues facing jurisdictions across the world. Sustained funding and continued cross-ministry support for actions to prevent and respond to homelessness will be required.
- **Affordable Housing:** As rental rates rose within the private market and redevelopment of older housing stock results in more expensive units, there is increasing demand for housing units affordable to low-income households. While the Building BC funds increase the supply of low-income housing, there remains significant unmet demand throughout the province. This supply constraint continues to challenge progress on homelessness.
- Advice/Recommendations

Advice/Recommendations

- **Prevention focus:** Despite sustained investment in homelessness interventions and focused investment in other upstream areas (e.g. *Homes for People, TogetherBC, A Pathway to Hope*), the number of people experiencing homelessness in BC continues to rise. ^{Advice/Recommendations}
Advice/Recommendations
- **Indigenous/Lived Experience Engagement:** Belonging in BC created two distinct committees to advise on the implementation of the Provincial homelessness plan: one for Indigenous people and one for people with lived experience of homelessness. These advisory committees present opportunities for Government to pursue meaningful reconciliation with Indigenous people and seek meaningful feedback from people with lived experience of homelessness on collaborative efforts to prevent and reduce homelessness.

Decision(s) Required / Next Steps:

The following issues will require decisions over the next 30/60/90 days:

- Advice/Recommendations
- Cabinet Confidences
- Advice/Recommendations
- Advice/Recommendations

Ministry Issues Note

Last Updated: October 16, 2024

Subject: Atira Women's Resource Society

SUMMARY OF ISSUE:

Governance, operational and financial sustainability concerns at Atira Women's Resource Society (Atira).

BACKGROUND:

- Atira is a not-for-profit organization based in the Lower Mainland. It provides housing and other essential support and services for women and children who have experienced violence and abuse, as well as women struggling with substance use and/or mental and spiritual wellness.
- As the largest non-profit housing provider in BC, Atira operates over 2,300 units of housing across approximately 50 buildings in Vancouver's Downtown Eastside, Burnaby, Surrey and White Rock.
- In March 2021, the Province ordered an external review of financial and operational systems at BC Housing. During the process, concerns came to light that were outside the scope of the review.
- In July 2022, the Office of the Comptroller General initiated a forensic engagement to evaluate details of BC Housing's operations.
- The independent investigator, Ernst and Young (EY), identified concerns with BC Housing's financial oversight processes, including its conflict-of-interest protocols between the former CEO of BC Housing and the former CEO of Atira as well as the conditions under which funds were provided to the Society.
- The EY forensic engagement made 20 recommendations to modernize BC Housing's financial oversight, prevent conflicts of interest and enhance accountability for public funding. A number of the recommendations were directed at enhancing BC Housing's relationship and oversight with non-profits including Atira. Actions taken by BC Housing in response to the recommendations that impact Atira include:
 - Reviewing Atira's financial transactions related to BC Housing (complete);
 - Suspending the renewal of all Atira operating and operator agreements (in progress);
 - Physically inspecting all Atira-operated buildings (complete);
 - Restricting all new funding to Atira until a follow up financial review by KPMG is completed, and concerns are addressed (in progress).
- In summer 2023, the Ministry of Housing also contracted an Atira board observer to provide an enhanced line of sight to efforts by the Atira Board to improve governance, as well as identify and address areas of risk.

ATIRA OPERATIONAL TRANSITIONS:

Advice/Recommendations

NEXT STEPS:

Advice/Recommendations

ADM RESPONSIBLE:			
Francois Bertrand	Executive Lead	Strategy, Governance & Accountability	Government Financial Information

Ministry Issues Note

Last Updated: September 23, 2024

**Subject: Pandora Encampment
Response**

SUMMARY OF ISSUE:

- The City of Victoria, in partnership with the Ministry of Housing, BC Housing and community and Indigenous organizations, have coordinated an encampment response plan to bring people indoors who are sheltering in the entrenched encampment on Pandora Avenue.

BACKGROUND:

- The 2023 Point in Time Count approximated 441 people experiencing homelessness and sheltering outdoors in Greater Victoria.
- There are approximately 275 permanent shelter beds and 30 temporary shelter beds in operation in Victoria, and 1,267 supportive housing units operating in Victoria (1,456 supportive housing units across the Capital Regional District (CRD)).
 - Approximately 290 supportive housing units are under construction or in pre-development in the CRD.
 - All Victoria permanent shelter beds are running at or near capacity.
- Since 2008, the block of 900-Pandora Avenue (Pandora) has been the site of an entrenched homeless encampment.
 - As of September 24, 2024, outreach counted approximately 101 people congregating and sheltering onsite.
 - Outreach, bylaw and police partners report an increased presence of criminal activity on the block with individuals frequenting the area to prey upon the vulnerability of those experiencing homelessness through different forms of exploitation. It has been challenging for partners to identify and confirm the individuals in need of housing or shelter as it is a common area for congregation with numbers fluctuating daily.
- In February 2024, the Province and the City of Victoria (City) signed a Memorandum of Understanding (MOU) that formalized a shared commitment to coordinate and implement the Homeless Encampment Action Response Team (HEART) and Homeless Encampment Action Response Temporary Housing (HEARTH) programs (*refer to note “36- HPHSD - HEART & HEARTH” for more information*).

- Two HEARTH sites with a combined 60 beds are open in Victoria (one transitional; one overnight shelter). Three HEARTH sites with an additional combined 72 shelter beds are expected to be fully operational by the end of September 2024.
- The Province and BC Housing have been challenged to identify viable transitional HEARTH sites in cooperation with the City. Statements released in media from Victoria Mayor Alto indicate an intention to avoid a further commitment to additional transitional HEARTH sites without a matching commitment to bring a similar site forward in a neighbouring municipality. This approach is outside the scope of the MOU.
 - With the exception of one site of 30 transitional units, all HEARTH sites in Victoria are expansions of existing overnight shelters operated by non-profit service providers.
- In Spring 2024, the Victoria HEART Strategic Working Group (SWG)¹ agreed to prioritize a coordinated response to the encampment on Pandora to address its increasing level of growth, acuity, and risk/safety concerns.
- On May 16, 2024, City bylaw officers performed a large-scale coordinated sweep of Pandora, clearing tents and confiscating belongings. This action was completed independently and without providing advance notice to the Province and other SWG partners.
 - Since then, City bylaw officers have begun more strictly enforcing the daytime tenting ban on Pandora and scheduled deep cleans of the 900 block.
- On June 14, 2024, the City announced an agreement with SOLID Outreach Society to fund, for one year, a daytime access program to provide community-based services that reduce the risk and impacts of homelessness.

Advice/Recommendations; Intergovernmental Communications

¹ SWG participants include Ministries of Housing, Health, Mental Health and Addictions, Public Safety Solicitor General, and Social Development Poverty Reduction; BC Housing, City of Victoria, Island Health, Victoria Police Department, Our Place Society, Victoria Cool Aid Society, PHS Community Services Society, Beacon Community Services, SOLID Outreach Society, Pacifica Housing Advisory Association, Aboriginal Coalition to End Homelessness Society, and Victoria Native Friendship Centre.

- On August 6, 2024, in response to a safety incident involving a first responder, the Victoria Police Department (VicPD) released the “Safety Plan for Pandora and Ellice Street”, outlining a 3-Stage Plan to address public safety concerns at these encampment sites.

Advice/Recommendations; Intergovernmental Communications

NEXT STEPS:

- An Encampment Response Plan (ERP) for Pandora was initiated during interregnum on September 25, 2024, with an anticipated completion mid to late October 2024.
 - An ERP documents the expectations, roles and responsibilities, and timeline for the province, local government and local partners to remove an entrenched encampment site.
 - The primary goals of a site removal (known as a “decampment”) are to clear an encampment site while providing temporary or permanent housing offers to all those sheltering onsite, as well as access to supporting services.
- The expected timeline for the ERP is:
 - Sept 25: ERP initiated.
 - End of Sept: Salvation Army & My Place shelter beds open; 52 in total.
 - Mid-Oct: Temporary winter shelter beds open city-wide.
 - Mid-to-end Oct: Pandora encampment closes; City monitors area through physical structures (e.g., fencing) and regular bylaw enforcement.
 - End of Oct: Victoria HEART SWG regroups to confirm next encampment site for focus.
- A coordinated ERP includes daily shelter holds to support individuals leaving Pandora during the response period. As well, with the support of the Victoria HEART SWG, sub-working groups (e.g., Coordinated Access and Assessment (CAA) table) are creating options for those entering and exiting shelters, and are expediting tenanting flow, where possible, into supportive housing.
- On August 1, 2024, Victoria Mayor and Council directed city staff to work with BC Housing and Ministry of Housing to release a high-level plan by October 1, 2024, to clarify how HEART and HEARTH will be operationalized, including a schedule of key actions and timelines to the end of 2025.

- BC Housing and Ministry believe that for now, the ERP will meet the intention of the Council motion.

Advice/Recommendations

ADM RESPONSIBLE:			
Meghan Will	Assistant Deputy Minister	Homelessness, Partnerships & Housing Supports Division	Government Financial Information

Ministry Issues Note

Last Updated: October 11, 2024

Subject: BC Builds

SUMMARY OF ISSUE:

- BC Builds was launched on February 13, 2024, and is being administered by BC Housing. The program currently focuses on increasing the supply of rental housing with rents determined by community market conditions. Projects receiving capital grants must offer at least 20% of the units at 20% below market rents.

BACKGROUND:

- The BC Builds Rental Supply Program (BC Builds) is supported by a commitment from the province of \$950 million, \$321 million of which is included in the current service plan, as well as access to the Province's \$2 billion low-interest construction financing facility.
- In February 2024, the federal government announced \$2 billion in additional financing to support BC Builds projects. Federal funds will come through the Apartment Construction Loan Program (ACLP) administered by the Canada Mortgage and Housing Corporation (CMHC). Treasury Board approval will be sought to enter into this agreement to secure additional financing.
- With both provincial and federal contribution, BC Builds is anticipated to start development of a minimum of 8,000-10,000 rental homes for middle-income households over the first five years.
- BC Housing and CMHC have negotiated and agreed on the terms of a bi-lateral ACLP agreement. The Agreement requires BC Housing to offer guarantees and indemnities for projects that do not comply with ACLP lending terms. BC Housing is waiting for approval by Treasury Board before signing the agreement.
- There are 21 sites or projects at different stages of development. The 17 projects have identified development partners and are expected to deliver over 2,000 units. Another four sites are posted looking for development proposals and partners. This aligns with BC Housing's forecast indicating a commitment may be made for as many as 21 projects in fiscal year 2024/25. BC Builds aims to lower construction costs, speed up development timelines, and deliver more homes that middle-income people who live and work in B.C. can afford.
- BC Builds partners with non-profits, private developers, faith groups, First Nations, federal, provincial and local governments to identify underutilized land available to build rental housing for middle-income households.
- To be eligible to receive grants and financing for a Rental Supply Program project, partners must bring equity to the project such as capital funding, land, property, cash, grants, or other equity.

- BC Builds provides capital grants up to \$225k/unit for a limited number of units in select non-profit projects secured by a 35-year forgivable mortgage and Section 219 restrictive covenant on title. Any projects receiving provincial grants will be required to include a minimum of 20% of the units rented at 20% below market rates for middle income households for 35 years.
- Projects that also access CMHC ACLP funding will require to have 30% of units at 20% below market rent. CMHC funding will extend the amortization period to 50 years from the province's 35 years.
- BC Builds partnerships build units for middle income households as defined by Middle Income Limits:
 - Units with two or more bedrooms: Middle income households are those whose gross household income does not exceed the 75th income percentile for families with children, as determined by BC Housing from time to time. For 2024 this figure is \$191,910.
 - Units with less than two bedrooms: Middle income households are those whose gross household income does not exceed the 75th income percentile for families without children, as determined by BC Housing from time to time. For 2024 this figure is \$131,950.

NEXT STEPS:

Cabinet Confidences

ADM RESPONSIBLE:			
John Thomson	Executive Lead	Housing Innovations Division	250-812-1915

Ministry Issues Note

Last Updated: September 27, 2024

Subject: BC Building Code Priorities

SUMMARY OF ISSUE:

- The BC Codes¹, adopted from the Model National Codes (Model Codes), require balancing health and safety concerns with societal and economic interests, including affordability, climate change adaptation and mitigation, supporting innovation, and increasing productivity. Balancing recent provincial priorities with national harmonization commitments has garnered attention from industry, provincial and national stakeholders.

BACKGROUND:

Code Harmonization, Provincial Priorities, and Housing Infrastructure Funding

- The BC Codes regulate the construction and ongoing fire safety of buildings in B.C. and are based on the Model Codes. The Model Codes are developed by consensus-based committees under the leadership of the Canadian Table for Harmonized Construction Code Policy (CTHCC), made up of Deputy Ministers (DM) responsible for building and fire codes, and the Canadian Board for Harmonized Construction Codes, made up of Provincial and Territorial staff responsible for building and fire codes.
- In 2020, B.C. ratified the Construction Codes Reconciliation Agreement (CCRA) under the Canadian Free Trade Agreement. The CCRA aims reduce construction costs and barriers to manufacturing, inspection, and labour mobility by reducing or eliminating variations in technical requirements and requiring timely adoption of the Model Codes (within 18 months of their publication). The agreement also recognizes that provinces and territories have important policy goals that make some variations necessary.
- Ministry staff participate in committees that develop technical requirements to advance priorities such as housing affordability, as identified at the DM level via the CTHCC.
- Intergovernmental Communications

BC Code Changes in 2024

- The latest edition of the BC Codes came into force in March 2024, except for adaptable dwelling unit and seismic requirements which come into force in March 2025. The adaptable requirements were developed by BC to exceed the requirements of the Model Codes. The seismic requirements are from the Model Codes but have a disproportionate impact on construction around Victoria and Vancouver due to the seismic risk and soil conditions.

¹ BC Codes, as a minimum standard, regulate the design, construction, alteration, repair, and demolition of buildings and are largely based on the Model National Codes with some BC-specific variations. BC Codes regulate activities of design and construction, then ceases to apply when construction is complete. The Code is not retroactive, meaning, even if requirements in subsequent editions advance, existing buildings are not required to upgrade; although, if an existing building is being renovated, the Code applies to the portion of work that is being altered.

- The transition period responds to industry concerns about the cumulative cost implications of the requirements on useable and sellable floor space. In-stream projects that had substantial design work completed before the 2024 Codes came into force are provided a further exemption from the requirements to March 2027 to mitigate the need for these buildings to be redesigned.
- The ministry is using the transition period to further evaluate the space and cost impacts of the adaptable dwelling unit and seismic requirements and develop illustrated guides to help the industry efficiently implement the new requirements. A consultant has been retained to complete the analysis and design guides. The work will be complete by March 2025.
- Depending on the outcomes of the space impact analysis, ministry staff will explore additional mitigation measures, such as working with local governments on best practices for how floor space ratios are calculated to account for additional space that may be required to meet seismic design or adaptable dwelling unit requirements.

Planned BC Code Development

- The B.C. Building Code includes several B.C.-specific variations to address provincial priorities, including permissions for single egress stair (SES) buildings, adaptable dwelling requirements, and low carbon new construction.
- Code changes for SES designs have been well received by industry, which has asked for permissions to be expanded to mixed-occupancy and smaller buildings to increase market uptake. At the same time, the code changes have met strong opposition from the fire services community, including the Fire Chief's Association. Any further expansion of SES permissions is expected to be opposed by the fire services community.
- The CleanBC Roadmap to 2030 publicly commits the ministry to amending the BC Building Code to require zero carbon new construction by 2030, with incremental carbon reductions in 2024 and 2027. A decision on the performance tier of the Zero Carbon Step Code for 2024 was deferred to after the election.
- CleanBC also commits the Province to adopting an energy code for alterations to existing buildings in 2024. Work is underway on a national model alterations code and expected to be included in the next edition of the Model Codes. Once code language is finalized, ministry staff will make a recommendation on early-adopting the code content into the BC Building Code. The changes are expected to make modest energy performance improvements and clarify the scope of work necessary when a building is renovated.
- The next edition of the Model Codes is expected in late-2025, at which time B.C. will need to begin its work on adopting the next edition of the code in order to meet its harmonization commitment under the CCRA to implement the code within 18 months.
- Development and construction industry partners have expressed concern with the pace of regulatory changes, and a desire for the Province to provide additional time between adoption of subsequent BC Codes.

NEXT STEPS:

- Work with consultant on a space impact analysis for adaptable dwelling unit and seismic requirements as well as design guides. The space impact analysis is expected to be complete by late January 2025 and the design guides by March 2025. The study will help to inform any additional implementation supports that may be needed such as space offsets, which will need to be developed in consultation with local governments.

Advice/Recommendations

ADM RESPONSIBLE:			
John Thomson	Executive Lead	Housing Innovations	250 812-1915

Ministry Issues Note

Last Updated: September 27, 2024

**Subject: Construction Innovation:
Standardized Housing Designs,
Modular and Offsite Construction**

SUMMARY OF ISSUE:

- On September 4, 2024, the Province announced and released a catalogue of digital standardized designs to facilitate the adoption of Small Scale, Multi Unit Housing (SSMUH) on single family lots in the Province.

BACKGROUND:

- SSMUH was introduced in BC in Fall 2023 and requires local governments to allow a minimum of one secondary suite or detached accessory dwelling unit/laneway home in zones restricted to single-family residential and requires local governments to allow a minimum of three to six dwelling units, depending on location and lot size, in zones restricted to single-family and/or duplex residential.
- To encourage and facilitate the building of SSMUHs, the Province commissioned 10 standardized, customizable residential designs and a companion catalogue.
- The digital designs are free to the public and can be used by builders, designers, and homeowners to build accessory dwelling units, duplexes, triplexes, quadplexes, and townhomes.
- The designs use a component-based approach that enables many potential configurations with interchangeable floor plans. Designs can be layered two or three storeys high, including options for garages and increased number of bedrooms. There are various roof shapes, materials, and exterior cladding to choose from, with customizable features like window awnings, porches, or other design features.

NEXT STEPS:

- Work with select local governments to pilot how best to expedite local government approval of the designs, permitting, and development.
- Develop guidelines for local governments with the intent to facilitate uptake of the designs and increase the number of SSMUHs being built.
- Engage with industry to identify ways to support the adoption of these plans into modular

Advice/Recommendations

ADM RESPONSIBLE:

John Thomson	Executive Lead	Housing Innovations Division	250-812-1915
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Ministry Issues Note

Last Updated: September 26, 2024

Subject: *Digital Permitting and Construction Codes*

SUMMARY OF ISSUE:

- The Ministry of Housing is working to unlock housing construction sector productivity and innovation by digitizing construction codes and building permitting processes.

BACKGROUND:

- The regulatory system governing the approval of new housing is archaic and does not promote the use of technologies, meaning it is neither efficient nor innovative.
- A few examples include: BC Codes are available only in paper and PDF formats, some local governments require paper submissions, though many now accept 2D drawings and PDF-based building permit application processes, and a lack of coordination between local government digitization and process improvements.
- The Ministry of Housing is taking action to digitize the housing design, approval, and construction processes by digitizing the BC Codes, developing a digital building permit submission system, and through a \$9 million grant to DIGITAL. The Ministry has received \$3.9 million in funding from Natural Resources Canada (NRCan) to support the digitization of the BC Codes and digital permit submission system.

Building Permit Hub:

- Differences in processes and formats of building permit applications between communities creates barriers and increases costs for new housing.
- On May 27, 2024, the Province launched the Building Permit Hub, a voluntary digital permit submission tool piloted by four local governments designed to:
 - Standardize building permit submission requirements across local and First Nation governments in B.C.,
 - Automatically check the permit application is complete, and
 - Automatically check compliance with key parts of the BC Building Code, starting with the BC Energy and Zero Carbon Step Codes.
- Ultimately, the Hub will allow every community to process permits digitally.
- The initial version of the Hub accepts building permit applications for single-detached dwellings and small-scale multi-unit housing (i.e., duplexes, townhouses, multiplexes, accessory dwelling units, and secondary suites).
- Current plans are to scale up the Hub to include all building permit types, other local government permits (e.g., development permits), cover the full permitting workflow from submission to approval, add high-value features (e.g., status tracking) and functionality, and expand automated code compliance.
- Long-term there is the opportunity to integrate the Hub with other housing sector regulators, including WLRs, BC Hydro, and Technical Safety BC.

Digital Codes:

- The BC Building Code (BCBC) is challenging for individuals without considerable knowledge and experience to find relevant code requirements.
- HOUS is working to make the BCBC a more helpful resource for anyone building new housing. Given the diversity of code users' knowledge and experience, HOUS is taking a multi-pronged approach to developing new tools. This includes:
 1. **Everyone:** Providing the free version of the BCBC with improved search, navigation, and version tracking functionality.
 2. **Larger Developers, Building Officials:** Making a fully web-based interactive version of the BCBC available. Government Financial Information Professionals would be able to pay for access to an extensive range of search, navigation and AI functionality.
 3. **Small Residential Builders:** Testing a BCBC Navigator proof of concept designed to assist those working in the small residential building space to quickly understand and apply relevant BCBC requirements.
 4. **Engineers, Architects, Designers:** Making the BCBC fully machine-readable, which will facilitate the design process and allow for automated code compliance pre-checks in real time before a building design is even submitted for a permit.
- HOUS is exploring partnering with industry software companies on opportunities to introduce automated compliance checks of designs with the BCBC.
- HOUS is working with the National Research Council of Canada (NRC) to make construction codes machine-readable. B.C. will be an early implementer of machine-readable construction codes in Canada, helping to support successful implementation country-wide.

Sector Digitization:

- In 2022/23, HOUS provided DIGITAL with a one-time \$9 million grant to unlock innovation in the housing construction sector over three years. This complements HOUS's work to modernize the housing regulatory system.
- DIGITAL, one of five Global Innovation Clusters in Canada, is an independent, not-for-profit organization that brings together private industry, high-tech start-ups, academia, not-for-profit organizations, and governments to develop new and innovative technologies.
- DIGITAL has run two Calls for Proposals (November 2023 and June 2024) to fund discovery and trial projects designed to help grow housing production capacity in B.C. DIGITAL has \$6 million to allocate across the two calls.
- Successful projects in the first call are concentrated in digital design and scaling partnerships, including:
 - Using 3D generative design in master planning,
 - Modular construction supply chain management to deliver low-cost housing units,
 - Sustainable mass timber housing kits, and
 - A digital assistant for smart inspections.
- DIGITAL is expected to announce the funded projects in the first call in late Fall.

- Proposals submitted during the second call are still being evaluated. Proposals submitted focused on regulatory ready designs, optimizing supply chain performance and unlocking multiplex developments using modular, prefabricated, and production technologies.
- Through this program, DIGITAL brought in private sector co-investments to create partnerships across multiple organizations to grow housing, strengthen digital collaboration, share knowledge, and grow B.C.-based companies.

NEXT STEPS:

- Confirm direction to Scale Building Permit Hub to add new communities, new permit types, additional workflows, and new features.
 - Seek confirmation on short, medium, and long-term product roadmap.

Advice/Recommendations

- Continue working with NRC to make the BCBC machine-readable.

ADM RESPONSIBLE:

John Thomson	Executive Lead	Housing Innovations Division	250-812-1915
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Ministry Issues Note

Last Updated: September 22, 2024

Subject: Musqueam, Squamish, and Tsleil-Waututh (MST) Attainable Housing Initiative

SUMMARY OF ISSUE:

- On September 19, 2024, the Musqueam, Squamish and Tsleil-Waututh Nations and the Province of BC announced a partnership called the Attainable Housing Initiative on the Heather Lands in Vancouver aimed at helping thousands of British Columbians own a home, where buyers initially pay below market pricing.

BACKGROUND:

- The Attainable Housing Initiative partnership (AHI) will provide for approximately 2,600 homes built at the Heather Lands, an 8.5-hectare (21-acre) site located between West 33rd Ave and West 37th Ave at Heather St. in Vancouver.
 - The AHI will see MST Nations providing the land and the Province contributing up to \$672 million, which the Province is expected to be recoup from the purchasers as part of the program terms, allowing the Province to reinvest returned funds into future provincial programs.
- The AHI will deliver studio, one-, two- and three-bedroom 99-year strata leasehold homes initially purchased and financed by middle-income earners at below market prices through a 60/40 purchase financing arrangement.
- The framework of the 60/40 purchase financing arrangement includes:
 - A buyer owns the home but initially finances and pays only 60% of the market price for the unit using a traditional real estate transaction (e.g., down payment and financing through a mortgage with the buyer's financial institution).
 - The Province initially finances and covers the remaining 40% of the market price.
 - The 40% contribution is then repaid by the buyer to the Province either when the owner sells an AHI unit or after 25 years from the purchase date, whichever comes first.
 - A buyer under the AHI only needs an initial 5% deposit (at pre-sale) on 60% of the initial market purchase price.
 - AHI units will be sold as 99-year strata leaseholds on MST Nations-owned land.
 - The AHI and 60/40 purchase financing arrangement only applies to the original first-time purchase of the unit and not to secondary or subsequent purchase/sale transactions.
- There will be strict rules and screening measures in place within the AHI to stop speculators from flipping properties and exploiting the AHI, and to stop ineligible buyers from participating. This includes provisions in place to stop presale flipping and deter the resale of AHI units within the first three years of ownership.
- The AHI is aimed at providing ownership for middle income households who meet the eligibility criteria set out below:

- Have a total annual household income below \$131,950 (as of 2024) and net household assets below \$150,000, to be eligible for studio and one-bedroom leasehold homes.
- Have a total annual household income below \$191,910 (as of 2024) and net household assets below \$250,000, to be eligible for 2-bedroom, or larger leasehold homes.
- Buyers must be a citizen or permanent resident of Canada.
- One buyer must have resided in B.C. for the past 24 months consecutively.
- Buyers must be at least 18 years of age.
- Buyers must not own an interest in any other property anywhere else in the world at the time of purchase closing.
- Buyers must prequalify for a mortgage and must have the minimum pre-sale deposit of at least 5% of the value equal to 60% of the market purchase price.
- Use the home as the owner's principal residence.

Business Information; Intergovernmental Communications

NEXT STEPS:

- Confirm mandate to continue with the AHI Fairmont development and if confirmed, ^{Cabinet}Confidences

Cabinet Confidences

ADM RESPONSIBLE:			
John Thomson	Executive Lead	Housing Innovations Division	250-812-1915

Ministry Issues Note

Last Updated: September 26, 2024

Subject: *Short-Term Rentals Implementation (Compliance, enforcement and operations)*

SUMMARY OF ISSUE:

- The *Short-Term Rental Accommodations Act* (STRAA) was passed in fall 2023 and established a new provincial regulatory scheme for short-term rentals (STRs).
- As part of STRAA implementation, a new Short-Term Rental Branch (STRB) within the Housing and Land Use Policy Division of the Ministry of Housing has been established.
- This note provides an update on operations within the STRB, including the Compliance and Enforcement Unit, STR Data Portal, and STR Registry/Registrar.

BACKGROUND:

Short-Term Rental Branch

- The STRB was created to facilitate the STR registration requirements, support local governments and ensure that STR hosts and platforms abide by the new rules. The Branch includes:
 - The provincial Compliance and Enforcement Unit, which is responsible for investigating and enforcing compliance with STRAA and regulations.
 - The Data Portal, a first-of-its-kind in Canada, which provides the information needed by local governments to monitor and enforce their short-term rental rules, including the ability for local governments to have the platform companies remove listings that are not complying with local business licensing requirements.
 - The provincial Registry, which will require hosts to register their STR listings and will also require STR platforms to register and to ensure that listings on their sites are registered.

Compliance and Enforcement Unit

- The Compliance and Enforcement Unit (CEU) is responsible for the enforcement of the STRAA.
- Since July 2024, the public has been able to submit complaints through an online Public Tip Information Form for the CEU to review, assess, and assign if an investigation is warranted.
- Since the Tip Form has been open, approximately 1,200 tips have been submitted through the online form.
- The CEU Director is a delegated decision-maker under the legislation who has the authority to issue compliance orders and administrative monetary penalties.
- The CEU has focused efforts on achieving voluntary compliance through outreach and education of the new rules, however, for those hosts and platforms who do not comply, the CEU will be taking enforcement action in the coming months.

STR Data Portal

- The Data Portal provides local governments with monthly platform data on STR listings, including host contact information, property address, and bookings history, and establishes a notice and takedown process to remove listings that are not compliant with a local government business licence requirement (i.e., do not have a valid local government business licence or licence has been suspended).
- This system responds to one of the 13 recommendations from the 2021 Joint Province-UBCM report, [Priorities on Short-Term Rentals](#). This recommendation identified the need for all online accommodation platforms to make data available through a provincial interface, which all local governments can pull information on property listings, hosts, bookings, and complaints in their community.
- Since May 1, 2024, major platforms have been required to upload listing information to the Data Portal on a monthly basis.
- Major platforms are those with more than 1,000 listings (e.g., Airbnb, Booking.com, Vrbo (Vacation Rental by Owner)).
- As of August, there are 55,419 STR listings. This includes both active and inactive listings in British Columbia, based on available data in the STR data portal.
- Local Governments with a signed Information Sharing Agreement have access to the Data Portal, where they can access information provided by platforms to inform their local requirements.
- Access to the Portal is currently only available to local governments that regulate STRs through business licensing or bylaws. The Province will explore options for providing access to local governments that regulate STRs in other ways (such as through zoning or temporary use permits) in the future.
 - To date, 49 of 61 eligible local governments have gained access to the Data Portal.

STR Registry/Registrar

- Work is underway to implement the final phase of regulations for the STRAA, which will outline provisions related to the forthcoming Registry, ^{Cabinet Confidences}
- ^{Cabinet Confidences} The STR Registry system is being developed by BC Registry Services and will be housed within the BC Registry Services system once it goes live.
- The Registrar will make statutory decisions to grant or deny applications for registration, and suspend or cancel registrations, in accordance with the STRAA and administrative justice principles.
- ^{Cabinet Confidences}

NEXT STEPS:

Cabinet Confidences

ADM RESPONSIBLE:		
Bindi Sawchuk	ADM, Housing and Land Use Policy Division	Planning and Land Use Management Branch
		Government Financial Information

Ministry Issues Note

Last Updated: October 1, 2024

**Subject: *Short-Term Rentals Policy
(Phase 3 Regulations, Legal Action
and Results so Far)***

SUMMARY OF ISSUE:

- The *Short-Term Rental Accommodations Act* (STRAA) was passed in fall 2023 and establishes a new provincial regulatory scheme for short-term rentals. This note provides an update on the final phase of regulations to establish the short-term rental registry, current litigation on the STRAA and estimated impacts of the STRAA so far.
- Public communications have noted that the new registry will launch in late 2024 / early 2025. ^{Advice/Recommendations}

Advice/Recommendations

BACKGROUND:

- The STRAA passed on October 26, 2023, establishing a new provincial role in regulating short-term rentals (STRs) to return homes back into the long-term housing market.
- The STRAA aims to return STRs to the long-term housing market by giving local governments stronger tools to enforce short-term rental bylaws and by establishing a new provincial role in the regulation of STRs.
- The STRAA:
 - Established a principal residence requirement in applicable communities, limiting STRs to a principal residence plus one secondary suite or accessory dwelling unit on the same property.
 - Ended non-conforming use protections for STRs. In some areas, these protections allowed STRs to operate even when against local bylaws.
 - Established a new requirement for STR hosts to display a valid business licence number on their listings in areas where a business license is required by the local government. STR platforms are also now required to remove listings that lack valid local government business licences upon request from a local government.
- As the final phase of implementation of the new STR regulatory scheme, the Province will require hosts to register their STR listings through a new provincial registry and will require STR platforms (e.g. Airbnb, VRBO, etc.) to ensure that listings on their sites are registered. Platforms will also be required to register.

- Cabinet Confidences

Cabinet Confidences

- The registry will reduce the number of non-compliant listings on platforms by adding a proactive screen, through the platform validation of registration numbers, alongside continued reactive enforcement from the STR Compliance and Enforcement Unit (CEU).

Phase 3 Regulations

Cabinet Confidences

Legal Action

- In April 2024 a group of petitioners filed a judicial review in the BC Supreme Court as Westcoast Association for Property Rights et al v. His Majesty The King.
- This matter was heard before Justice Jasmin Ahmad from June 17 to June 21.

Legal Information

- The timing of a decision in this case is unknown.

Legal Information

Results To Date

- HOUS has been tracking the number of frequently rented entire home (FREH) STR listings in BC since Summer 2023 using data from AirDNA to measure the impact of the STRAA on STR market activity in BC.
- FREH STR listings are entire-home STR listings that were available to book for at least 183 nights (half the year) and actually booked for at least 90 nights in the last twelve months. The metric aims to track the number of potential long-term housing units that are rented as STRs so frequently that they are not available for housing.
- While FREH uses data from the previous 12 months, and therefore takes time to fully show the effects of changes, the effects of the STRAA are evident.
 - According to HOUS analysis of AirDNA data, the number of FREH STR listings in BC peaked at nearly 18,700 in March 2024.
 - As of August 2024, the number of FREH STRs has declined by 4.9% or around 900 listings to 17,800.
 - In areas with the principal residence requirement, FREH STR listings have decreased by 8.9% from 9,100 in March 2024 to 8,300 in August 2024 (-800 listings).
- Platform data from the STR Data Portal also shows that overall STR activity has declined with approximately 51,000 entire unit STRs reported in May 2024 and 50,100 units in August 2024, a decline of 900 units or 1.8%.
 - Note: this data includes a high volume of inactive listings and so should be interpreted with caution. An inactive listing is defined as one that did not have any bookings or reservations from May to August.
- A recent report, “Short Term Rental Regulations in British Columbia”, by McGill Urban Politics and Governance (UPGo) researcher David Wachsmuth found early evidence to suggest that BC’s new principal residence restriction has reduced commercial STR listings:
 - At the end of June 2023, UPGo identified 13,624 FREH listings on Airbnb in BC; a year later, by July 2024, 15.8% of these listings were removed, with the largest impact in Northern BC and Vancouver Island.
 - Among the same FREH listings, highly active listings (booked over 240 nights in 2023) also fell by 18.7%.
 - The UPGo report notes larger impacts compared to the Ministry’s analysis because their methodology predicts FREH listings using the previous three months of data, rather than the previous 12, allowing it to show trends more quickly.
 - While Wachsmuth has stated that his research is published in peer reviewed journals, he has received public criticism over both his research methods and the funding he receives from the BC Hotel Association, with AirDNA stating on Sept 30 that they had revoked his access to their data because of these concerns.

NEXT STEPS:

- Ministry staff recommend that the final round of regulations on the short-term rental registry be put forward for Cabinet’s consideration as soon as possible to enable registry launch.

Cabinet Confidences

ADM RESPONSIBLE:		
Bindi Sawchuk	ADM, Housing and Land Use Policy Division	Planning and Land Use Management Branch
		Government Financial Information

Ministry Issues Note

Last Updated: September 20, 2024

Subject: Local Government Density Initiatives (LGDI) Pro-active Zoning, Development Finance, ACCs & DCCs

Pro-active Zoning

SUMMARY OF ISSUE:

- *Bill 44 Housing Statutes (Residential Development) Amendment Act* came into force on December 7, 2023. Bill 44 included requirements for pro-active zoning, which involves: more robust requirements for housing needs reports (HNRs) every five years (starting with an Interim HNR by January 1, 2025); requiring municipalities to update Official Community Plans (OCPs) and zoning bylaws every five years to align with their HNR (first updates due December 31, 2025); as well as changes to public hearings.

BACKGROUND:

- In fall 2023, the Province passed *Bill 44* which introduced the following key proactive planning changes:
 - **Updated Housing Needs Report (HNR) legislation:** all local governments are required to complete an Interim HNR by January 1, 2025. Following this, all local governments must then complete 'regular' Housing Needs Reports by December 31, 2028, and every 5 years thereafter. All HNRs must include the number of housing units needed over 5 and 20 years, calculated using a standardized methodology ("HNR Method"), to ensure that HNRs are both more robust, consistent and comparable
 - **OCP and Zoning Bylaw Updates:** by December 31, 2025, all municipalities must review and update their OCP and zoning bylaw(s) to accommodate anticipated housing needs over at least 20 years, as identified in their Interim HNRs. After this, OCPs and zoning bylaw updates are due every 5 years, following the completion of each new HNR.
 - **Changes to the Public Hearing Process:** public hearings are prohibited for rezonings for housing projects that are consistent with the OCP. Public hearings are still required whenever local governments update or develop new OCPs or consider rezonings for projects that are not consistent with the OCP.
- A key outcome of these changes is that municipalities must now ensure their OCPs and zoning bylaws accommodate the 20-year number of housing units as identified in the HNR. This wider range of "pre-zoned" sites will allow housing projects to advance without site-by-site zoning processes or public hearings, delivering more homes, faster.
- Local governments will not be required to zone for rental or affordable housing but will be required to include policies in their OCPs that address affordable housing, rental

housing, special needs housing, seniors housing, family housing and other specific housing needs.

- Local governments are not required to notify the Province once an Interim or Regular HNR is completed. However, they must receive both the Interim HNR and Regular HNR at a public council or board meeting and publish them on a publicly accessible website.

Key Dates

- **January 1, 2025:** All local governments complete an Interim HNR, using the “HNR Method.”
- **December 31, 2025:** all municipalities (not regional districts or the Islands Trust) update their OCPs and zoning bylaws to accommodate anticipated housing needs over at least 20 years, as identified in their Interim HNR.
- **December 31, 2028:** after the Interim HNR, local governments complete their first “regular” HNR by this date, and every five years thereafter.
- **December 31, 2030:** All municipalities (not regional districts or the Islands Trust) update their OCPs and zoning bylaws to align with the HNRs, by this date and every five years thereafter.

NEXT STEPS:

Advice/Recommendations

Development Finance, Amenity Cost Charges & Development Cost Charges

SUMMARY OF ISSUE:

- *Bill 46: Housing Statutes (Development Financing) Amendment Act, 2023* made changes to the *Local Government Act* and *Vancouver Charter* to provide new and expanded development finance tools to help local governments fund essential infrastructure and amenities to support an increased population. The existing Development Cost Charges tool (DCCs) was updated to include fire protection facilities, police facilities, and solid waste facilities. The new Amenity Cost Charges (ACCs) tool was introduced to enable local governments to collect funds from new development to help pay for amenities like community centres, recreation centres, daycares, and libraries, without a rezoning.

BACKGROUND:

- Local governments have a range of development financing tools, like development cost charges (DCCs) (known as development cost levies (DCLs) in Vancouver), that can be used to acquire, construct, and plan new capital assets needed to accommodate growth.

- DCCs/DCLs are charges levied by local governments on new development to pay for legislated categories of infrastructure needed to adequately service new development. Bill 46 introduced updates to the infrastructure categories eligible to be collected through DCCs/DCLs to include fire protection facilities, police facilities, and solid waste facilities in addition to infrastructure such as water, sewer, drainage, and roads that has traditionally been funded by DCCs/DCLs.
- Bill 46 also created a new amenity cost charge (ACC) tool that allows local governments to collect funds for amenities like community centres, recreation centres, daycares, and libraries, without having to go through a rezoning process for that purpose. Advice/Recommendations
- The new and expanded development finance tools ensure that local governments can fund the infrastructure and amenities necessary to support population growth without needing a rezoning, while providing greater certainty and transparency to builders regarding the costs associated with a development.
- Interim guidance is available on the Ministry website and provides information for local governments on how they can update or adopt new DCC/DCL and/or ACC bylaws.

NEXT STEPS:

Advice/Recommendations

ADM RESPONSIBLE:

Bindi Sawchuk

ADM, Housing and Land
Use Policy Division

Planning and Land Use
Management Branch

Government Financial
Information

Ministry Issues Note

Last Updated: October 15, 2024

Subject: Local Government Density Initiatives (LGDI) Small-Scale Multi-Unit Housing (SSMUH), Transit Oriented Areas (TOA) compliance

Small-Scale Multi-Unit Housing (SSMUH) Compliance

SUMMARY OF ISSUE:

- In November 2023, the Province passed the *Housing Statutes (Residential Development) Amendment Act, 2023* to help enable more small-scale multi-unit housing (SSMUH) in communities across British Columbia. The Province provided a deadline for local governments to amend local bylaws by June 30, 2024. As of September 17, 2024, 173 out of 188 local governments have notified HOUS that they have amended their zoning bylaws.

BACKGROUND:

- The *Housing Statutes (Residential Development) Amendment Act, 2023* made amendments to the *Local Government Act* and *Vancouver Charter*.
- The legislation required local governments to update their bylaws by June 30, 2024, to accommodate SSMUH (e.g. ground-oriented units like laneway homes, duplexes, townhomes, etc.) across all previously restricted zones (except in areas where they applied for an extension). Required changes included:
 - Permitting 3-4 units on lots zoned exclusively for single-family or duplex dwellings in municipalities with populations over 5,000 and in areas within Urban Containment Boundaries.
 - In those same areas, permitting a minimum of 6 units on lots close to bus stops with frequent service, as defined in regulation.
 - In places where the 3–6-unit requirements do not apply, allowing for a secondary suite and/or accessory dwelling unit (ADU) in areas previously zoned exclusively for single-family housing.
- Some exemptions to these requirements apply:
 - Exempt from all SSMUH requirements: lands in a local trust area under the *Islands Trust Act*; lands where a rural land use bylaw under section 457 of the *Local Government Act* applies; land within designated Transit-Oriented Areas (higher density requirements apply), and lands subject to hazardous conditions that cannot be mitigated, as detailed in a report by a qualified professional.
 - Exempted from 3-6 unit requirements (but required to permit a secondary suite and/or ADU): land protected under s.12.1(2) of the *Heritage Conservation Act* or other heritage designations through the *Local Government Act*; land not

connected to both a water and sewer system provided as a service by a municipality or regional district; land within zones where the minimum lot size for subdivision is 4,050 m²; parcels larger than 4,050 m².

- The legislation also established the ability for local governments to apply for an extension to the SSMUH compliance deadline if they met one of the following 3 conditions: (1) the local government was in the process of upgrading infrastructure servicing in an area where SSMUH would apply; (2) the infrastructure servicing an area was deemed to likely increase a risk to health, public safety, or the environment; or (3) there was an extraordinary circumstance that would otherwise prevent compliance in relation to the extension area.
- In early 2024, the Province distributed \$51 million as a grant-based capacity funding program directly to local governments to support local governments in implementing SSMUH and other new legislative requirements.

NEXT STEPS:

- Compliance – As of September 17, 2024, 173 out of 188 local governments have notified HOUS that they have amended their zoning bylaws, and ^{Advice/Recommendations}
Advice/Recommendations
- Extensions - Of the applications received, 21 local governments were granted extensions to provide more time to amend zoning bylaws and upgrade infrastructure for some, or all, of their community. New compliance deadlines range from December 31, 2024, to December 31, 2030. Seven extension requests were refused, with communities given 90 days from the date of the decision letter to comply with the SSMUH legislation. The new compliance dates are:
 - October 13, 2024 – Langley (Township) and Mount Waddington Regional District
 - December 16, 2024 – Ladysmith, Maple Ridge, Nanaimo Regional District, Sooke, and View Royal^{Advice/Recommendations}
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Transit-Oriented Areas Compliance

SUMMARY OF ISSUE:

- In November 2023, the *Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023* was passed to enable higher density neighbourhoods near prescribed transit stations and to eliminate minimum parking requirements near these transit stations. Municipalities were required to designate Transit-Oriented Areas (TOAs) by bylaw by June 30, 2024. As of October 15 2024, Advice/Recommendations

Advice/Recommendations

Advice/Recommendations

The Ministry of Transportation and Infrastructure is responsible for the implementation of this legislation.

BACKGROUND:

Legislative Framework

- The *Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023*, made amendments to the *Local Government Act* and *Vancouver Charter*.
- The legislation requires 31 municipalities 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 by June 30, 2024;
 - Allow developments up to prescribed minimum levels of density and building height to proceed when making zoning decisions in TOAs;
 - Adopt parking bylaws establishing that the provision of off-street residential parking is not required in TOAs by June 30, 2024; and
 - 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 intent of these changes is to ensure that higher-density residential development and complete communities can be built near the 104 transit stations listed in the regulations.
- Transit stations were identified as TOAs based on service levels and the presence of permanent, purpose-built infrastructure. Land-use planning was not considered when identifying TOAs.
- Parcels of land in TOAs that are zoned to permit residential as a primary use are subject to the minimum allowable density framework. This means that municipalities cannot reject a rezoning application based solely on density and height if the proposal is less than or equal to the density and height set out in the regulations.

Compliance

- Using the policy manual as guidance, municipalities impacted by the legislation were

required to designate TOAs within their jurisdiction by bylaw using prescribed coordinates by June 30, 2024, and to notify MOTI with a copy of the adopted bylaw.

- In instances of non-compliance, the Minister of Transportation and Infrastructure and Minister of Housing issued Notices recommending the municipalities adopt or amend TOA bylaws by a new compliance deadline; October 31, 2024. Should a municipality neglect to comply with the recommendation(s) in the Notice, the Lieutenant Governor in Council (LGIC) may designate the TOA in respect of that municipality.

Advice/Recommendations

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NEXT STEPS:

Advice/Recommendations

ADM RESPONSIBLE:

Bindi Sawchuk

ADM, Housing and Land
Use Policy Division

Planning and Land
Use Management
Branch

Government Financial
Information

Ministry Issues Note

Last Updated: September 20, 2024

Subject: Local Government Density Initiatives 2 (LGD12): Affordable Housing Gap, Density Bonus and Inclusionary Zoning, Works and Services and Transportation Demand Management, Tenant Protection Bylaws

Affordable Housing Gap

SUMMARY OF ISSUE:

- The Ministry of Housing is undertaking research to better understand the potential affordable housing funding gap resulting from recent changes to legislation that support proactive zoning.

BACKGROUND:

- Some municipalities have historically negotiated “Community Amenity Contributions” (CACs) with developers during rezoning processes, to raise contributions (both cash and in-kind) for affordable housing projects.

Advice/Recommendations

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- While the new Amenity Cost Charge (ACC) and updated Development Cost Charge (DCC) tools enable local governments to obtain revenue for many of the other costs related to new infrastructure, they are not able to raise contributions for affordable housing.

- The new inclusionary zoning tool in Bill 16 (see below) provides a means for local governments to secure affordable housing in new developments,

Advice/Recommendations
Advice/Recommendations

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NEXT STEPS:

Advice/Recommendations

Density Bonus and Inclusionary Zoning

SUMMARY OF ISSUE:

- Bill 16, the *Housing Statutes Amendment Act, 2024*, was passed on April 25, 2024, and provides local governments with new authorities. These include a new inclusionary zoning tool, which enables local government to require affordable housing units be included in new developments, and amendments to the existing density bonus tool, which provides developers with the option to build to a higher density in exchange for providing affordable housing or amenities.

BACKGROUND:

- The new inclusionary zoning and updated density bonus tools support local governments to implement the shift to a proactive planning and zoning framework.
- Inclusionary zoning requires a certain amount of units in a new development be provided as affordable housing and provides greater certainty regarding affordable housing contributions for the development industry, local governments, and the public.
- Inclusionary zoning is available for use by most local governments in the province as of April 25, 2024.
- When using inclusionary zoning, local governments must set out requirements “up-front” in a bylaw, which must be informed by financial analysis and consultation. Outcomes must be reported annually.
- It is expected that inclusionary zoning would be most effective in areas with high land values, and in high-density developments. Flexibility is provided to local governments to tailor inclusionary zoning requirements to suit local conditions.
- Density bonus is an updated existing tool that provides a developer with the option to build to a higher density in exchange for providing affordable housing or amenities.
- This tool will continue to operate in the same way it did prior to Bill 16; however, there are new requirements for local governments to undertake financial analysis, consultation, and report outcomes annually. These new requirements come into effect on a date to be set by regulation, which must be on or after June 30, 2025.
- Density bonus and inclusionary zoning can be used on the same site, but density bonusing can only be used for densities higher than inclusionary zoning densities. By stacking density bonus higher than inclusionary zoning, local governments can encourage even more housing to be built on the site.
- Inclusionary zoning and density bonus contributions may be satisfied on-site, off-site, or through cash in-lieu, depending on the details of the enabling bylaws.

NEXT STEPS:

Advice/Recommendations

Works and Services and Transportation Demand Management

SUMMARY OF ISSUE:

- Bill 16, the *Housing Statutes Amendment Act, 2024*, was passed on April 25, 2024, and provides local governments with a range of new and expanded authorities to support complete communities. This includes works and services, road dedication, and transportation demand management (TDM) authorities. Advice/Recommendations

BACKGROUND:

- New and expanded authorities within Bill 16 provide local governments with tools to obtain critical infrastructure and amenities while shifting to proactive zoning. The new tools include:
 - Expanded works and services authorities to require a broader range of works and services in a wider range of circumstances (at *both* subdivision and building permit stage).
 - Expanded road dedication authorities for local governments to require that new developments provide a portion of land for new or widening of existing roads as a condition of *building permit* (up to 20 m).
 - Expanded authority to acquire land for alternative forms of transportation at the *subdivision* or *building permit* stage (up to 5 m) for constructing and installing sustainable design features and transportation infrastructure that supports walking, bicycling, or transit.
 - Transportation Demand Management authorities to define and require TDM measures in new developments (or cash-in-lieu).

Advice/Recommendations

Tenant Protection Bylaws

SUMMARY OF ISSUE:

- Bill 16, the *Housing Statutes Amendment Act, 2024*, was passed on April 25, 2024, and provides municipalities with the authority to develop tenant protection bylaws to require developers to provide added support for tenants facing displacement in cases of redevelopment.

BACKGROUND:

- Providing new authority for tenant protection bylaws will ensure that while densifying, municipalities can continue to build complete communities while minimizing negative impacts to tenants who are displaced.
- Supports include financial compensation, financial and/or other assistance to find a new place to live, notice or information, and the right of first refusal to a new housing unit.
- Municipalities previously negotiated tenant protections at individual site rezonings.
- Tenant protection bylaws do not replace or override the rights and responsibilities of landlords and tenants under the *Residential Tenancy Act*.
- Tenant protection bylaws only apply to tenancies ended in the case of redevelopment as defined in the *Community Charter*, s.63.1:
 - Demolition of residential property for the purpose of constructing a new structure on the parcel where the property was located;
 - Partial demolition of residential property to the extent that one or more rental units within the residential property are completely and irreversibly destroyed.
- Tenant protection bylaws are not intended to apply in cases of renovation.

NEXT STEPS:

Advice/Recommendations

- Engagements with landlords, tenant advocates and local governments are planned for December 2024 to inform the comprehensive guidance.

ADM RESPONSIBLE:			
Bindi Sawchuk	ADM, Housing and Land Use Policy Division	Planning and Land Use Management Branch	Government Financial Information

Ministry Issues Note

Last Updated: September 26, 2024

Subject: *Housing Targets Program*

SUMMARY OF ISSUE:

- The *Housing Supply Regulation* includes 17 municipalities yet to receive housing targets
Advice/Recommendations

BACKGROUND:

- The *Housing Supply Act* came into force May 31, 2023, and the *Housing Supply Regulation* identifies 47 municipalities for which targets can be issued. Since September 2023, the Province has issued housing targets for 30 municipalities.
- Targets are based on existing unmet and anticipated housing need, with the target for net new units set at 75% of total estimated housing need. Municipalities are expected to strive to meet 100% of housing need in their communities.
- Implementation of the Housing Targets Program involves five key stages:
 1. **Selection of Municipalities:** The Ministry utilizes a Selection Index as an objective measure to prioritize municipalities with greatest overall housing pressures.
 2. **Housing Needs Validation and Target Setting:** The Ministry applies the Housing Targets Methodology to estimate housing need and consults with a municipality and First Nations on any proposed housing target order before it is issued.
 3. **Implementation:** Municipalities create the conditions necessary to increase housing supply and meet their targets.
 4. **Progress Reporting:** Municipalities submit progress reports over a 5-year period to the Ministry, and an evaluation of progress is undertaken with recommendations to the Minister.
 5. **Compliance:** If targets are not met and satisfactory progress is not made toward achieving targets, the Minister has the option to:
 - Appoint an advisor to review municipal processes and submit a report to the Minister with recommendations.
 - Issue a directive. If the municipality fails to comply with the directive, the minister can recommend that the Lieutenant Governor issue an Order In Council to enact or amend a bylaw or approve or reject permit(s).
- Ten municipalities in Cohort 1 received targets on September 26, 2023, requiring 60,123 units. First annual progress reports are due Nov. 14, 2024.

Ministry Issues Note

Last Updated: September 25, 2024

**Subject: *Belonging in BC:*
*Homelessness Plan***

SUMMARY OF ISSUE:

- The Province is implementing Phase 1 of the *Belonging in BC Homelessness Plan*, and planning for next steps to prevent and reduce homelessness

BACKGROUND:

- Based on provincial administrative data from shelter and social assistance programs, at least 26,376 individuals experienced homelessness in 2021 and an estimated 28,710 individuals in 2022 (the most recent year of available integrated data).
- Homelessness and housing insecurity are at the confluence of a series of ongoing crises in BC, including the availability of affordable housing, economic and inflationary pressures and poverty, and overdose and toxic drugs. Because of the complex nature of the issue, it requires action and collaboration from multiple ministries, as well as with partners external to government, to achieve lasting solutions.
- A 2020 mandate commitment was the development of a provincial plan to address homelessness supported through the mandates of the Ministries of Social Development and Poverty Reduction, Health, Mental Health and Addictions, Municipal Affairs, and Children and Family Development.
- Released in April 2023, *Belonging in BC* is the first provincial plan to prevent and reduce homelessness and includes actions and initiatives that were backed by \$633 million in Budget 2022 (over three years) and \$1.5 billion in Budget 2023. It brings together ministry, Indigenous and community partners on a shared path with a phased plan and policy framework to guide coordinated actions aimed at making homelessness rare, brief, and one-time.
- Phase 1 of *Belonging in BC* (2022 – 2025) is focused on people with the highest, most complex needs. Phases 2 and 3 of the plan are to develop and implement targeted interventions for priority populations and actions to support system transformation.
- Current Phase 1 initiatives included under this plan include:
 - An Encampment Response Framework, a policy and practise guide in development to support communities and partners when responding to homeless encampments.
 - Homeless Encampment Actions Response Teams (HEART) & Homeless Encampment Action Response Temporary Housing (HEARTH), two new programs in priority communities to provide people sheltering outdoors and in encampments with better access to a range of support services, new shelters, and housing options.
 - Complex Care Housing for people who have significant mental health, addictions, or concurrent issues, as well as functional needs like acquired brain injuries that

are often left to experience homelessness or at risk of eviction (led by the Ministry of Mental Health and Addictions).

- Implementing the Integrated Support Framework to improve coordination of and access to services and supports including health, social, cultural, and housing wraparound supports for people experiencing or at risk of homelessness.
 - New supports for renters, including a new Supported Rent Supplement Program that pairs a rent supplement with wraparound supports.
 - Creation of new housing units and investments.
 - Additional funding for the BC Rent Bank program to help people with low incomes maintain their housing, preventing homelessness and evictions.
 - Increased supports for youth transitioning to adulthood from government care (led by the Ministry of Children and Family Development).
 - Community Integration Specialists to help people experiencing homelessness access financial support and navigate government programs (led by the Ministry of Social Development and Poverty Reduction).
 - An Indigenous and a Persons with Lived Experience advisory committees.
 - Investments in new data and information management systems to improve policy and program design.
 - Implementation of a Performance Measurement and Evaluation Framework.
- Alongside *Belonging in BC*, revitalizing the DTES has been a key priority as part of provincial homelessness initiatives to improve outcomes for residents through increasing supportive housing and other forms of housing and shelter, as well as targeted initiatives to address the prevalence of homelessness, poverty, and mental health and substance use challenges. Key initiatives include the DTES Provincial Partnership Plan (see Note 34), launched in April 2023,^{Advice/Recommendations}
Advice/Recommendations

Considerations / Perspectives / Opportunities:

- Government Action: The public continues to identify homelessness as a critical issue that requires action and raises concerns about the effectiveness of government actions. The connection between homelessness, mental health and addictions, decriminalization, and community safety are regularly raised by both citizens and the media. Implementation of a provincial homelessness plan such as *Belonging in BC* presents an opportunity for government to demonstrate action on this critical issue, as well as a vehicle to which new initiatives and funding can be linked.
- Prevention focus: Despite sustained investment in homelessness interventions and focused investment in other upstream areas (e.g. affordable housing, poverty reduction, mental health and addictions, youth transitions from care), the number of people

experiencing homelessness each year in BC continues to rise (increasing by 8.8 per cent from 2021 to 2022, while the overall population of BC grew by 2.5 per cent over the same time period).^{Advice/Recommendations}

Advice/Recommendations

- Continued cross-ministry work to identify any policy and programming gaps and improve communication and collaboration between ministries will be key to preventing new cases of homelessness.^{Advice/Recommendations}

Advice/Recommendations

- Indigenous/Lived Experience Engagement: The Indigenous and Persons with Lived Experience advisory committees established under *Belonging in BC* present opportunities for Government to pursue consequential reconciliation with Indigenous people and seek meaningful feedback from people with lived experience of homelessness on our collective efforts to prevent and reduce homelessness.

NEXT STEPS:

Advice/Recommendations

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Advice/Recommendations

The Ministry of Housing has contracted the Canadian Alliance to End Homelessness to work in partnership with the ministry and in collaboration with BC Housing to 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. The ministry is also considering how to improve and expand access to a broader range of clinical and non-clinical services in different setting, including supportive housing.

Cabinet Confidences

Cabinet Confidences

ADM RESPONSIBLE:			
Meghan Will	Assistant Deputy Minister	Homelessness and Supportive Housing Policy Branch Homelessness, Partnerships and Housing Supports Division	Government Financial Information

Ministry Issues Note

Last Updated: September 24, 2024

**Subject: Downtown Eastside (DTES)
Provincial Partnership Plan**

SUMMARY OF ISSUE:

- The Province implemented Phase 1 of the DTES Provincial Partnership Plan to improve health and safety in Vancouver’s Downtown Eastside (DTES) neighbourhood, and is developing a proposed approach to Phase 2.

BACKGROUND:

- The DTES is one of Vancouver’s oldest neighbourhoods. While no official community boundaries exist, the DTES is generally considered to include parts of Chinatown, Gastown, the Oppenheimer District, Thornton Park, Strathcona, Victory Square, and the Industrial Lands.
- The DTES is located on the traditional territories of the Musqueam, Squamish and Tsleil-Waututh Nations, and is home to a disproportionately high number of Indigenous people from many different Nations.
- The DTES has a strong history of resilience and community activism.
- Currently, the DTES is home to large numbers of people experiencing homelessness, people with mental health and/or addictions issues, and people living in poverty, as well as a large concentration of social and community services.
- In March 2023, the Province released *Supporting the Downtown Eastside: Provincial Partnership Plan* (‘the Plan’), a working document that supported immediate action and longer-term planning to achieve improvements for people experiencing homelessness in the DTES. The plan defines an updated neighbourhood vision under four goals: engaged community, safe communities, integrated health and social services, and accessible shelter and housing options.
- Throughout 2023, the Province worked across ministries and with partners, including the City of Vancouver, service providers, and Indigenous and community organizations, to advance to goals and actions defined in the plan.
- Key accomplishments achieved in 2023/24 include (see Appendix A for detailed list):
 - Expanding the supply of supportive housing, renovated single room occupancy (SRO) spaces, and other affordable housing options.
 - Expanding health, mental health and substance use supports.
 - Improving community social services through expanded government programs and targeted investments to non-profit providers to maintain or expand services.
- Ongoing community engagement has been a key success to developing and implementing the Plan; continued prioritization of community engagement will support the Province’s position as a leader in restoring community health, wellness, and safety in the DTES.

NEXT STEPS:

Advice/Recommendations

APPENDIX A: DTES 23/24 Detailed List of Accomplishments

- In 2024, the Province provided funding through the Community Emergency Preparedness Fund to upgrade the Carnegie Community Centre to operate as a safe centre for vulnerable people during extreme weather, including heat and poor air quality.
- The Province, through BC Housing, provided approximately \$4 million combined to the 390 Main Street and 320 Alexander Street Drop-in Programs in 2024. These funds enable the City of Vancouver to deliver vital services, including safe refuge, food, healing and wellness support for vulnerable people.
- In May 2023, the Province introduced amendments to enable the city to regulate SRO vacancy control, keeping rents affordable for people with low incomes, preventing as many as 1,000 people from losing their homes.
- In November 2023, construction started on more than 100 affordable and supportive homes, located at 320 Hastings St., for Indigenous people and people experiencing or at risk of homelessness in the DTES.
- In October 2023, the Province bought Keefer Rooms, 222 Keefer St., preventing nearly 50 affordable housing units from being lost to the private market.
- In August 2023, construction started on Ho'-kee-melh Kloshe Lum, located at 1015 East Hastings St., which will provide approximately 170 mixed-use homes and 80 shelter beds for Indigenous people and others in the community.
- In summer 2023, the Province opened nearly 90 new safe temporary supportive homes for people experiencing homelessness, located at 2142 Ash St., and 1525 and 1535 Western St.
- In 2023, the Province provided a one-time grant of \$11 million to the Downtown Eastside Single Room Occupancy Collaborative Society to offer supports to people living in private SROs.

- In 2023-24, the Province provided approximately \$1.8 million to the DTES Women's Centre to renovate its facilities, such as centralized office spaces, upgraded accessibility features, programming space and a kitchen that will provide meals for more than 900 women.
- In April 2023, the Province, through BC Housing, provided \$54.6 million to purchase and renovate the 115-unit building at 1450 West 12th Ave. to provide supportive housing for people living in Vancouver SRO buildings, opening additional avenues toward housing for people sheltering outdoors in the DTES.
- The Province provides \$275,000 annually to fund the Overdose Prevention Society's Emergency Response in the DTES (The Hub). The Province also provided a \$21,000 grant to the society to purchase emergency supplies in 2023.
- In 2023, the Province provided \$54,000 to update the Wish Drop-In Centre Society's facilities.
- In 2023, the Province provided \$25,000 to the Binner's Project to purchase supplies, safety gear and uniforms.

ADM RESPONSIBLE:

Meghan Will

Assistant Deputy Minister

Homelessness, Partnerships and
Housing Supports Division,
Engagement and Encampment
Response Branch

Government Financial
Information

Ministry Issues Note

Last Updated: September 24, 2024

Subject: *Emergency Shelters*

SUMMARY OF ISSUE:

- There is a growing demand for shelter space for people experiencing homelessness during cold weather that exceeds the capacity of the current shelter system.

BACKGROUND:

- More than 5,900 shelter spaces were open throughout the province during 23/24, including permanent, temporary and Extreme Weather Response shelters.
- BC Housing funds three different types of shelters across the province.
- Permanent Shelters:
 - These shelters are open every night throughout the year and are a permanent resource in communities.
 - As of February 2024, BC Housing was funding 4,124 permanent shelter spaces operating throughout BC.
- Temporary Shelters:
 - These shelters are open every night during winter; generally open in November and close on March 31 or April 30. Most temporary shelters operate 24 hours a day, seven days a week, with meals provided.
 - There were approximately 1,034 temporary shelter spaces operating in the Province as of February 2024.
- Extreme Weather Response Shelters:
 - The Province's Extreme Weather Response (EWR) program is enabled through the *Assistance to Shelter Act* and administered by BC Housing in partnership with participant communities.
 - The EWR spaces open overnight when a municipality issues an extreme weather alert, such as during cold temperatures, snow, heavy rain or significant wind. Municipalities determine what weather conditions warrant an extreme weather alert and the number of extreme weather spaces to activate. Extreme Weather Response funding is seasonal and available from October 15 to April 15 each year.
 - During Winter 2024 there were approximately 820 EWR spaces available to be opened when the local government issued an extreme weather alert.
- BC Housing conducted a cursory program review in 2023. Issues identified included: lack of coordination within communities and regions, need for additional EWR spaces and supports for clients, and concern with extreme weather thresholds. The primary determination from this review was that a more robust review with greater linkages to the overall shelter system was needed in order to inform program changes.
- In addition to the findings noted from the 2023 cursory review, local communities report several challenges with opening and operating EWR shelters, including:

- The EWR shelter program is an optional program for community participation. Decisions to provide an EWR shelter do not always represent the community needs;
- There is an increased need for EWR spaces that exceeds the capacity of the current system;
- The health-related needs of the clients of EWR shelters are increasingly complex and often exceeds the expertise and capacity of the shelter provider;
- Weather thresholds to open an EWR site are determined by the local community and result in inconsistent program model delivery;
- The short-term nature of the program creates challenges for local communities to secure locations, staff and operators;
- EWR funding is limited to direct shelter provision. Local communities seek additional funding for related activities such as planning, security, and program equipment/supplies;
- EWR shelters are funded through BC Housing; warming centres are funded through the Ministry of Emergency Management and Climate Readiness (EMCR). The two programs are run separately.
- Following the 2023 program review, BC Housing and HOUS are working closely with EMCR to support alignment of related cold weather response programs for Winter 24/25.

NEXT STEPS:

- BC Housing is currently working with communities across the province to confirm temporary and EWR shelters for Winter 24/25. The total number of spaces for the 24/25 season will be available from BC Housing in mid-late October 2024.
- As well, following the 2023 EWR program review, BC Housing is in the process of Advice/Recommendations

ADM RESPONSIBLE:

Megan Will	Assistant Deputy Minister	Engagement and Encampment Response Branch; Homelessness, Partnerships and Housing Supports Division	Government Financial Information
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Ministry Issues Note

Last Updated: September 24, 2024

Subject: HEART & HEARTH Programs

SUMMARY OF ISSUE:

- The Homeless Encampment Action Response Team (HEART) and Homeless Encampment Action Response Temporary Housing (HEARTH) programs launched in priority communities to address the challenges people face when experiencing homelessness and living in unsafe conditions in encampments, and to support the surrounding community.

BACKGROUND:

- The HEART and HEARTH programs were launched in 2023 as part of the “Belonging in BC Provincial Homelessness Plan”
 - Communities for Phase 1 were prioritized based on existence of complex encampments, the community’s identified need for services, the community’s predicted ability to coordinate with existing services, local housing planned or in progress, and local trend data on homelessness and encampments.
- The HEART program organizes rapid frontline responses to homeless encampments by coordinating partners from housing, health, local government, community, Indigenous, and social support agencies.
 - In priority communities, BC Housing manages the coordination of HEART teams, which include municipal staff (e.g., bylaw or engineering), Indigenous service providers, First Nations, healthcare providers, non-profit organizations, and cross-ministry partners.
 - This program does not replace existing outreach services nor create new parallel systems – this program is intended to add coordination and additional capacity to existing outreach services to support people to move indoors.
- The HEARTH program funds the development and operation of new temporary emergency housing and shelter options, quickly.
 - While the Province works towards creating additional permanent spaces, in the interim, the HEARTH program works in tandem with HEART teams to rapidly deploy housing and overnight shelter options with support services for unsheltered people.
- Abbotsford, Kelowna, Nanaimo, Prince George, and Victoria have each signed their own Memorandum of Understanding (MOU) with the Province; these MOUs 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 is a HEART-only community with no MOU, with shelter and supportive housing investments identified within the “DTES Provincial

Partnership Plan” (refer to note “34- HPHSD – Downtown Eastside (DTES) Provincial Partnership Plan” for more information).

- Kamloops was selected as a priority community for HEART and HEARTH in April 2024 and will not be entering into an MOU.
- Each signed MOU confirms both government’s shared commitment to preserving and improving the safety, security, and well being of all members of that community. Both commit to engaging with First Nations and Indigenous communities to understand their perspectives, needs, and desired role in addressing homelessness and encampments in the community.
- In each MOU, the Province commits to:
 - Co-lead with the local government in planning, coordinating, and providing outreach services to individuals experiencing homelessness, collecting data and information, developing shelter and housing, including tenant transitions, and providing temporary supports for people in encampments;
 - Through BC Housing, provide unhoused people with access to health and sanitation services, food and drinking water, cultural and social support services, and services to promote safety and security;
- In return, each local government commits to:
 - Identify appropriate and feasible land/space for HEARTH sites;
 - Work with the Province and BC Housing to expedite land-use decisions and facilitate maintenance of land designated for temporary sheltering (ex. garbage pick-up, water utility connections, etc.);
 - Participate in the HEART teams.

NEXT STEPS:

- There are 308 HEARTH units that opened in fiscal 2023/24; 648 units are completed or in progress to open in fiscal 2024/25.
Advice/Recommendations
- Viability and timeline discussions on new HEARTH sites are paused over interregnum.
- Timelines for HEARTH sites were sometimes delayed due to challenges confirming viable sites in partnership with the local government, zoning and permitting approvals processes, as well as procuring building supplies and services.
- In addition to the selected priority communities, Courtenay, Maple Ridge, Penticton, Nelson, Cranbrook and the City of Langley have all requested the Province consider them for HEART and HEARTH expansion.
- In Fall 2024, UBCM released resolution EB24, calling on the Province to expand the HEART and HEARTH programs to every BC community in Phase 2.
Advice/Recommendations

ADM RESPONSIBLE:			
Meghan Will	Assistant Deputy Minister	Homelessness, Partnerships & Housing Supports Division	Government Financial Information

Ministry Issues Note

Last Updated: September 23, 2024

Subject: *Single Room Occupancy Revitalization*

SUMMARY OF ISSUE:

- Renovation and redevelopment of Single Room Occupancy (SRO) hotels in Vancouver’s Downtown Eastside (DTES) neighbourhood provides a significant opportunity to achieve improved housing, health and safety outcomes for residents and the community overall.

BACKGROUND:

- An SRO is a type of housing where individuals rent a room within a building. These rooms are quite small with kitchens and bathrooms generally shared across many tenants.
- Many of Vancouver’s SROs were developed in the early 1900s to provide housing for mobile workers who came to Vancouver to work in the resource industry. During the second half of the 20th Century, SRO housing became associated with affordable housing options for people with limited income and for many who were moving out of homelessness and into housing.
- While SROs continue to be an important part of the DTES housing stock, many SROs do not provide safe or suitable living conditions.
- Over time, a portion of the private SRO stock has transitioned to government and non-profit ownership which has allowed for some improvements in structure and operational support; however, significant health and safety issues, such as deteriorating building conditions, a lack of maintenance, accessibility barriers, and heating and cooling issues, continue to exist throughout the SRO inventory.
- As of summer 2024, the City of Vancouver reported there are more than 7,000 SRO spaces in Vancouver, both open and closed, with 50 per cent owned by government or a non-profit organization, 48 per cent by the private sector, and 2 per cent by the Chinese Benevolent Society.
- SRO spaces represent a major portion of the overall housing stock in the DTES. Accordingly, redevelopment and renovation of SRO buildings provides significant opportunities for improving housing, health and safety outcomes for both DTES residents and the community overall.

Advice/Recommendations; Cabinet Confidences; Intergovernmental Communications

NEXT STEPS:

Cabinet Confidences

ADM RESPONSIBLE:			
Meghan Will	Assistant Deputy Minister	Homelessness, Partnerships and Housing Supports Division, Engagement and Encampment Response Branch	Government Financial Information

Ministry Issues Note

Last Updated: October 11, 2024

Subject: Residential Tenancy Branch (RTB): Actions to improve wait times and service experience

SUMMARY OF ISSUE:

- As of August 2024, the Residential Tenancy Branch (RTB) has decreased the average wait times for dispute resolution hearings by nearly 66% when compared to November 2022. This decrease is a result of process improvements and hiring initiatives.

BACKGROUND:

- The RTB provides information, resources and dispute resolution services for tenants and landlords. Our mission is to foster safe, secure, and sustainable tenancies by providing services that support landlord and tenant relationships. The RTB is committed to being citizen focused, accessible, timely, fair and flexible.
- In December 2022, the Province committed \$15.6 million in additional funding to the RTB to speed up and strengthen the residential tenancy dispute resolution process.
- 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.
- In 2023 the RTB received 23,694 applications for dispute resolution. Application volumes for August 2024 have increased 2.93% compared to this time last year, illustrating the year over year increase in application volumes.
- Between November 2022 and August 2024, average wait times for participatory hearings have dropped by nearly 66%, despite the fact that the RTB continues to receive a high volume of inquiries and applications for dispute resolution from the public.
- Hearing wait times for citizens continued to improve in August 2024:
 - Emergency hearings had a wait time of 2.3 weeks, compared 3.48 weeks in November 2022 and a service standard of 2 weeks
 - Regular hearings had a wait time of 6.1 weeks, compared to 16.22 weeks in November 2022 and a service standard of 6 weeks
 - Non-urgent monetary hearings had a wait time of 10 weeks, compared to 35.63 weeks in November 2022 and a service standard of 12 weeks
- As part of revitalization work, several initiatives were implemented to increase the efficiency of the dispute resolution process and shift from an emphasis on formal dispute resolution to a focus on early intervention and consensual resolution between the parties.
- One of these initiatives, facilitation, was introduced on May 1, 2024. During facilitation, a case facilitator assists parties to resolve their dispute by agreement, rather than through formal dispute resolution. If the parties agree to resolve their dispute, a case facilitator may turn the settlement terms into an order that is enforceable through the courts.

- The RTB also implemented a pilot that ‘fast-tracks’ hearings of landlord requests for an Order of Possession for unpaid rent and/or utilities, where the tenant has also requested to cancel the Notice to End Tenancy issued by the landlord.
- As a result, the wait time for these types of hearings has significantly decreased from more than 11 weeks in November 2022 to 4.37 weeks in August 2024. This reflects a decrease of nearly 73% and is well within the 6-week service standard. Based on the success of this pilot, this dispute stream has now been permanently implemented at the RTB.
- The RTB also began an enhanced screening initiative. Previously, an application had to be reviewed by an arbitrator or adjudicator before it could be determined if it had merit, or if any information is missing. Following the implementation of enhanced screening, applications are now screened for completeness immediately upon receipt.
- Another step the RTB has taken to reduce wait times for hearings is to implement hearing verification to reduce the number of dispute resolution hearings where parties do not attend. Through this initiative, the RTB is able to free up a number of hearing slots.
- The RTB also expanded the direct request process, which is an adjudicated process for specific dispute types that does not require participation from the respondent. By expanding this process to include more dispute types, the RTB reduced the number of dispute resolution hearings that are needed to resolve simple disputes.
- As of August 2024, direct requests are being heard in 1.42 weeks compared to 6.04 weeks in November 2022, with an overall decrease in average wait times of nearly 81%.

NEXT STEPS:

- The RTB has plans to pilot an initiative that will allow arbitrators to provide decisions orally.
- The RTB will continue to revitalize its dispute resolution processes, to make them more user-friendly and easier to navigate and to support landlords and tenants in resolving their disputes in a timely manner.

ADM RESPONSIBLE:

Meghan Will

Assistant Deputy Homelessness, Partnerships
Minister and Housing Supports Division

Government Financial Information

Ministry Issues Note

Last updated: September 23, 2024

Subject: *BuildingBC Implementation*

SUMMARY OF ISSUE:

- Building BC, funded through Budget 2018 and 2023, is a suite of BC Housing programs designed to create social housing throughout the province, including housing for those experiencing homelessness; women, children and gender-diverse people fleeing abuse; and for Indigenous people, as well as mixed-income rental housing.

BACKGROUND:

Summary of Building BC programs, targets and progress as of June 30, 2024

Building BC Programs	Target Units	Unit Progress (as of Q1 2024/25)
Affordable Rental Housing	1,700	Complete: 755 Underway: 550
Rapid Response to Homelessness	2,000	Complete: 1,894 Program is closed
Community Housing Fund	20,350	Complete: 3,224 Underway: 8,963
Women’s Transition Housing Fund	3,000	Complete: 520 Underway: 576
Indigenous Housing Fund	3,500	Complete: 733 Underway: 833
Supportive Housing Fund	5,700	Complete: 2,505 Underway: 2,094
Homelessness Action Plan	2,538	Complete: 538 Underway: 16
Deepening Affordability Fund	2,799	Complete: 2,239 Underway: 508
Metro Vancouver MOU	1,949	Complete: 0 Underway: 498
Redevelopment Fund (Aging Rental Stock)	6,100	Complete: 0 Underway: 166
Total Units	49,636	Total Complete: 12,408 Total Underway: 14,204

**Table does not include complex-care units.*

Building BC consists of the following funding programs:

- Affordable Rental Housing: rental homes for low and moderate-income households.
- Rapid Response to Homelessness: modular affordable housing with support services for those who are homeless or at risk of homelessness.

- Community Housing Fund: affordable housing for low- and moderate-income households with a particular focus on the ‘missing middle’.
- Indigenous Housing Fund: affordable rental housing owned and operated by non-profit providers serving low-income Indigenous families and seniors.
- Women’s Transition Housing Fund: Provincial Rental Housing Corporation-owned, non-profit operated housing with appropriate supports for women and children experiencing or at risk of violence.
- Supportive Housing Fund: delivers housing with 24/7 onsite support services for people experiencing homelessness or at risk of homelessness.
- Homelessness Action Plan: funding committed for the creation of supportive housing and temporary shelters for people experiencing or at risk of homelessness.
- Deepening Affordability Fund: funding committed by the Province to increase the affordability of units already committed to under previous provincial investments in Affordable Housing and Investments in Housing Innovation.
- Metro Vancouver MOU: funding committed to create affordable housing for people in the Metro Vancouver Region in collaboration with the Metro Vancouver Housing Corporation.
- Redevelopment Fund (Aging Rental Stock): funding committed to improve and expand BC Housing’s aging rental stock, also called the Provincial Redevelopment Fund.

NEXT STEPS:

- Subject to future priorities and funding availability, BC Housing will continue to extend request for proposal (RFP) callouts for Building BC’s programs.
- RFPs and RFPQs recently closed for the Supportive Housing Fund, Women’s Transition Housing Fund and Indigenous Housing Fund.
- The next round of Community Housing Fund RFP is expected to open in early 2025.

ADM RESPONSIBLE:

Francois Bertrand

Executive Lead

Strategy, Governance
& Accountability

Government Financial
Information

Ministry Issues Note

Last updated: September 24, 2024

Subject: *Ernst and Young Audit & Ernst and Young Financial Review*

SUMMARY OF ISSUE:

- In response to two reviews of BC Housing conducted by Ernst & Young (EY), BC Housing and the Ministry of Housing have been working to build the Crown Agency's organizational and financial capacity, strengthen governance and oversight, and enhance overall service delivery and accountability structures.

BACKGROUND – EY FINANCIAL SYSTEMS & OPERATIONAL REVIEW:

- In 2021, the Government of British Columbia retained Ernst & Young to review BC Housing's organizational capacity and financial systems in light of the expansion of BC Housing's mandate and budget.
- Released in June 2022, the review produced 44 recommendations (subdivided into 56 sub-recommendations) that identified opportunities to enhance capacity and address efficiencies within BC Housing to match organizational growth.
- Findings in the review also outlined recommendations for BC Housing's overall service delivery and accountability structures.
- Work is actively progressing to implement recommendations, including enhanced status reporting from BCH. These updates aim to improve transparency, track milestones, and ensure alignment with overall recommendations.

BACKGROUND – EY FORENSIC AUDIT:

- The initial financial systems and operational review identified some issues outside the scope of the original review, and the Office of the Comptroller General initiated a full forensic investigation to further evaluate details of BC Housing's operations.
- A forensic audit was completed, and a second EY review was released in May 2023.
- The second EY review identified concerns with BC Housing's financial oversight processes, including its conflict-of-interest protocols between the former CEO of BC Housing and the former CEO of Atira Women's Resource Society (Atira), as well as the requirements under which funds were provided to Atira.
- The EY forensic engagement made 20 recommendations to modernize BC Housing's financial oversight, prevent conflicts of interest, and enhance accountability for public funding.
- Work is actively progressing to implement recommendations, including enhanced status reporting from BCH. These updates aim to improve transparency, track milestones, and ensure alignment with overall recommendations.

NEXT STEPS:

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

ADM RESPONSIBLE:			
Francois Bertrand	Executive Lead	Strategy, Governance & Accountability	Government Financial Information

Ministry Issues Note

Last Updated: September 24, 2024

Subject: Indigenous Housing:

**Ministry of Housing, BC Housing, and
Aboriginal Housing Management
Association**

SUMMARY OF ISSUE:

- In alignment with its Mandate Letter commitment and the *Declaration on the Rights of Indigenous Peoples Act* Action Plan, the Ministry of Housing (HOUS) has been working with the Ministry of Indigenous Relations and Reconciliation, BC Housing (BCH), Indigenous Nations and other partners to address the housing needs of Indigenous Peoples living on and off reserve.

BACKGROUND:

- In 2018, the Province, through BCH, launched the Indigenous Housing Fund, with a commitment to create 1,750 units for Indigenous Peoples. Additional funding was committed in 2023 to deliver a cumulative total of 3,500 units under the program by 2032.
- Under the Indigenous Housing Fund, proponents are eligible to apply for funding for projects on and off reserve, making BC the first province in Canada to invest in on-reserve housing, which is a federal jurisdiction.
- Indigenous Nations, housing providers and other partners can also access funds to deliver housing for Indigenous Peoples through other Building BC programs such as the Community Housing Fund and the Women's Transition Housing Fund.
- The Aboriginal Housing Management Association (AHMA) is a provincewide social housing management agency that administers funding and agreements and provides support for member societies for off-reserve Indigenous housing.
- Member societies are given the option to self-determine whether to partner with AHMA or BCH for off-reserve initiatives.
- First Nations societies operating on-reserve, or partnering with on-reserve infrastructure are given the option to partner with AHMA or BCH.
- In 2019, BCH and AHMA signed the Indigenous Social Housing Management Agreement (ISHMA), which represents the joint commitment from AHMA and the Province to continue to improve and prioritize housing conditions through culturally sensitive practices for Indigenous Peoples in B.C.
- AHMA has expressed a desire to renegotiate ISHMA, including a proposed expansion of their mandate and a commensurate budget increase.
- In January 2022, AHMA released its BC Urban, Rural, and Northern Housing Strategy (URN Strategy), which advocates for an expanded mandate.

- In January 2022, AHMA also requested \$9 million in additional funding to support its expansion in alignment with the URN Strategy. These expansions would represent a broadening of mandate, with devolution of authority from BC Housing to AHMA.
- AHMA’s request would require consideration of the Province’s relationship with the First Nations Leadership Council, governance and process changes related to BC Housing, and discussions with various provincial ministries. The Minister of Housing met with AHMA in October 2023 to discuss this matter, with a suggestion that the current agreement be rolled over for the time being.

NEXT STEPS:

- Subject to government priorities and funding availability, through BCH, continue to invest to develop affordable housing for Indigenous peoples on and off reserve.
- In coordination with BC Housing, develop a position on AHMA’s request for renegotiation of ISHMA.

ADM RESPONSIBLE:		
Francois Bertrand	Executive Lead	Strategy, Governance and Accountability
		Government Financial Information

Ministry Issues Note

Last Updated: September 24, 2024

Subject: Canada-BC Relationship & Priorities

SUMMARY OF ISSUE:

- A strong and productive relationship between Canada and BC is important for maximizing Canada’s investments in housing to the greatest benefit of the Province.

BACKGROUND:

- Following the federal Cabinet shuffle in September 2023, Canada expanded its involvement in housing, rebranding Infrastructure Canada to Housing, Infrastructure and Communities Canada (HICC) to align with the portfolio's expanded role. Since then, HICC has assumed oversight of the Federal-Provincial/Territorial Forum on Housing, previously managed by Canada Mortgage and Housing Commission (CMHC), and has increased its bilateral contact with all provinces, including BC.
- In recognition of this shift, Ministry of Housing staff negotiated a Letter of Intent (LOI) to articulate a shared commitment to a strong and mutually beneficial partnership between Canada and BC. Although the LOI is yet unsigned, the jointly developed document served to establish an executive-level working group to discuss jurisdiction-specific needs and priorities at a government-to-government level, in service of progress on common priorities for the housing sector.

Canada Housing Plan

- As part of Budget 2024, the federal government released the Canada Housing Plan, which outlines measures to address housing and homelessness.
- At a high level, the objectives and initiatives under the CHP show strong alignment with provincial *Homes for People and Belonging in BC Plans*, with the federal plan borrowing heavily from initiatives underway in BC.
- There are about 50 initiatives and actions articulated in the CHP in various stages of development, including two which BC is engaged in active bilateral discussions to explore possible agreements for. These are:
 - (1) Canada Housing Infrastructure Fund (CHIF)
 - Value to BC: \$590,698,985 over 10 years (some provincial cost matching).
 - Purpose: to accelerate the construction and upgrading of critical housing infrastructure, including water, wastewater, stormwater, and solid waste infrastructure, to support the construction of more homes.
 - Considerations: negotiations related to housing-related conditions, cost matching and timelines involved in securing a bilateral agreement and expending a first tranche of funding.

(2) Encampment and Unsheltered Homelessness Funding (EUHF)

- Value to BC: \$39.8 million over 2 years (some provincial cost matching).
 - Purpose: to support community action plans that commit to a housing-first approach to ending encampments, and include supportive and transitional housing, housing-focused services, and rent supplements.
 - Considerations: negotiations related to program structure, eligibility, timing and cost matching required.
- The CHP also launched Canada Builds, based on the \$2 billion in support for the BC Builds Program from the federal Apartment Construction Loan Program. As of September 2024, the partnership between Canada and BC had been publicly announced but the agreement is not yet signed.

Federal-Provincial/Territorial (FPT) Forum on Housing

- The FPT Forum on Housing is the primary venue for federal and provincial/territorial governments to communicate, consult and work together on housing policy, program design and implementation, mainly through the National Housing Strategy (NHS).
- The NHS Bilateral Agreement was signed in 2018 by BC Housing and CMHC for Canada. The NHS requires Action Plan reporting on a regular basis. The third and final Action Plan (covering 2025/26-2027/28) is being developed by the Ministry and BCH.

Intergovernmental Communications

- Additionally, there have been housing targets and/or conditions added to agreements that lie outside of the purview of PT ministries responsible for housing, such as with the Canada Community Building Fund, the CHIF and other infrastructure programs, to compel housing actions that are under PT jurisdiction. The ministries of Housing and Municipal Affairs work closely to coordinate actions under these initiatives.

NEXT STEPS:

- Ministerial and executive briefings on the current status of discussions for the CHIF and EUHF, and on the 2025/26-2027/28 NHS Action Plan will be required promptly, including a recommended request to the Federal government to extend the deadlines for agreement signing from January to April, 2025.
- Should BC proceed with agreements under CHIF and EUHC, approvals by Treasury Board will also be required.

ADM RESPONSIBLE:	
Francois Bertrand Executive Lead	Strategy Governance and Accountability Branch
	Government Financial Information

CROWN AGENCY PROFILE

Name: BC Housing

Legislative Authority:

British Columbia Housing Management Commission Regulation (under the *Ministry of Lands, Parks and Housing Act*).

Mandate:

BC Housing develops, manages and administers a wide range of social housing programs, properties and housing subsidy programs across the province, in support of provincial goals on housing and homelessness including those outlined in the Minister of Housing's annual Mandate Letter. Its responsibilities related to social housing are outlined in an Order-in-Council under the *Ministry of Lands, Parks and Housing Act* that established the British Columbia Housing Management Commission (BC Housing) in 1967.

BC Housing also licenses residential builders, administers owner-builder authorizations, and carries out research and education that benefits the residential construction industry, consumers and the affordable housing sector. Its obligations related to strengthening consumer protection for new homebuyers and improving the quality of residential construction come from the *Homeowner Protection Act* established in 1998.

Current Appointees:

The current board members are:

Appointee	Current Term of Appointment
Allan Seckel, KC, Chair	July 2022 – July 2026
X'staam Hana'ax, Nicole Halbauer	October 2023 - December 2024
Jackee Kasandy	October 2023 – December 2024
Uytae Lee	October 2023 – December 2024
Sheila Taylor	July 2022 – July 2025
Robert Brown	October 2023 – December 2024
Russ Jones	July 2022 – July 2025
Jill Kot	July 2022 – July 2026
Mark Sieben	July 2022 – July 2025
Clifford White	July 2022 – July 2026

Appointments Required:

- X'staam Hana'ax, Nicole Halbauer – Expires on December 31, 2024
- Jackee Kasandy – Expires on December 31, 2024
- Uytae Lee – Expires on December 31, 2024
- Robert Brown – Expires on December 31, 2024

Issue(s):

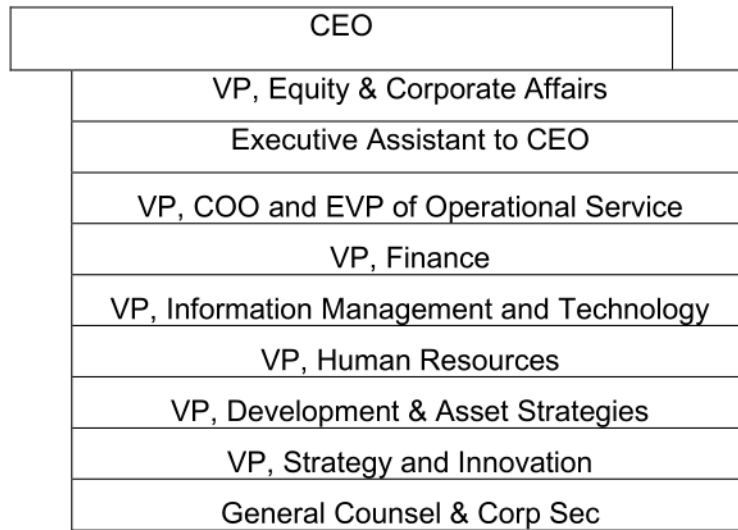
Issues being monitored as of September 2024:

- Status of implementation of key government priorities and programs
- Sector financial pressures
- Status of implementation of EY Financial Systems & Operational Review and EY Forensic Audit

- Next steps from Atira Financial Review
- Aboriginal Housing Management Association (renewal of the Indigenous Housing Social Management Agreement)

Organizational Chart

BCH Housing Executive:



Appendix A:

Board Members Bio:

Allan Seckel:

While a lawyer by profession, Allan Seckel, KC, has had a career that has spanned private practice, public service and the not-for-profit sector.

After serving as Law Clerk to the Chief Justice of British Columbia from 1983 to 1984, Allan practised as a litigation lawyer with a major Vancouver firm. He then became the Deputy Attorney General for British Columbia from 2003 to 2009; and was the Cabinet Secretary, Head of Public Service and Deputy Minister to the Premier of British Columbia from 2009 to 2011. More recently, Allan has been the CEO of the Doctors of BC. In addition to serving on the BC Housing board, Allan is on the boards of ICBC, Translink and Legal Aid BC. He is also the first Fair Practices Commissioner for WorkSafeBC.

Allan holds a Bachelor of Arts degree with joint honours in economics and commerce from Simon Fraser University; a law degree from the University of Victoria; and a Master of Law degree from Gonville & Caius College at Cambridge University, where he attended as a Commonwealth Scholar. Allan is the co-author of two legal texts. He was designated a Queen's Counsel (now Kings Counsel) in 2003 and as an ICD.D in 2013.

X'staam Hana'ax, Nicole Halbauer:

X'staam Hana'ax is a member of the Tsimshian Nation, Ganhada (Raven) Clan, of Kitsumkalum. She most recently worked as interim director at the Terrace Women's Resource Centre and previously as interim director for the Pacific Northwest Division of Family Practice.

Jackee Kasandy:

Jackee Kasandy has more than 10 years of corporate experience, most recently with BC Lottery Corporation and BC Ferries, where she helped launch their marketing division. She founded the Black Entrepreneurs and Businesses of Canada Society in 2020, which supports black-owned and person-of-colour entrepreneurs and business owners in Canada.

Uytae Lee:

Uytae Lee has over a decade of experience producing videos about the issues facing our cities. He is the director of About Here, a creative studio and YouTube channel that works with municipalities, media outlets, non-profit groups, and other organizations to communicate important urban issues to the public.

Sheila Taylor:

Sheila Taylor retired in 2018 after a 32-year-long career with the Provincial Government where she most recently held the position of Deputy Minister, Ministry of Social Development and Poverty Reduction. Prior to that Sheila held a number of other senior leadership roles including the Associate Deputy Minister and Chief Operating Officer, Ministry of Finance, the Assistant Deputy Minister, Medical Services and Health Human Resources, Ministry of Health, and the Assistant Deputy Minister and Executive Financial Officer, Ministry of Transportation.

Sheila has served on a number of major capital project boards and as the Deputy Chair and Commission Member on the BC Medical Services Commission, a Commission Member on the Financial Institutions Commission, as a Trustee on the Municipal Pension Board and as a Commission Director for the Forensic Psychiatric Services Commission.

Sheila holds a Bachelor of Science degree in Business Administration from Marriott School of

Management and has a Certificate in Leadership from Royal Roads University.

Robert Brown:

Robert has over 43 years of experience in commercial and residential real estate both in his native Scotland and in Vancouver since 1988. Through his company, Chesterman Properties, Robert has worked to develop sustainable residential projects in Metro Vancouver, and resort/hospitality properties in Tofino, British Columbia.

In 2013, Robert founded Catalyst Community Developments Society – a unique non-profit developer, owner and operator of below market rental homes and affordable community spaces.

Under Robert's leadership Catalyst completed seven projects and have ten under development, for a total of 1,400 homes and over 80,000 sq ft of community and commercial space.

Robert, throughout his life, has consistently endeavored to blend his pragmatic real estate and business skills with a passion for social justice and environmental stewardship. He believes that when these two worlds “mesh” we can create a space where people can truly flourish.

Russ Jones:

Russ Jones recently retired from his role as Deputy Auditor General of British Columbia, where he acted as an independent Officer of the Legislature of BC tasked with conducting audits of the government reporting entities, including ministries, Crown Corporations and other organizations including health authorities, universities, colleges and school districts. Russ held different roles in the Office of the Auditor General of British Columbia during his 40-year career, including Acting Auditor General for two terms.

Russ has significant Board experience, including serving as a member of the Public Sector Accounting Board (April 2011 - March 2017), the Public Sector Accounting Board discussion Group (2013 - 2019), and of the Lambrick Park Church Board of Elders, where he was also the Chair of the Audit and Finance Committee for 15 years. Russ was recently appointed to the Board of Directors for Camp Imadene and he is an Audit Committee member at the Victoria Golf Club.

Russ is a Chartered Accountant, and he received a master's in business administration from Simon Fraser University. He was granted the Fellow of Chartered professional accountants (FCPA) and Fellow of the Chartered Accountants (FCA) designations. He also received the Institute of Corporate Directors (ICD.D) designation in 2019.

Jill Kot:

Jill Kot has more than 30 years of experience in the public and private sectors, including 14 years at the executive level in the B.C. public service where she served as deputy minister of strategic initiatives in the premier's office and as deputy minister of citizens' services. Prior to those roles, she was an assistant deputy minister for ministries serving in the areas of information technology, education and social services. Kot holds a Bachelor of Science in computer science from the University of Calgary, and she completed the Royal Roads Leadership program. Active in her community, Kot is a director of the Tula Foundation, an independent charitable foundation rooted in British Columbia but with global interests in health, habitat protection and life sciences.

Mark Sieben:

Mark Sieben was a Deputy Minister in British Columbia for over 12 years – providing leadership for three of government's biggest and most complex ministries.

Mark previously held senior leadership roles as Deputy Minister, Policy and Coordination, in the Office of the Premier, Associate Deputy Minister/Chief Operating Officer for the Ministry of Children and Family Development, Deputy Minister of Social Development, Deputy Minister for the Ministry of Children and Family Development and Deputy Minister for the Ministry of Public Safety and Solicitor General.

Mark is active in his community, having participated in the 2019 Canadian Cancer Society Cops for Cancer Tour de Rock, which is a fundraising event that raises money for pediatric cancer research and support programs for children with a history of cancer. Mark also served on the Boards of Victoria Hospice Society, CSSEA, and ECOMM.

Mark holds a Bachelor of Arts (Sociology) and a Bachelor of Law degree, both from the University of Victoria.

Clifford White:

Clifford White (Nees Ma'Outa) is a formerly elected Chief Councillor for five terms with his Gitxaala Nation, and is currently working as a BC Treaty Commissioner, elected by the First Nations Summit. He is also working with, as a Board member, the BC Infrastructure Benefits, First Nations LNG Alliance, and President of the Prince Rupert Indigenous Housing Society. As an Elder, he works with the New Westminster Aboriginal Child & Family Healing Conferencing Courts, and the New Westminster Adult Healing Conferencing Courts.

He is a Gitxaala Hereditary Chief, and a member of the First Nations Summit, BC Assembly of First Nations, and the Union of BC Indian Chiefs. He has a long history of working with First Nations, Inuit, and Metis peoples in the areas of Leadership, Negotiation, Mediation, Communication, Conflict Resolution, Administration, and Facilitation.

Personal Information

BC Housing

2024/25 – 2026/27 Service Plan

February 2024



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Published by BC Housing

Board Chair's Accountability Statement



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

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

Signed on behalf of the Board by:

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

Allan Seckel
Board Chair, BC Housing
February 13, 2024

Table of Contents

Board Chair’s Accountability Statement.....	3
Strategic Direction.....	5
Purpose of the Organization and Alignment with Government Priorities.....	5
Operating Environment.....	6
Economic Statement	7
Performance Planning	9
Financial Plan	19
Appendix A: Mandate Letter from the Minister Responsible	21

Strategic Direction

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

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

Purpose of the Organization and Alignment with Government Priorities

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

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

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

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

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

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

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

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

Operating Environment

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

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

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

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

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

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

Economic Statement

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

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

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

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

Performance Planning

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

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

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

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

Key Strategies

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

Discussion

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

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

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

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

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

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

Key Strategies

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

Discussion

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

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

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

Performance Measures

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

Data source

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

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

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

Discussion

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

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

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

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

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

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

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

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

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

Objective 2.1: Enhance services delivered to clients and tenants

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

Key Strategies

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

⁷ Formerly the Greenhouse Gas Reductions Target Act.

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

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

Discussion

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

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

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

Performance Measures

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

Data source

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

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

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

Discussion

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

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

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

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

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

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

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

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

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

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

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

Key Strategies

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

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

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

Discussion

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

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

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

Objective 3.2 Modernize and strengthen corporate governance and operating systems

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

Key Strategies

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

Discussion

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

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

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

Performance Measures

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

Data source:

[3a] The Canadian Council for Aboriginal Business.

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

Discussion

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

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

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

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

Financial Plan

Financial Summary

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

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

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

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

Key Forecast Assumptions, Risks and Sensitivities

The following assumptions have been used in the forecast:

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

Risks and sensitivities considered:

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

Management's Perspective on Financial Outlook

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

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

Appendix A: Mandate Letter from the Minister Responsible



June 30, 2023

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

Dear Allan Seckel:

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

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

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

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

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

**Office of the
Minister of Housing**

Website:
www.gov.bc.ca/housing

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,



Ravi Kahlon
Minister of Housing

Date: June 30, 2023

Enclosure

cc: Honourable David Eby, KC
Premier

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

Teri Collins
Deputy Minister
Ministry of Housing

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

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

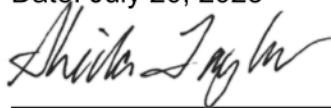
Vincent Tong
Chief Executive Officer
BC Housing



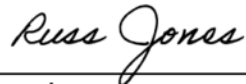
Allan Seckel Chair, BC
Housing
Date: July 20, 2023



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



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



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



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



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

Agencies, Boards, and Commissions

Name: British Columbia Safety Authority (Technical Safety BC)

Legislative Authority: Created by the *Safety Authority Act* in 2004 and delegated administration of the *Safety Standards Act* in most of the province, with 10 local governments delegated either gas or electrical inspection or both.

Mandate: To administer the *Safety Standards Act* and work to ensure safety in regulated technical systems including electrical installations, elevating devices such as elevators, escalators, and moving walkways, amusement rides and devices, passenger ropeways and ski lifts, boilers, pressure vessels, refrigeration systems, natural gas and other gas consumption systems, and other interconnected and interrelated technical systems.

Current Appointees:

The current board members are:

Appointee	Current Term of Appointment
George Abbott (appointed by TSBC)	2014-2027
Jeremy Coughlin (appointed by TSBC)	2020-2026
Ivan Limpricht (appointed by Minister)	2019-2025
Wency Lum (appointed by Minister)	2022-2025, eligible for renewal
Daniel Smythe (appointed by TSBC)	2021-2024
Ken Tourand (appointed by TSBC)	2020-2026
Angela Wesley (appointed by TSBC)	2020-2026
Shelley Williams (appointed by TSBC)	2023-2026, eligible for renewal
Michael Wrinch (appointed by TSBC)	2023-2026, eligible for renewal
Manjit Bains (appointed by Minister)	2024-2027, eligible for renewal
Abigail Fulton (appointed by TSBC)	2024-2027, eligible for renewal
Cathy McIntyre (appointed by TSBC)	2024-2027, eligible for renewal

Appointments Required:

- In 2025, the Minister will be required to appoint a new board member to replace Ivan Limpricht. A candidate was identified during recruitment for the position currently filled by Manjit Bains, and the Ministry and CABRO would recommend proceeding with this candidate when the vacancy occurs.

Issue(s):

- Implementation of audit recommendations* – From 2020-2022, a value for money audit was conducted on Technical Safety BC for the first time since its creation in 2004. The audit report indicated that in general, Technical Safety BC provides value for money and identified no major issues. The audit report provided several recommendations to both the Province and Technical Safety BC on opportunities to improve the administration of the safety system. Implementation of these recommendations is being planned.
- Aligning requirements for certifications with SkilledTradesBC* – in 2022, the *Skilled Trades BC Act* was adopted by the Legislature, creating a new framework for mandatory trade certification and apprentice programs in certain designated trades. Regulations identifying mandatory trades began to come into force in 2023 and 2024. The *Safety Standards Act* was adopted in 2004, prior to the reintroduction of mandatory trades, and as such, there are some potential

misalignments of policy and regulation where certifications for workers under the *Safety Standards Act* may not align perfectly with the *Skilled Trades BC Act*. Legislative review and potential amendments, conducted jointly with the Ministry responsible for *Skilled Trades BC*, is necessary.

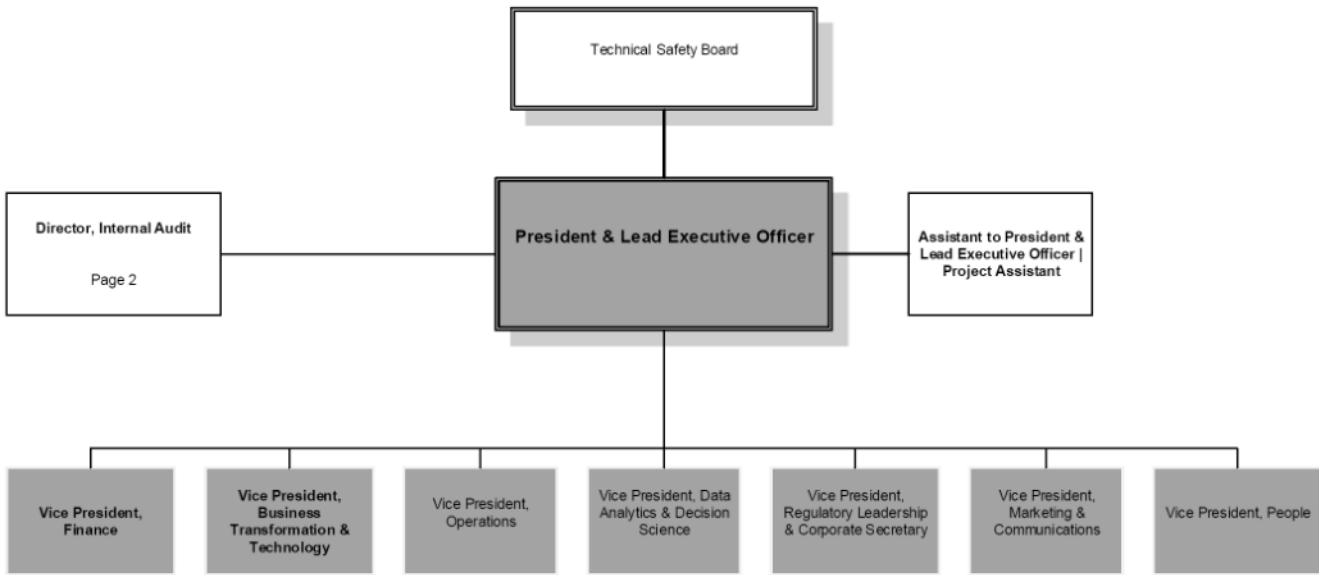
- *Regulatory improvements for amusement rides* – drafting of an extensive update to safety regulations to better address amusement rides has been put on hold, with resources in the Ministry re-prioritized to other projects. Conclusion of this regulatory amendment is a priority to better support and promote safety in amusement rides and devices. Once the regulation is drafted, an OIC regulation is necessary to delegate the administration of the new regulation to Technical Safety BC.
- *Canadian internal free trade agreement and the Canadian Electrical Code* – provinces have not adopted the Canadian Electrical Code uniformly, resulting in it being identified as potential barrier to trade within Canada. The issue has been raised to a regulatory reconciliation table under the internal trade agreement. A regulatory reconciliation agreement to require the Province to adopt the Canadian Electrical Code on an accelerated timeline and without amendments may not be in the Province’s best interests, as amending the code is occasionally necessary to address Provincial policy and to address cost and affordability measures.
- *Digital permitting* – opportunities exist to integrate permits under the *Safety Standards Act* within the digital permitting initiative currently underway in the Housing Innovations Division.
- *Affordability* – while permits under the *Safety Standards Act* are not typically identified as significant drivers of affordability, there may be opportunities to identify where regulations require permits (such as the installation of a dishwasher) but the permits may not actually be required to support safety.

Organizational Chart

Ministry/TSBC



TSBC:



Agencies, Boards, and Commissions

Name: Building Officials' Association of British Columbia

Legislative Authority: *Building Officials' Association Act*, section 7(4)

Mandate:

- To assist in the development, maintenance and improvement of building regulations.
- To promote the uniform interpretation and enforcement of building regulations by providing for training, education, certification and discipline to promote skill and proficiency in the performance of the functions of building inspection, plan review and the administration of building regulations.
- The Building Officials' Association of British Columbia is delegated authority to administer the qualification framework for building officials.

Current Appointees:

The current executive committee members are:

Appointee	Current Term of Appointment
Stephanie Killam	November 2, 2023 to November 2, 2025
Linda Smerychynski	November 2, 2023 to November 2, 2025
Colin Doyle	April 26, 2024 to April 26, 2026
Gordon Zhou	June 6, 2024 to June 6, 2026

Appointments Required:

- The minister may appoint up to four (4) individuals to the executive committee.
- Two appointments will expire on November 2, 2025.

Issue(s):

- Interprovincial labour mobility and harmonization of qualifications of building officials.
 - Work is underway on an agreement under the Canadian Free Trade Agreement's (CFTA) Regulatory Reconciliation and Cooperation Table to support mutual recognition of qualifications.
 - BC's *Building Act* and administrative processes are aligned with labour mobility commitments under the CFTA and New West Partnership Trade Agreement. No changes are expected for British Columbia.

Organizational Chart

- President – Trevor Walsh
 - Executive Director and Registrar – Tyler Wightman

Agencies, Boards, and Commissions

Name: Safety Standards Appeal Board

Legislative Authority: *Safety Standards Act and Building Act*

Mandate: The Safety Standards Appeal Board is an adjudicative tribunal created under section 43 of the Safety Standards Act. The Board is independent of any regulating body and hears appeals brought under the Safety Standards Act, the Homeowner Protection Act and the Building Act.

Current Appointees:

The current board members are:

Appointee	Current Term of Appointment
Ted Simmons	Ending December 31, 2024
Tim Haaf	Ending December 31, 2024
Terrence Bergen	Ending March 5, 2025
Maureen Baird, K.C.	Ending November 26, 2026

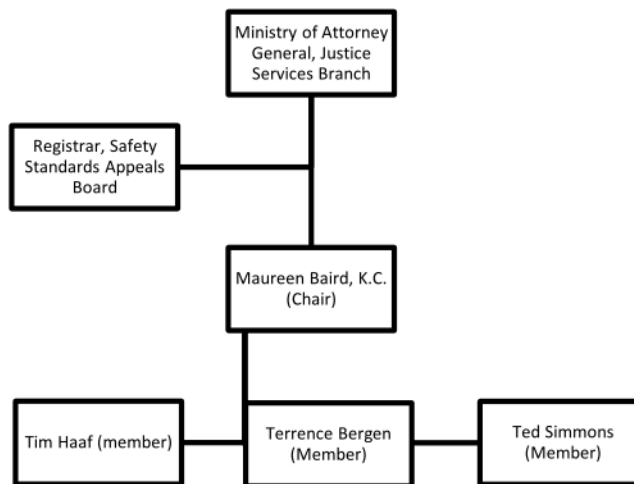
Appointments Required:

- Appointments of both Ted Simmons and Tim Haaf will need to be renewed before December 31, 2024. This is normally handled by Ministry of Attorney General and CABRO, though the Minister responsible for the *Safety Standards Act* may need to sign a ministerial order.

Issue(s):

- None of note.

Organizational Chart



**MINISTRY OF HOUSING
KEY STAKEHOLDERS**

Name	Description	Key Issues / Interests
Aboriginal Coalition to End Homelessness	Victoria-based non-profit, works to identify and address systemic and structural barriers, share information, resources, and lessons learned, while also providing cultural supports, connections, and housing stability	<ul style="list-style-type: none"> • Homelessness, supports and services for Aboriginal people. • Indigenous Advisory House committee member – advisory group for Belonging in BC
Aboriginal Housing Management Association (AHMA)	Through funding and operating agreements with Indigenous housing providers, AHMA provides <i>For Indigenous, By Indigenous</i> support for housing societies dedicated to serving Indigenous people in BC. AHMA members provide homes and services for nearly 10,000 Indigenous individuals and families living off reserve across the province.	<ul style="list-style-type: none"> • To lead and advance the housing rights of all Indigenous people living off-reserve in urban, rural and northern communities across BC. Actively lobbying the Minister for a broader mandate. • Part of RTB’s operational stakeholder group that meets quarterly. • Leads the Indigenous Advisory Housing committee that advises on Belonging in BC. • AHMA has expressed an interest in renegotiating the Indigenous Social Housing Management Agreement (ISHMA), which sets out joint commitments and a framework for Government, BC Housing and AHMA to meeting the housing needs of Indigenous Peoples off reserve. • The agreement was set to expire in 2023 but was extended for one year, to allow time for additional engagement with the First Nations Leadership Council.

Name	Description	Key Issues / Interests
Alliance of BC Modern Treaty Nations	The AMTN work together to advance and advocate areas of shared interest relating to the implementation of Modern Treaties in B.C. Membership includes each of the eight Modern Treaty Nations, and the AMTN was established for the Modern Treaty Nations to collectively engage at the Provincial level.	<ul style="list-style-type: none"> The Strategy, Governance & Accountability division via the Indigenous Housing Partnerships team engages the AMTN when appropriate to ensure that the values and laws of the eight Modern Treaty Nations are respected and not negatively impacted by HOUS initiatives.
Alliance to End Homelessness in the Capital Region	The Alliance to End Homelessness in the Capital Region is a partnership of local service providers, non-profit organizations, businesses and all levels of government working to address the region's commitment to end homelessness.	<ul style="list-style-type: none"> Homelessness supports and programs.
Airbnb	Airbnb is one of the major short-term rental (STR) platforms operating in B.C., offering over 1,000 STRs in the province.	<ul style="list-style-type: none"> Platform accountabilities under the Short-Term Rental Accommodations Act (STRAA), include data sharing, ensuring only compliant listings appear on their site, taking down non-compliant listings as part of the notice and takedown process, registration.
Applied Science Technologists & Technicians of BC	Regulates technologists and technicians, including those working on buildings and building codes	<ul style="list-style-type: none"> BC Building, Plumbing, Fire Code issues Safety Standards Act and regulations – electrical, gas safety Building Permit Hub

Name	Description	Key Issues / Interests
Architectural Institute of BC	The Architectural Institute of British Columbia is a professional regulatory body governed under the <i>Professional Governance Act</i> . The Architectural Institute of British Columbia regulates the profession of architecture and provides representation (from design review to technical input) on a wide range of government and industry-related committees, liaises with provincial and national industry-related associations and other regulatory bodies, and provides a voice on important professional issues at all levels of government.	<ul style="list-style-type: none"> • Scope of professional practice in the building regulatory sector. • Development of codes and standards. • Building Permit Hub
BC Assessment	Produces independent property assessments on an annual basis for all property owners in BC	<ul style="list-style-type: none"> • Property assessment data • Building Permit Hub
BC Coalition to End Youth Homelessness	Coalition of organizations from all across B.C. Mission is to develop a provincial plan to end youth homelessness that ensures every youth has access to safe housing and the supports needed to sustain it.	<ul style="list-style-type: none"> • Youth Homelessness • Youth Conference
BC Financial Services Authority (BCFSA)	BCFSA regulates credit unions, trust companies, insurance companies, pension plans, mortgage brokers and real estate professionals including strata property managers.	<ul style="list-style-type: none"> • Focuses on the safety and soundness of regulated entities and consumer protection. • HPB consults with BCFSA on strata issues including strata managers and strata insurance. • Works with the RTB Compliance Unit on investigations.

Name	Description	Key Issues / Interests
BC Hotel Association	<p>BCHA works with the government and regulatory authorities to ensure a positive operating environment for the hotel industry to thrive in, particularly during economically challenging times.</p> <p>As the voice of the hotel industry at the Federal, Provincial and Community level, the BCHA is acknowledged as the champion of hotel related issues, including matters of taxation, tourism, marketing, corporate relations, labour, COVID-19 relief, consumer services, and much more.</p>	<ul style="list-style-type: none"> • HPB consulted with the BC Hotel Association as part of the short-term rental legislation.
BC Hydro	Utility Provider	<ul style="list-style-type: none"> • Implementation of Climate, Carbon, and Energy Policy
BC Manufactured Home Owners Association (BCMHO)	Non-profit association working on behalf of owners of manufactured homes.	<ul style="list-style-type: none"> • Advocate for Manufactured Homeowners living in Manufactured Home parks. • Part of RTB's operational stakeholder group that meets quarterly.

Name	Description	Key Issues / Interests
BC Non-Profit Housing Association (BCNPHA)	Umbrella organization representing BC's non-profit housing sector (alongside AHMA & CHF BC), responsible for education, advocacy and research.	<ul style="list-style-type: none"> • Part of RTB's operational stakeholder group that meets quarterly. • Organizes the annual Housing Central conference, along with the Co-op Housing Federation of BC • Provided input for the Existing Buildings Renewal Strategy. W/CHFBC advocating for 'Acquisition Fund' to purchase aging existing purpose built rental to maintain affordable rental housing.
BC Office of the Ombudsperson	The Office of the Ombudsperson works to ensure public sector organizations are treating people fairly and following the rules. They investigate complaints about local and provincial public sector organizations as well as investigate reports of serious wrongdoing in the provincial government.	<ul style="list-style-type: none"> • Provided input on the Residential Tenancy Regulation change exempting supportive housing from certain provisions in the Residential Tenancy Act.
BC Real Estate Association (BCREA)	BCREA is the provincial association for BC real estate agents. BCREA advances professionalism and engages in advocacy on behalf of the realtors' industry. It partners with local real estate boards and associations, and offers professional development opportunities, economics research, and standard forms.	<ul style="list-style-type: none"> • Advocates for policies which expand opportunities for homeownership and strengthen the real estate market.
BC RentBank.ca	BC Rent Bank is a project of Vancity Community Foundation. It is funded by the Province of BC. Is the backbone organization providing funding to the provincial rent bank network.	<ul style="list-style-type: none"> • Eviction prevention, housing stability and prevention of homelessness among renters in BC • Support for BC Rent Bank network

Name	Description	Key Issues / Interests
BC's Rental Protection Fund	The Rental Protection Fund is a community housing sector-led organization. It facilitates the purchases of rental buildings that have been put on sale and adds these into the non-profit housing sector. It provides capital contributions to community housing organizations to offset the purchase of existing rental buildings that provide affordable housing.	<ul style="list-style-type: none"> Established in 2023 through a \$500M Provincial grant. The Fund's objective is to help keep renters in their homes by stemming the net loss of affordable rental housing. The Fund's purchases slow the loss of affordable rental homes by removing them from the market & protecting them in the community housing sector.
British Columbia Association of Aboriginal Friendship Centres (BCAAFC)	<p>The BCAAFC is funded through the CGG program to provide support to aboriginal not-for-profits that wish to apply for CGGs and to build the required skill sets in aboriginal organizations to facilitate successful applications for grants.</p> <p>The organization also provides input to the CGG Branch regarding policy and outreach. Works with Friendship Centres, partner organizations, and government institutions to develop and improve resources that support the health, wellness, and prosperity of urban Indigenous people and communities.</p>	<ul style="list-style-type: none"> The BCAAFC has been a strong partner for the CGG Branch and has assisted in the facilitation of grants for aboriginal organizations for many years. The organization also supports the Indigenous Sport, Physical Activity and Recreation Partners Council (formerly Aboriginal Sports, Recreation and Physical Activity Partners Council) Housing and social supports for urban Indigenous people. Indigenous Advisory House committee member – advisory group for Belonging in BC
British Columbia Co-operative Association (BCCA)	BCCA is a member services organization that exists to help BC co-ops and credit unions address their needs and challenges through a unified platform. Incorporated as a co-operative in 2003, its approach is to educate, convene and support its members and the co-op sector in BC.	<ul style="list-style-type: none"> Broad focus on co-ops, includes revitalization of co-op housing in the province. Advocacy and government relations support to address co-op related regional and provincial policies and regulations. Networking, referrals, partnerships, and connection points, for members to build valuable business relationships in their local communities and across the province.

Name	Description	Key Issues / Interests
British Columbia Law Institute (BCLI)	The BCLI is a not-for-profit law reform agency. It undertakes law reform projects in the public interest by bringing together academic, expert, and community collaborators to clarify and improve the law, develop innovative, inclusive solutions, and increase access to justice.	<ul style="list-style-type: none"> Starting in 2012, the BCLI conducted a review of the Strata Property Act and released several reports with recommendations for reform. This stakeholder has been regularly consulted on strata issues and changes to the Strata Property Act and Regulations.
Booking.com	Booking.com is one of the major short-term rental (STR) platforms operating in B.C., offering over 1,000 STRs in the province.	<ul style="list-style-type: none"> Platform accountabilities under the Short-Term Rental Accommodations Act (STRAA), include: data sharing, ensuring only compliant listings appear on their site, taking down non-compliant listings as part of the notice and takedown process, registration.
Building Officials' Association of BC	Administers regulation of building officials in BC, having objectives of: ensuring consistent Code interpretation; providing a forum for discussion; education, standards of Code knowledge to its membership, and a administering a technical certification program for its membership. BOABC members serve on many provincial committees that review building regulatory issues in the Province of B.C.	<ul style="list-style-type: none"> Scope of professional practice in the building regulatory sector. Building Permit Hub and digital transformation
Building Owners and Managers Association of BC (BOMA)	Association for the commercial real estate industry.	<ul style="list-style-type: none"> Provided input for the Existing Buildings Renewal Strategy.

Name	Description	Key Issues / Interests
Canada Mortgage and Housing Corporation (CMHC)	<p>A Crown corporation overseen by the Government of Canada. CMHC aims to help Canadian access affordable, suitable and sustainable housing.</p> <p>CMHC administers various housing programs, including initiatives for low-income households, seniors and Indigenous communities. CMHC also conducts research and data analysis on housing markets, trends and issues.</p>	<ul style="list-style-type: none"> CMHC is the federal signatory of the National Housing Strategy (NHS), a 10-year \$82-billion plan designed to improve housing affordability, increase the supply of affordable housing and reduce homelessness. The strategy is currently set to expire in 2028.
Canadian Alliance to End Homelessness (CAEH)	<p>National alliance of organizations working together to end homelessness in Canada. Provide coaching and resources for data-driven responses to homelessness through Built for Zero Canada.</p>	<ul style="list-style-type: none"> In 2024, the Province provided CAEH with \$2 million over three years to support improvements to homelessness service co-ordination in 10 communities across British Columbia.
Canadian Condo Institute – BC Chapter	<p>Provides education, advice and advocacy on behalf of strata homeowners in BC.</p>	<ul style="list-style-type: none"> Advocates on issues affecting strata homeowners. Has a key interest in being consulted on policy and legislative initiatives related to the Strata Property Act and regulations.
Canadian Home Builder Association – BC	<p>Bring industry related concerns to the government on behalf of all members at the local, provincial and national levels.</p>	<ul style="list-style-type: none"> Technical Safety BC Proposed Fee Changes 2021 – 2023 Housing Supply and Affordability B.C. Sectoral Targets Skilled Trades Certification Implementation of Climate, Carbon, and Energy Policy Building Permit Hub

Name	Description	Key Issues / Interests
Canadian Mental Health Association – British Columbia Division	Local CMHAs in regions across B.C. offer a range of programs, services, supports and expertise, and work in mental health priority areas	<ul style="list-style-type: none"> • Shelter operation services • Service delivery partner for Homeless Outreach Program.
Canadian Mental Health Association – Kamloops	Providing homelessness services, supports and programs in Kamloops	<ul style="list-style-type: none"> • Homelessness, partner in Homelessness Strategy PWLE Engagement • Shelter operator in Kamloops
Civil Resolution Tribunal (CRT)	CRT is part of the British Columbia public justice system that offers an accessible, affordable way to resolve disputes without needing a lawyer or attending court. The CRT has jurisdiction over a number of strata and co-op housing disputes.	<ul style="list-style-type: none"> • Is a key stakeholder on policy and legislative matters related to the Strata Property Act and regulations.
Community Land Trust (an entity of CHFBC)	The Community Land Trust (CLT) is a social purpose real estate developer with a focus on acquiring, creating and preserving affordable housing for present and future generations.	<ul style="list-style-type: none"> • Acquires, develops and stewards housing co-ops and community-led housing and spaces throughout British Columbia. • Owns a mix of co-op and other non-profit homes throughout the lower mainland and on Vancouver Island. • Has partnered with BC Housing on recent affordable housing projects.

Name	Description	Key Issues / Interests
Community Legal Assistance Society (CLAS)	Community Legal Assistance Society provides legal advice and assistance to people who are physically, mentally, socially, economically or otherwise disadvantaged or whose human rights need protection.	<ul style="list-style-type: none"> • Advocate for tenants under the RTA and MHPTA identifying legislative and operational issues. • Part of RTB's operational stakeholder group that meets quarterly. • Feedback regarding Tenant Protection Bylaws (Bill 16 – Local Government Housing Initiatives)
Condominium Home Owners Association (CHOA)	CHOA is a BC consumer based non-profit association that promotes the understanding of strata property living and the interests of strata property owners. Members include strata corporations, individual owners, and businesses that serve the strata industry.	<ul style="list-style-type: none"> • Advocates on issues affecting strata homeowners. • Has a key interest in being consulted on policy and legislative initiatives related to the Strata Property Act and regulations.
Co-operative Housing Federation of BC (CHF BC)	A non-profit association made up of member housing co-ops and associated organizations across British Columbia with a mission to unite, represent and serve a thriving co-operative housing movement in the province. Acts as a voice for housing co-operatives in BC while representing and advocating on behalf of its co-op members.	<ul style="list-style-type: none"> • Champions the development of new co-op homes and advocates for existing co-op homeowners. • Has partnered with BC Housing on several housing development projects since 2017. • CHF BC's CEO is also CEO of the Community Land Trust and sits on the board of directors of the BC Rental Protection Fund. CHF BC has been consulted in the last year regarding co-op housing policy options.
Co-operative Housing Federation of Canada (CHFC)	Co-operative Housing Federation of Canada is a national association of housing co-ops as well as the organizations and people who support them. Its mission is to inspire, represent and serve its members in a united co-operative housing movement, meeting member needs through education advocacy, resources and services, such as asset and financial planning, insurance, and investment.	<ul style="list-style-type: none"> • CHF Canada's Vancouver office provides local services to member housing co-ops in British Columbia, assisting with advocacy and other supports. • CHFC has been consulted in the last year regarding co-op housing policy options.

Name	Description	Key Issues / Interests
DIGITAL	Brings together business, academia, not-for-profit organizations and governments to develop new and innovative technologies	<ul style="list-style-type: none"> Received a \$9 million Provincial grant to spur innovation in the housing construction sector
DTES SRO Collaborative	The SRO Collaborative works to improve habitability, safety and affordability for tenants living in private SROS in Vancouver's DTES	<ul style="list-style-type: none"> Homelessness, affordable housing, single room occupancy (SRO) buildings Received an \$11-million Provincial grant in 2023 for tenant-based supports in SROs. Advocated for 2024 legislation that enabled the City of Vancouver to control rental prices between tenancies in private SROs.
Engaged Communities Canada Society	Engaged Communities Canada Society and works with racialized homeless people and men in particular in the Surrey area	<ul style="list-style-type: none"> Homelessness, Immigrant, Racialized people, partner in Homelessness Strategy PWLE Engagement Provided input to the Ministry on cultural safety in housing and homelessness services for racialized populations.
Engineers and Geoscientists BC	Engineers and Geoscientists BC regulates and governs these professions under the authority of the Professional Governance Act. Provides input to legislation and policy that impact registrants for the benefit of the public interest.	<ul style="list-style-type: none"> Scope of professional practice in the building regulatory sector. Development of codes and standards. Building Permit Hub

Name	Description	Key Issues / Interests
Expedia-VRBO	Expedia owns VRBO and is one of the major short-term rental (STR) platforms operating in B.C., offering over 1,000 STRs in the province.	<ul style="list-style-type: none"> Platform accountabilities under the Short-Term Rental Accommodations Act (STRAA), include data sharing, ensuring only compliant listings appear on their site, taking down non-compliant listings as part of the notice and takedown process, registration.
Fairbnb	Fairbnb is a not-for-profit that supports efforts to ensure short-term rental regulations in Canada protect housing security, convening voices from tenant organizations, the regulated hotel and B&B industry, property owners, academics and other concerned citizens.	<ul style="list-style-type: none"> HPB consulted with Fairbnb as part of the short-term rental legislation.
First Nations Health Authority	Provides health services to status First Nations people – is responsible for the programs and services formerly delivered through Health Canada. Develops and promotes culturally safe healthcare, and delivers community-based health services.	<ul style="list-style-type: none"> Health care delivery for status First Nations people, cultural safety in healthcare.
First Nations Housing and Infrastructure Council	The FNHIC-BC was established in 2017 by the First Nation Leadership Council to develop an authority for housing and infrastructure program delivery on-reserves across BC, and to deliver associated services.	<ul style="list-style-type: none"> Devolution of federal services and programs such as CMHC and capital funding for Indigenous housing on-reserve. Implementing provincial building policy on reserve (for both Treaty and non-Treaty First Nations). Indigenous Advisory House committee member – advisory group for Belonging in BC

Name	Description	Key Issues / Interests
First Nations Leadership Council (FNLC)	<p>The FNLC is comprised of the political executives of the BC Assembly of First Nations, the First Nations Summit, and the Union of B.C. Indian Chiefs.</p> <p>The FNLC represents First Nations interests in B.C. and provides coordinated approach to tackling issues relevant to First Nations throughout the Province.</p>	<ul style="list-style-type: none"> • The Strategy, Governance & Accountability division via the Indigenous Housing Partnerships team engages with the FNLC on housing priorities including legislation, regulation, policy and programs to ensure that First Nations perspectives are included in Ministry of Housing initiatives. • To assist the FNLC in their work with the ministry and to demonstrate commitment to partnership, the Ministry of Housing provided the FNLC with capacity funding.
First United Church Community Ministry Society	Charitable organization that provides services primarily to residents of DTES, including advocacy services	<p>Advocate for tenants under the RTA and MHPTA identifying legislative and operational issues.</p> <ul style="list-style-type: none"> • Part of RTB's operational stakeholder group that meets quarterly. • Shelter operator and homelessness service provider in Vancouver
FortisBC	Utility Provider	<ul style="list-style-type: none"> • Implementation of Climate, Carbon, and Energy Policy
Foundry	Province-wide network of integrated health and social service centres for young people ages 12-24, providing access to mental health care, substance use services, primary care, social services and youth and family peer supports.	<ul style="list-style-type: none"> • Youth Homelessness • Youth Services

Name	Description	Key Issues / Interests
Alliance to End Homelessness in the Capital Region	The Alliance to End Homelessness in the Capital Region is a partnership of local service providers, non-profit organizations, businesses and all levels of government working to address the region's commitment to end homelessness.	<ul style="list-style-type: none"> • Homelessness supports and programs.
Homebuilders Association Vancouver (HAVAN)	<p>Members include builders, developers, renovators, designers, suppliers, sub-trades and leading professionals in Metro Vancouver.</p> <p>HAVAN provides both industry and consumer education, and actively liaises with local municipal governments with the focus of meeting Metro Vancouver's housing needs. A not-for-profit association, affiliated with both the provincial CHBA BC, and national CHBA offices.</p>	<ul style="list-style-type: none"> • Implementation of Climate, Carbon, and Energy Policy
Homelessness Services Association of BC	Member-driven organization supporting shelters, drop-in centres, homeless outreach teams, and other service provider addressing the needs of persons experiencing homelessness with the goal to ending homelessness.	<ul style="list-style-type: none"> • General Homelessness • Leads the People With Lived Experience Advisory Committee under Belonging in BC

Name	Description	Key Issues / Interests
Housing Infrastructure and Communities Canada (HICC)	Federal Department responsible for housing and infrastructure, including oversight of CMHC. HICC is focused on development of strategic housing policy and national strategies.	<ul style="list-style-type: none"> In 2024, the federal government launched Canada's Housing Plan (CHP), with broad goals to build more homes, make it easier to own or rent a home, and help Canadians who cannot afford a home. There are several programs contained within the CHP with require bilateral agreements or support from provinces and territories.
Landlord BC	Member education, resources and support to those owning and managing rental properties in BC.	<ul style="list-style-type: none"> Part of RTB's operational stakeholder group that meets quarterly. Provided input for the Existing Buildings Renewal Strategy. Feedback regarding Tenant Protection Bylaws (Bill 16 – Local Government Housing Initiatives)
Local Government Management Association (LGMA)	Represents non-elected local government officials within the province. Strives to promote professional management and leadership excellence in local government, and to create awareness of the local government administrator's role in the community. Supports local government through education, training, professional development, and networking.	<ul style="list-style-type: none"> Matters affecting local government administrators with particular focus on education and training and concerns about good governance of local governments in the province (e.g. codes of conduct; elected-staff relations; local government procedures). Supports implementation of building official qualifications
Lu'uma Native Housing Society	Lu'uma owns and manages affordable housing and supportive housing for Indigenous people living in Vancouver.	<ul style="list-style-type: none"> Acts as the Community Entity as part of the federal Reaching Home homelessness response plan for Greater Vancouver.

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Manufactured Home Park Owners Alliance of British Columbia (MHPOABC)	(MHPOABC) provide services, products and representation to park owners.	<ul style="list-style-type: none"> • Advocate for Manufactured Park Owners and emphasizes the difference between residential tenancies and those in Manufactured Home parks. • Part of RTB’s operational stakeholder group that meets quarterly.
Metis Nation BC	MNBC was established in 1996 as the representative organization for Métis in BC. In 2003, the Government of Canada and the Government of British Columbia entered into a major tripartite agreement with the Métis in BC. MNBC is the first Métis government in the history of BC to demonstrate the will, determination, and consistency required to enter such a monumentally important understanding. Further negotiations between the Provincial Government and MNBC resulted in the 2006 Métis Nation Relationship Accord. MNBC represents the rights and interests of the 39 Métis chartered communities in B.C.	<ul style="list-style-type: none"> • On July 19, 2018, the Métis Nation as represented by the Métis National Council and its governing members signed the Canada-Métis Nation Housing sub-accord. Through the sub-accord on housing, the design, delivery, and administration of housing services will be undertaken by the governing members of the Métis Nation. In British Columbia (BC) this project is being led by the Métis Nation British Columbia Ministry of Housing & Homelessness. • Indigenous Advisory House committee member – advisory group for Belonging in BC • The Strategy, Governance & Accountability division via the Indigenous Housing Partnerships team engages MNBC on initiatives related to social and economic matters to ensure their perspectives are included in housing work.
Office of the Federal Housing Advocate	The Office of the Federal Housing Advocate, housed at the Canadian Human Rights Commission, helps to promote and protect the right to housing in Canada, including the progressive realization of the right to adequate housing. The goal of the Advocate’s work is to drive change on key systemic housing issues and advance the right to housing for all in Canada.	<ul style="list-style-type: none"> • Human rights and discrimination related to housing. • Makes recommendations to the government to improve Canada’s housing laws, policies and programs.

Name	Description	Key Issues / Interests
Office of the Human Rights Commissioner	Responsible for promoting and protecting human Rights in BC through the Human Rights Code – focus includes advocacy, shifting laws, policies, practices and culture, research and education, and human rights inquiries including proceedings before the BC Human Rights Tribunal.	<ul style="list-style-type: none"> • Human rights and discrimination; legislation, policies, practices, education and advocacy. • Advocates for human rights approaches to homelessness and encampments.
Office of the Seniors Advocate	The Office of the Seniors Advocate monitors and analyzes seniors’ services and issues in B.C. and makes recommendations to government and service providers to address systemic issue in five key areas including housing.	<ul style="list-style-type: none"> • The Seniors Advocate makes recommendations on seniors housing. • HPB has consulted with the Seniors Advocate on strata issues and legislative changes.
Planning Institute of British Columbia	Professional association of planners in British Columbia and the Yukon. PIBC is the westernmost affiliate of the Canadian Institute of Planners	<ul style="list-style-type: none"> • Development approvals and other land use planning issues related to construction standards and housing supply
Professional Association of Managing Agents (PAMA)	PAMA is a non-profit organization founded to promote professional and ethical residential property management. It is a leading advocate for property management professionals in British Columbia. It also includes strata managers and participates on HPB’s quarterly strata partner calls.	<ul style="list-style-type: none"> • The Strata Property Act and legislation that affects strata corporation governance. • Strata corporation insurance. • Part of RTB’s operational stakeholder group that meets quarterly.

Name	Description	Key Issues / Interests
BC Coalition for Safe and Sustainable Supportive Housing (SaSSH)	SaSSH is coalition of 20+ “low-barrier” supportive housing providers who seek to address growing needs and challenges of homelessness.	<ul style="list-style-type: none"> • Build capacity in the sector, particularly related to low-barrier supportive housing, to meet needs and challenges. • Safety and wellbeing of tenants and staff.
Social Planning and Research Council (SPARC BC)	An independent, non-partisan, registered charity that works with BC communities in building a just and healthy society for all.	<ul style="list-style-type: none"> • Community Homelessness Action Grants
Strata Property Agents of BC	Industry association with a mandate to represent the interests and issues of strata management companies in BC. Members are residential strata management companies, acting as agents for approximately 350,000 strata lot units.	<ul style="list-style-type: none"> • Advocates on issues affecting strata management companies. • Has a key interest in being consulted on policy and legislative initiatives related to the Strata Property Act and regulations.
Tenants Resource & Advocacy Centre (TRAC)	The Tenant Resource & Advocacy Centre provides research, information, education, and support on residential tenancy matters to protect tenants in British Columbia	<ul style="list-style-type: none"> • Advocates for tenant issues under the RTA, MHPTA and with Branch operations. • Part of RTB’s operational stakeholder group that meets quarterly.

Name	Description	Key Issues / Interests
Tourism Industry Association BC	TIABC advocates for the interests of British Columbia’s \$22.3 billion visitor economy (normalized year). As a not-for-profit tourism industry association, TIABC works collaboratively with its members – private sector tourism businesses, industry associations and destination marketing organizations – to ensure the best working environment for a competitive tourism industry.	<ul style="list-style-type: none"> • HPB consulted with TIABC as part of the short-term rental legislation.
Union of British Columbia Municipalities (UBCM)	The UBCM was formed in 1905 to provide a common voice for local government. The annual UBCM Convention is the main forum for UBCM policymaking, and policy resolutions passed at Convention are communicated to Government for response. Housing Policy and Building and Safety Standards branches respond to UBCM resolutions, participate in meetings with local governments and deliver presentations.	<p>Complete range of issues related to local government / provincial interactions such as:</p> <ul style="list-style-type: none"> • Consultation (statutorily required on certain legislative changes) • Provincial / UBCM working groups. • Provincial program administration. • Building Permit Hub
Urban Development Institute	UDI is an association of the development industry (including land planning) and its related professions. With an aim of fostering communication between industry, government and the public, UDI serves as the voice of the real estate development industry with government.	<ul style="list-style-type: none"> • Development approvals and other land use planning issues related to construction standards and housing supply • Provided input on “in-stream” protections for buildings from 2024 BC Building Code’s adaptable dwelling unit and seismic requirements • Broad rental supply issues including incentivizing of purpose-built rentals

Name	Description	Key Issues / Interests
Urban Land Institute BC	The Urban Land Institute is a global, member-driven organization comprising more than 45,000 real estate and urban development professionals dedicated to advancing the Institute’s mission of shaping the future of the built environment for transformative impact in communities worldwide.	<ul style="list-style-type: none"> • Development approvals and other land use planning issues related to construction standards and housing supply
University of British Columbia Housing Research Collaborative	The Collaborative is made up of housing researchers who investigate and advocate for better housing outcomes across Canada, often with emphasis on BC issues.	<ul style="list-style-type: none"> • Advocating for equity in housing supply. The collaborative uses data and research to advise on policy and systemic changes related to potential socio-economic and racial inequities. • Evidence and data-informed tools to address housing supply issues. The team has developed a calculator for BC Communities to complete their Housing Needs Reports.
Vancity Community Foundation (VCF)	A public community foundation that aims to increase equity by delivering programs that focus on community-owned assets, collective benefits, and economic conditions for thriving communities.	<ul style="list-style-type: none"> • Has been active in supporting affordable housing initiatives, including creating the Affordable Community Housing Program, which provides loans for pre-development activities associated with non-profit housing.

Name	Description	Key Issues / Interests
Vancouver Island Strata Owners Association (VISOA)	<p>An independent, non-profit organization. VISOA tends to support smaller, self-managed strata corporations and provides an important perspective.</p> <ul style="list-style-type: none"> • Provides information, training and support to assist strata lot owners and strata councils. • Offers educational seminars and workshops on aspects of strata living, ownership and management. • Advocates for strata corporations and lot owners. 	<ul style="list-style-type: none"> • Advocates on issues affecting strata homeowners. • Has a key interest in being consulted on policy and legislative initiatives related to the Strata Property Act and regulations.