

# **Ministry of Housing and Municipal Affairs**

## **2026/27 – 2028/29 Service Plan**

**February 2026**



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## Minister's Accountability Statement



The Ministry of Housing and Municipal Affairs 2026/27 – 2028/29 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 read 'C Boyle'.

Honourable Christine Boyle  
Minister of Housing and Municipal Affairs  
February 6, 2026

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## Strategic Direction

In 2026/27, the Government of British Columbia will prioritize support for people by taking action to make life better for everyone.

Despite a challenging fiscal environment due to global uncertainty, trade relationship reordering, and low resource prices, over the past year Government made significant progress on efforts to reduce costs for British Columbians, hire more doctors and nurses, and build more homes, hospitals and schools, faster. Government will continue to advance these key priorities even as tariffs, trade policies, and instability outside of the province's borders continue to put pressure on the province's finances.

Ongoing fiscal pressure means all parts of Government must continue to do their part to maximize efficiencies and make sure every dollar counts.

To respond to these extraordinary times, Government will focus on expanding trade and investment both within Canada and abroad and delivering major projects that offer good jobs and opportunities for people and communities. This focus on economic growth and prosperity is critical to delivering the revenue needed to provide services and infrastructure.

Good relationships and mutually beneficial partnerships with First Nations are critical to building a better future for everyone in British Columbia. Government will continue working diligently to implement the Declaration on the Rights of Indigenous Peoples Act Action Plan. Through collaboration and open dialogue, we aim to foster trust, stability and certainty for all.

This 2026/27 service plan outlines how the Ministry of Housing and Municipal Affairs will support the Government's priorities and selected action items identified in the Minister's most recent [Mandate Letter](#).

## Purpose of the Ministry

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

- Works collaboratively with partners across governments and the housing sector to ensure all aspects of housing in the province are supported by effective policies, efficient processes, and fair regulations.
- Ensures that local governments can effectively advance the supply of attainable housing that their communities need, and that newly developed housing is located in the right places, contributing to complete, livable communities that provide a diversity of housing choice and a wide range of employment opportunities, services, and amenities.

- Ensures that the building and safety regulatory system in British Columbia supports a safe, accessible, energy efficient, and responsive built environment including the housing and buildings that communities need.
- Oversees regulatory and dispute resolution systems that support a safe and stable rental housing market including efficient regulation of short-term rentals and ensures there are robust building and safety standards to address the diverse needs and priorities of British Columbians in the built environment.
- Leads government's efforts to prevent and reduce homelessness.
- Is responsible for the British Columbia Housing Management Commission (BC Housing), a Crown corporation mandated to develop, manage, and administer housing options and supports on behalf of the provincial government across the housing ecosystem.
- Works closely with BC Housing to ensure government's social and supportive housing priorities are addressed, as well as homelessness supports and responses.
- Supports Indigenous housing priorities, needs and interests through meaningful partnerships, engagement and consultation.
- Takes leadership in supporting local governments and partners, public libraries, not-for-profit organizations and residents to build vibrant and healthy communities.
- Encourages communities and regions to be well governed, liveable, safe and diverse, as well as economically, socially and environmentally resilient.
- Provides local services and oversees land use in the University Endowment Lands.
- Works with public library and local government partners to sustain the public library system.

## Economic Statement

B.C.'s economy saw mixed performance among sectors in 2025 amid U.S. tariffs and related global economic uncertainty and declining B.C. population growth. Consumer spending was strong through the first half of the year, supported by front-loaded spending ahead of U.S. tariffs (particularly for automobiles), lower inflation and interest rates, but spending has slowed in recent months. Residential construction remained above average in 2025 despite declining from the high levels of activity seen in recent years, and home sales were subdued in 2025. Meanwhile other investment indicators (such as public sector investment and commercial building permits) saw steady growth despite headwinds from economic uncertainty. B.C.'s exports have been resilient amid U.S. tariffs. The value of international exports was unchanged as lower forestry exports and coal prices offset higher values of natural gas and copper exports.

The Economic Forecast Council (EFC) estimates that B.C. real GDP grew by 1.5 per cent in 2025. In the near-term, the EFC expects B.C.'s economy to also grow by 1.5 per cent in 2026 and by 1.9 per cent in 2027, similar to the national average. For Canada, the EFC estimates growth of 1.6 per cent in 2025 and projects national real GDP growth of 1.3 per cent in 2026 and 1.9 per cent in 2027.

A volatile global trade conflict as well as immigration and population fluctuations are the main risks to the outlook. Other risks include commodity price instability, renewed inflationary pressures leading to elevated interest rates, prolonged housing market weakness, and climate change impacts.

# Performance Planning

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

## Performance Measures

Performance Measure	2025/26 Forecast	2026/27 Target	2027/28 Target	2028/29 Target
[1a] <i>Housing Supply Act</i> : specified municipalities assigned housing targets (cumulative) <sup>1</sup>	40-59	40-59	40-59	40-59

Data source: Internal Ministry Forecast

<sup>1</sup>*Housing Supply Regulation* identifies up to 59 specified municipalities that can be assigned housing targets. Forecasting has been revised to prioritize the first 40 municipalities as having the greatest housing needs to be addressed over the course of a 5-year Housing Target Order. Municipalities from the remaining 19 with identified housing needs could be issued Housing Target Orders after consultation is undertaken with the specified municipalities.

Performance Measure	2025/26 Forecast	2026/27 Target	2027/28 Target	2028/29 Target
[1b] Number of affordable and supportive housing homes completed, including affordable rental, co-op, and social housing, as well as attainable rental and ownership housing units for middle-income households through HousingHub, BC Builds and the Attainable Housing Initiative. <sup>1</sup>	4,500	4,000	3,500	2,500

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

Unit completions have been adjusted to reflect the revised pacing of investment in Building BC programs under Budget 2026. The targets will be adjusted in future Service Plans to reflect any change in the pacing of investments.

Performance Measure	2025/26 Forecast	2026/27 Target	2027/28 Target	2028/29 Target
[1c] Municipal Finance Authority's Credit Rating <sup>1</sup>	AAA	AAA	AAA	AAA

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

<sup>1</sup>The credit rating of the MFA affects local government borrowing for capital projects and contributes to the sustainability of the local government financial system. This results in local governments financing infrastructure capital projects, over a 30-year term, with lower interest rates and reducing the property tax cost to residents and businesses.



**Objective 1.1:** Speed up development approvals and increase access to attainable and affordable housing in communities across the province by implementing the Homes for People Action Plan.

**Objective 1.2:** Monitor and maintain local governments' financial sustainability, ensuring they can meet the service needs of their communities, now and into the future.

**Objective 1.3:** Local governments are implementing strategies to improve community livability, sustainability and affordability

### Discussion of Changes

Objective 1.1 combines the former objectives 1.1 and 1.2 from previous service plans. As the work to reduce development approval times and improve local government planning processes is a key element of the overall Homes for People Action Plan, bringing these two objectives together eliminates duplication and reflects the continued importance of efforts to work with local governments to speed up development approvals as part of ongoing implementation of the plan.

While the Ministry continues to support and monitor the completion of the remainder of infrastructure projects funded under earlier programs, the Ministry performance measures focus on the fiscal capacity to meet infrastructure needs arising from successful implementation of the Homes for People Action Plan.

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

### Performance Measures

Performance Measure	2025/26 Forecast	2026/27 Target	2027/28 Target	2028/29 Target
[2a] Percentage of homeless individuals who accessed housing and remained housed after 6 months at BC Housing-managed housing programs <sup>1</sup>	94%	94%	94%	94%

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

Performance Measure	2025/26 Forecast	2026/27 Target	2027/28 Target	2028/29 Target
[2b] Number of supported rental supplements for people experiencing or at risk of homelessness <sup>1</sup>	1185	1185	1185	1185

Data source: Joint Provincial Rent Supplemental Framework.

<sup>1</sup>NHS bilateral agreement which the CHB funding is provided under is set to expire March 31, 2028 and there have been no firm commitments by the federal government to continue funding the bilateral agreements.

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

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

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

#### Performance Measure

Performance Measure	2025/26 Forecast	2026/27 Target	2027/28 Target	2028/29 Target
[3a] Percentage of disputes heard within Residential Tenancy Branch service standards	78%	80%	80%	80%

Data source: RTB Disputes Management System (DMS)

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

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

#### Discussion of Changes

The Residential Tenancy Branch (RTB) operated with a significantly reduced staff complement from September 2, 2025, to October 27, 2025, due to labour action. As a result, RTB is forecasting that 78% of disputes will be heard within service standards, which is 2% shy of the target. Amendments to future year targets aim to better reflect impact of labour action and more sophisticated modeling which reflects seasonal changes in demand for RTB services, available resources, as well as unforeseen circumstances.

## Financial Summary

(\$000s)	2025/26 Restated Estimates <sup>1</sup>	2026/27 Estimates	2027/28 Plan	2028/29 Plan
<b>Operating Expenses</b>				
Building, Governance and Innovation	6,675	6,402	6,402	6,402
Housing and Homelessness Programs	22,894	22,228	22,228	22,147
Housing and Land Use Policy	15,054	10,241	10,241	10,241
Local Government	224,359	215,052	214,980	214,980
Transfers to Crown Corporations and Agencies	1,224,953	1,417,693	1,480,479	1,554,003
Executive and Support Services	12,760	11,809	11,809	11,809
<b>Total</b>	<b>1,506,695</b>	<b>1,683,425</b>	<b>1,746,139</b>	<b>1,819,582</b>
<b>Special Accounts</b>				
Housing Endowment Fund Special Account	12,884	12,884	12,884	12,884
University Endowment Lands Special Account	15,112	16,517	17,684	18,754
<b>Total</b>	<b>27,996</b>	<b>29,401</b>	<b>30,568</b>	<b>31,638</b>
<b>Grand Total</b>	<b>1,534,691</b>	<b>1,712,826</b>	<b>1,776,707</b>	<b>1,851,220</b>
<b>Capital Expenditures</b>				
Executive Support Services	3	3	3	3
University Endowment Lands	1,813	6,117	0	0
<b>Total</b>	<b>1,816</b>	<b>6,120</b>	<b>3</b>	<b>3</b>
<b>Capital Funding Vote</b>				
Capital Vote	688,425	791,983	824,312	769,195
<b>Total</b>	<b>688,425</b>	<b>791,983</b>	<b>824,312</b>	<b>769,195</b>

<sup>1</sup> For comparative purposes, amounts shown for 2025/26 have been restated to be consistent with the presentation of the 2026/27 Estimates.

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

## Capital Expenditures

Major Capital Projects (over \$50 million in total)	Targeted Year of Completion	Project Cost to Dec 31, 2025 (\$m)	Estimated Cost to Complete (\$m)	Anticipated Total Cost (\$m)
<b>1015 Hastings St. Development</b>	2026	131	20	151
<p><b>Objective:</b> This project, a partnership between BC Housing, the Vancouver Aboriginal Friendship Center Society (VAFCS), and the City of Vancouver, aims to provide 80 shelter spaces, 25 supportive housing units, 87 affordable housing units, and 56 market rental housing units within a mixed-use building in the Downtown Eastside of Vancouver with a focus on housing urban Indigenous Peoples. PRHC signed a Development Agreement with Western Canadian Properties Group Ltd for the development and construction of the project. The market rental units will be subleased by PRHC to a third-party group. VAFCS will operate the shelter and supportive housing units at completion. The shelter spaces and supportive housing are funded through the Supportive Housing Fund (SHF), and affordable housing units are funded through the Affordable Rental Housing (ARH).</p> <p><b>Costs:</b> The financing for this project includes \$95 million through Provincial funding and financing, and \$56 million from other sources.</p> <p><b>Benefits:</b></p> <ul style="list-style-type: none"> <li>The building will be mixed-use, providing shelter space, supportive housing, affordable housing, and market rental housing, with a focus on housing urban Indigenous Peoples.</li> </ul> <p><b>Risks:</b></p> <ul style="list-style-type: none"> <li>Delays due to labour shortages.</li> <li>Escalation due to delays and cost increases.</li> </ul>				

Major Capital Projects (over \$50 million in total)	Targeted Year of Completion	Project Cost to Dec 31, 2025 (\$m)	Estimated Cost to Complete (\$m)	Anticipated Total Cost (\$m)
<b>Clark &amp; 1st Avenue Housing Development</b>	2028	45	143	188
<p><b>Objective:</b> 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> <p><b>Costs:</b> This project is receiving \$32 million of Provincial funding and \$156 million from other sources.</p> <p><b>Benefits:</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>This building will serve low-to moderate-income households, and include a social enterprise space for local residents, focusing on Indigenous healing and wellness through employment and alignment with culturally informed treatment.</li> </ul> <p><b>Risks:</b></p> <ul style="list-style-type: none"> <li>Delays due to labour shortages.</li> <li>Escalation due to delays and cost increases.</li> </ul>				

Major Capital Projects (over \$50 million in total)	Targeted Year of Completion	Project Cost to Dec 31, 2025 (\$m)	Estimated Cost to Complete (\$m)	Anticipated Total Cost (\$m)
128 to 134 E Cordova St	2026	65	108	173
<p><b>Objective:</b> 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 community residential units, and 46 long term housing units. Through the Supportive Housing Fund (SHF), the Provincial Rental Housing Corporation (PRHC) will purchase a total of 57 of these units, including 11 supportive residential units and 46 long-term housing units. Remaining units will be owned and operated by Vancouver Harbour Light Society.</p> <p><b>Costs:</b> This project is receiving \$36 million in Provincial funding and \$137 million from other sources.</p> <p><b>Benefits:</b></p> <ul style="list-style-type: none"> <li>The project meets the needs of residents with physical disabilities with 21% of all units being fully accessible.</li> <li>It also meets the needs of residents with mental health and substance abuse issues by providing many wrap-around support services including counselling, vocational training, food services, amenity space and other programs.</li> </ul> <p><b>Risks:</b></p> <ul style="list-style-type: none"> <li>Delays due to labour shortages.</li> <li>Escalation due to delays and cost increases.</li> </ul>				

Major Capital Projects (over \$50 million in total)	Targeted Year of Completion	Project Cost to Dec 31, 2025 (\$m)	Estimated Cost to Complete (\$m)	Anticipated Total Cost (\$m)
58 W Hastings St	2024	154	6	160
<p><b>Objective:</b> This project, between partnership of BC Housing, the Vancouver Chinatown Foundation, the City of Vancouver, Vancouver Coastal Health, and Canada Mortgage &amp; Housing Corporation (CMHC), has created a 10-story, concrete, mixed-use development building with 231 units, consisting of income assistance and affordable rental units plus an integrated health centre in Downtown Eastside. BC Housing is purchasing 120 units through the Supportive Housing Fund (SHF).</p> <p><b>Costs:</b> This project is receiving \$67 million through Provincial funding and financing and \$93 million from other sources.</p> <p><b>Benefits:</b></p> <ul style="list-style-type: none"> <li>The site is located on the southwest corner of East Hastings Street and Columbia Street in the Downtown Eastside area of Vancouver, close to transportation, commercial shops, and community facilities.</li> <li>The project addresses housing need for low and moderate-income singles and families in Vancouver's Downtown Eastside with a mix of mainly studios, 1-bedroom and 2- bedroom units.</li> <li>Health services, commercial and office units are located on the first three floors of the building and the remaining area is housing units.</li> </ul> <p><b>Risks:</b></p> <ul style="list-style-type: none"> <li>Delays due to labour shortages.</li> <li>Escalation due to delays and cost increases</li> </ul>				

Major Capital Projects (over \$50 million in total)	Targeted Year of Completion	Project Cost to Dec 31, 2025 (\$m)	Estimated Cost to Complete (\$m)	Anticipated Total Cost (\$m)
320 Hastings St E, Redevelopment	2026	73	13	86
<p><b>Objective:</b> Through the Indigenous Housing Fund (IHF) and Supportive Housing Fund (SHF), this project will create 68 Rent Geared to Income (RGI) and Deep Subsidy units in the Downtown Eastside Vancouver, and 35 units with 24/7 support services for qualified people who are experiencing homelessness or who are at risk of homelessness. This 11-story concrete building allows First United Church Community Ministry Society (FUCCMS), partnered with Lu'ma Native BC Housing Society, Canada Mortgage Housing Corporation (CMHC) and the City of Vancouver to redevelop its existing 60-bed year-round shelter site.</p> <p><b>Costs:</b> This project is receiving \$49 million through Provincial funding and financing and \$37 million from other sources.</p> <p><b>Benefits:</b></p> <ul style="list-style-type: none"> <li>This project will have community and programming space that will be funded and owned by FUCCMS and includes minimal-barrier drop-in spaces, amenity rooms, offices, and a commercial kitchen providing food services.</li> </ul> <p><b>Risks:</b></p> <ul style="list-style-type: none"> <li>Delays due to labour shortages.</li> <li>Escalation due to delays and cost increases.</li> </ul>				



Major Capital Projects (over \$50 million in total)	Targeted Year of Completion	Project Cost to Dec 31, 2025 (\$m)	Estimated Cost to Complete (\$m)	Anticipated Total Cost (\$m)
1410 E King Edward Ave	2028	3	76	79
<p><b>Objective:</b> The project will be the first 14-storey, steel-frame, permanent modular supportive housing building in the region comprised of 109 studio units, each equipped with a kitchen and bathroom, as well as space for support service programming, to provide permanent housing and supportive programming space for people experiencing homelessness or at risk of homelessness. This project is one of five in the Permanent Modular Supportive Housing Initiative (PMSHI) portfolio, delivered under a partnership Memorandum of Understanding (MOU) between BC Housing, the City of Vancouver and Canada Mortgage and Housing Corporation (CMHC) to deliver a minimum of 300 units across five sites in Vancouver.</p> <p><b>Costs:</b> This project is receiving \$73 million through Provincial funding and \$6 million from other sources.</p> <p><b>Benefits:</b></p> <ul style="list-style-type: none"> <li>The project will have an Indigenous focus and will support individuals by providing 24/7 wrap-around services and cultural programming for the tenants of the building.</li> <li>The project will improve the quality of life for tenants by providing access to cultural programming, meal services, and life skills and employment opportunities.</li> </ul> <p><b>Risks:</b></p> <ul style="list-style-type: none"> <li>Delays due to labour shortages.</li> <li>Escalation due to delays and cost increases.</li> </ul>				

Major Capital Projects (over \$50 million in total)	Targeted Year of Completion	Project Cost to Dec 31, 2025 (\$m)	Estimated Cost to Complete (\$m)	Anticipated Total Cost (\$m)
926 & 930 Pandora	2029	6	147	153
<p><b>Objective:</b> BC Housing is partnering with the City and the Capital Region Housing Corporation (CRHC) to build a 20-storey mixed-use concrete building with 47-units of supportive housing, 158-units for low to moderate income households, and a community and childcare space. These new homes are crucial to meeting rapid population growth in the region. This project will provide much-needed housing for families and others in need of safe, secure, and affordable homes, especially when rental housing is in short supply in Victoria.</p> <p><b>Costs:</b> This project will receive \$132 million through Provincial funding and financing and \$21 million from other sources.</p> <p><b>Benefits:</b></p> <ul style="list-style-type: none"> <li>The project will support the province's goal of creating more childcare space.</li> <li>The project addresses the need for low to moderate income housing in Victoria, as almost one third of renters in the Regional District are in core housing need.</li> </ul> <p><b>Risks:</b></p> <ul style="list-style-type: none"> <li>Delays due to labour shortages.</li> <li>Escalation due to delays and cost increases.</li> </ul>				

Major Capital Projects (over \$50 million in total)	Targeted Year of Completion	Project Cost to Dec 31, 2025 (\$m)	Estimated Cost to Complete (\$m)	Anticipated Total Cost (\$m)
296 Angela Drive	2027	146	75	221
<p><b>Objective:</b> BC Housing is partnering with the Provincial Rental Housing Corporation (PRHC) for the construction of 328 units of below-market rate rental housing at 296 Angela Drive in Port Moody. The project will deliver three, six-storey buildings, which will sit above a common three storey underground parking structure. The proposed six-storey buildings will have a mix of one-, two-, and three-bedroom units. The affordable-housing portion of the project is a partnership between the Province, through BC Housing, the federal government, through the Canada Mortgage and Housing Corporation, Edgar Development, the City of Port Moody, M'akola Housing Society and the Entre Nous Femmes Housing Society. This project represents an opportunity to increase middle income market rental homes in Port Moody.</p> <p><b>Costs:</b> This project is receiving \$150 million through Provincial financing and funding and \$72 million through other sources.</p> <p><b>Benefits:</b></p> <ul style="list-style-type: none"> <li>• Delivers housing at below market rents in an area with high need: occupancy rates are estimated to be below 1% for the surrounding tri-cities area.</li> <li>• Establishes affordable housing for individuals with varying incomes, supporting increased equity in the housing market by increasing access to housing to allow more individuals to find homes.</li> </ul> <p><b>Risks:</b></p> <ul style="list-style-type: none"> <li>• Delays due to labour shortages.</li> <li>• Escalation due to delays and cost increases.</li> </ul>				

Major Capital Projects (over \$50 million in total)	Targeted Year of Completion	Project Cost to Dec 31, 2025 (\$m)	Estimated Cost to Complete (\$m)	Anticipated Total Cost (\$m)
1451 Bertram St	2029	2	118	120
<p><b>Objective:</b> BC Housing is partnering with the Provincial Rental Housing Corporation (PRHC) to deliver 176 units of affordable market price rental housing in Kelowna. The Bertram project will provide non-market and affordable market rental housing for moderate to middle income families. The single building includes studios, one-, two- and three-bedroom units and a may include childcare space. The site is centrally located near other medium and high-density residential developments and within walking distance to Kelowna's waterfront, shops, education centres, restaurants, and aligns with the City's vision to activate the downtown with family-oriented urbanization.</p> <p><b>Costs:</b> This project is receiving \$120 million through Provincial financing and funding.</p> <p><b>Benefits:</b></p> <ul style="list-style-type: none"> <li>By providing new, attainable, and affordable rental units, Betram will support a diversity of tenant households, including singles, families, and seniors with a predominance for families, a group often struggling to find appropriate and affordable housing.</li> <li>The project will support construction jobs over its life cycle and will generate new permanent jobs through building maintenance and operations, and with the possible addition of a childcare space.</li> </ul> <p><b>Risks:</b></p> <ul style="list-style-type: none"> <li>Delays due to labour shortages.</li> <li>Escalation due to delays and cost increases.</li> </ul>				

Major Capital Projects (over \$50 million in total)	Targeted Year of Completion	Project Cost to Dec 31, 2025 (\$m)	Estimated Cost to Complete (\$m)	Anticipated Total Cost (\$m)
343 W Pender	2029	0	71	71
<p><b>Objective:</b> BC Housing is partnering with the Provincial Rental Housing Corporation (PRHC), Whole Way House Society, CHARD Development, and 625 Powell St Foundation for the construction of a 94-unit supportive housing project at 343 West Pender Street, Vancouver. The project will deliver an eight-storey, concrete and wood-framed building with 94 studio units, of which 8 will be accessible. This project aims to provide supportive housing to seniors who face systemic barriers to housing, specifically those at risk of or experiencing homelessness. This project will help seniors by providing significant rent reduction and reduced competition in the rental market.</p> <p><b>Costs:</b> This project is receiving \$58 million through Provincial funding and \$13 million through other sources.</p> <p><b>Benefits:</b></p> <ul style="list-style-type: none"> <li>This project will provide access to various services, including those related to substance use, as well as life skills programming, referral to community services, and access to health support.</li> <li>The goal of this project is to ensure that low-income seniors who are homeless or at risk of becoming homeless have stable tenancy with additional support.</li> </ul> <p><b>Risks:</b></p> <ul style="list-style-type: none"> <li>Delays due to labour shortages.</li> <li>Escalation due to delays and cost increases.</li> </ul>				

## Appendix A: Public Sector Organizations

As of February 2026, the Minister of Housing and Municipal Affairs is responsible and accountable for the following organizations:

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

## Appendix B: Minister Mandate Letter



July 17, 2025

Honourable Christine Boyle  
Minister of Housing and  
Municipal Affairs  
Parliament Buildings  
Victoria, BC V8V 1X4

Dear Minister Boyle:

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

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

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

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

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

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

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

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

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

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

To assist you in meeting the commitments we have made to British Columbians, you are assigned a Parliamentary Secretary for the Downtown Eastside and Chinatown whose focus will be to:

- Work with community partners to ensure that the unique needs and perspectives of people living in the Downtown Eastside and Chinatown are reflected in government policymaking related to housing, public safety, and community development.
- Work with the Minister of State for Community Safety and Integrated Services to strengthen community safety for all those that are living, working and visiting in the neighbourhood.
- Work with small businesses and business leaders in the community to improve government policies that support local economic development.

- Improve outcomes for people struggling with addiction, mental health, poverty and disability in these communities.
- Protect and enhance BC's UNESCO-recognized Chinatown and the lives of its residents.

You will work closely together and ensure your Parliamentary Secretary receives appropriate support to deliver on this work.

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

As a Cabinet, we will uphold the highest standards of ethics, collaboration, and good conduct in service of the public, and as a Minister of the Crown, you are expected to review, understand, and act according to the Members' Conflict of Interest Act. You will establish a collaborative working relationship with your Deputy Minister and the public servants under their direction, who provide the professional, non-partisan advice that is fundamental to delivering on our government's priorities. Your Minister's Office must meet the highest standards for integrity and provide a respectful, rewarding environment for all staff.

The work we have ahead takes place in a profoundly challenging geopolitical environment. Close friends and neighbours to our south are contemplating imposing draconian tariffs on our products that would hurt both Americans and Canadians. Our allies internationally face governmental instability. Hate and racism are on the rise around the world. Artificial intelligence breakthroughs with unclear implications and astonishing potential are announced daily. Global inflation, snarled supply chains, and war are threatening global economic growth and prosperity as well as the transition to a low-carbon economy.

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

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

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

Thank you for joining me in the work ahead.

Sincerely,

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

David Eby, KC  
Premier

cc: George Chow, MLA  
Parliamentary Secretary for the Downtown Eastside and Chinatown