

Ministry of Housing

2022/23 Annual Service Plan Report

August 2023



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Minister's Accountability Statement



The Ministry of Housing 2022/23 Annual Service Plan Report compares the Ministry's actual results to the expected results identified in the 2022/23 – 2024/25 Service Plan published in 2022. I am accountable for those results as reported.

A handwritten signature in blue ink, appearing to be 'R. Kahlon'.

Honourable Ravi Kahlon
Minister of Housing
August 14, 2023

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Letter from the Minister

Newly formed in December 2022, the Ministry of Housing is committed to continuing the delivery of safe, attainable, and affordable housing for people in British Columbia. Working in partnership across all levels of government, ministries, sectors, non-profit and for-profit organizations, the Ministry ensures that housing is built across the housing spectrum, so that people can live in homes that meet their needs. In 2022/23, we made significant progress toward key housing priorities in our Homes for B.C. plan through meaningful investments, legislative changes, and partnerships.

Despite the challenges caused by inflation, the residual impacts of the COVID-19 pandemic, and record population growth, we continued to deliver on our goals. Almost at the midpoint of our ten-year housing target to deliver 114,000 homes, there are more than 76,000 housing units delivered or underway for British Columbians.

Building on our goal to increase housing stock in the province, in 2022/23 we created over 5,000 housing units, including student housing. In November 2022, we passed the *Housing Supply Act* to further increase the supply and diversity of housing options in communities with low supply and the greatest need, to help get housing built faster.

We made amendments to the *Strata Property Act* that removed age and rental restrictions, opening up tens of thousands of homes for families and renters across the province.

Through BC Housing, we have expanded shelter spaces and provided permanent housing with essential support services for people experiencing, or at risk of, homelessness. Since 2017, we have delivered more than 8,000 supportive housing units in our province, including permanent housing for those temporarily housed during the COVID-19 pandemic. With the completion of *Belonging in BC: A collaborative plan to end homelessness*, we have a Housing First and trauma-informed approach to supporting people sheltering outdoors to ensure that they have the supports they need and safe homes to live in.

To improve services for renters and landlords, a \$15.6 million investment over three years was made to improve dispute resolution services at the Residential Tenancy Branch. The investment adds as many as 50 new full-time employees to cut waiting times and doubles the size of the Compliance and Enforcement Unit.

Aligning with our CleanBC commitments, we introduced the voluntary Zero Carbon Step Code, and made amendments to the BC Building Code to make all new buildings 20 per cent more energy efficient. We also started engagements with stakeholders on proposed changes to advance accessibility standards, which will soon be adopted in the next edition of the BC Building Code.

The actions we took this year enabled more people to be in homes that meet their needs, in the communities they call home. I would like to express my sincere appreciation to all the public service professionals across the housing sector and all our partners for working together in service of British Columbians. Your support, dedication, and commitment are the

reasons B.C. continues to be a great place to live in. I am proud of the work that we have done, and as we continue our work, I look forward to seeing more progress in the future.



Honourable Ravi Kahlon
Minister of Housing
August 14, 2023

Purpose of the Annual Service Plan Report

This annual service plan report has been developed to meet the requirements of the *Budget Transparency and Accountability Act* (BTAA), which sets out the legislative framework for planning, reporting and accountability for Government organizations. Under the BTAA, the Minister is required to report on the actual results of the Ministry's performance related to the forecasted targets stated in the service plan for the reported year.

Strategic Direction

The strategic direction set by Government in 2020 and the Minister responsible for Housing's [2020 Mandate Letter](#) shaped the goals, objectives, performance measures and financial plan outlined in the Ministry of Attorney General and Minister responsible for Housing's [2022/23 – 2024/25 Service Plan](#) and the actual results reported on in this annual report.

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:

- Works collaboratively with partners across governments and the housing sector to ensure all aspects of housing in our 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 diversity of housing and a wide range of employment opportunities, services and amenities.
- 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 and Management Commission (BC Housing), a Crown corporation mandated to develop, manage, and administer housing options and supports on behalf of the 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

On December 7, 2022, the Ministry of Housing was established. It brings together the Office of Housing and Construction Standards from within the Ministry of Attorney General and the Planning and Land Use Management Branch, a key team from the Ministry of Municipal Affairs. Consolidating these functions serves to better align the work focused on land use planning and zoning with the work to increase housing supply and affordability, giving us an even stronger connection as we address housing challenges together. The housing crisis is visible, and the creation of a new ministry solely dedicated to this is a significant indicator of government's commitment to and prioritization of this work.

B.C. is one of the most sought-after places to live in the world, but finding an affordable home is one of the biggest challenges people face right now. Soaring house prices and rents are pricing people out of the communities they love, and the places they want to call home. The housing crisis is hurting people, and it's holding back the economy.

Despite significant actions and policies taken under the *Homes for B.C. 30-Point Affordable Housing Plan* and the introduction of the *Housing Supply Act*, housing market conditions across B.C. remain challenging for many British Columbians due to elevated costs across the housing spectrum, as supply has not kept up with demand. Higher interest rates, strong population growth, and persistently low vacancy rates in the primary rental market have also contributed to elevated prices and rents for housing.

Housing starts in B.C. totalled 46,721 units in 2022, a 1.9 per cent decrease from 2021.¹ Despite the slight annual decline, housing starts remained above the five- and ten-year historical averages of 43,000 and 37,000 units, respectively. Resale home prices continued to increase across major markets in B.C. in 2022. The average benchmark price increased by 14.9 per cent for single-detached homes, 18.9 per cent for townhomes and 14.1 per cent for apartments compared to 2021.² Following a modest increase in 2020, vacancy rates for primary market rentals across the province reverted down toward pre-pandemic levels, averaging just 1.4 per cent in 2021 and 1.3 per cent in 2022. Meanwhile, average rents for a two-bedroom apartment in the primary-rental market in B.C. increased by 9.9 per cent from \$1,566 in October 2021 to \$1,721 in October 2022.³

B.C. continued to face several persistent challenges with elevated housing costs, the ongoing opioid crisis, and shortages of affordable housing. Low vacancy rates put additional pressure on renters to maintain their existing housing. Severe climate and weather conditions increased the health and safety effects of experiencing unsheltered homelessness in vehicle, tent, and structure encampments in both rural and urban areas, as well as the overall needs for housing supports and emergency shelters. This all contributed to growing homelessness in the

¹ Statistics Canada Table: 34-10-0126-01, "Canada Mortgage and Housing Corporation, housing starts, under construction and completions, all areas, annual"

² Canadian Real Estate Association (CREA)

³ Vacancy rates and average rents are obtained from the Canada Mortgage and Housing Corporation (CMHC) Rental Market Report, October 2022

province, despite increased investments in services for vulnerable and unsheltered populations.

A new Housing Targets Branch was established in the Ministry of Housing in early 2023 to bring the *Housing Supply Act* into force and implement the new housing targets program. The new branch will set housing targets for 16-20 municipalities each year.

The Planning and Land Use Management Branch joined the Ministry of Housing from the Ministry of Municipal Affairs in early 2023. This branch oversees local government land use policy and is working on a suite of local government density initiatives including implementing the Development Approvals Process Review and Small-Scale Multi-Unit Housing.

A new Strategy, Governance and Accountability (SGA) division was established with the formation of the new Ministry of Housing in December 2022. This SGA division is responsible for supporting strategic and mandated housing initiatives with key ministry and cross-ministry partners. SGA provides strategic project leadership, planning, and performance and results management reporting. SGA is also responsible for the governance and oversight of BC Housing and BC Housing performance monitoring/reporting functions. A key function of SGA is developing and maintaining strong partnerships to support the work of BC Housing.

Economic Statement

After rebounding rapidly in 2021, British Columbia's economy saw slower yet strong growth in 2022. B.C.'s real GDP growth of 3.6 per cent last year was the fourth highest among provinces (tied with Ontario) and grew at the same pace as the national average, following growth of 6.2 per cent in 2021. Growth in B.C.'s real GDP was mostly supported by service-producing industries such as transportation and warehousing, accommodation and food services, and professional, scientific and technical services. Goods-producing industries also experienced growth led by construction.

While B.C.'s recovery broadened in 2022, it remained uneven as sectors such as transportation and warehousing; accommodation and food services; and arts, entertainment and recreation have yet to fully recover to pre-pandemic levels. B.C.'s labour market continued to grow in 2022, with employment growth of 3.2 per cent and an average unemployment rate of 4.6 per cent, while wages and salaries increased by 10.8 per cent. Consumer spending on goods grew slowly after a rapid expansion at the beginning of the recovery and nominal retail sales posted overall growth of 3.1 per cent. Last year, prices rose dramatically as strong demand for goods and services was met with lingering supply-chain challenges and high prices for global commodities following Russia's invasion of Ukraine.

In 2022, B.C.'s inflation rate averaged 6.9 per cent, the fastest annual rate since 1982, and up from 2.8 per cent in 2021. B.C. housing starts totaled 46,721 units in 2022, down 1.9 per cent compared to the previous year. Despite the decline, housing starts in 2022 were the second highest on record. Home sales fell sharply in 2022 as they adjusted to higher mortgage rates not seen since 2008. B.C. MLS home sales decreased by 35.2 per cent in 2022 compared to

2021. Meanwhile the MLS average home sale price rose by 7.4 per cent in 2022 because of strength early in the year, despite monthly declines in 9 of the last 10 months of the year.

On the external front, B.C.'s international merchandise exports grew by 20.4 per cent, boosted by strong commodity prices in the first half of 2022.

Report on Performance: Goals, Objectives, and Results

The Ministry of Housing was not established when 2022/23-2024/25 service plans were developed and published. Although there is no 2022/23 Ministry of Housing service plan, this section of the annual report will report out on housing-specific objectives and results from the Ministry of Attorney General and Minister Responsible for Housing's [2022/23 – 2024/25 Service Plan](#) that were the responsibility of program areas that were transferred to the Ministry of Housing in December 2022.

Goal and objective numbers have been re-stated from the 2022/23 service plan for comparability purposes. For reporting on Goals 1 and 3, please refer to the Ministry of Attorney General [2022/23 Annual Service Plan Report](#).

Goal 2: Safe, affordable and appropriate housing for all British Columbians

Objective 2.1: Reduce homelessness through permanent housing and services in partnership with provincial ministries, agencies and local governments

Homelessness is a complex issue that cannot be solved by one level of government, ministry, organization, or community working alone. The coordinated efforts of multiple partners are needed to ensure that marginalized citizens can easily access the supports and housing they need.

Key results

- Finalized Belonging in BC: A collaborative plan to end homelessness, which included significant input from government, Indigenous, community, and agency partners, as well as people with lived experience.
- Provided more than \$1 million in funding to support people sheltering in encampments, including providing fire safety supplies in 20 communities through collaboration with BC Housing and Community Integration Specialists from the Ministry of Social Development and Poverty Reduction.
- Supplied 76 hotel rooms for short term emergency stays assisting 1,250 displaced Ukrainians (almost 500 families) with meals and onsite settlement services.
- Renewed funding for the Homelessness Community Action Grant program for B.C. communities, with a \$6 million investment for the next three years. As of January 2023, 197 community-based projects have been funded in urban and rural communities across B.C. since the program began in 2019/2020.
- Distributed nearly 10,000 smartphones through the Digital Equity/Smartphone Initiative, with an additional 10,000 to be distributed in the future.

- Provided over 1,400 households with financial assistance and prevented over 2,900 people from being evicted or having essential utilities disconnected through BC Rent Bank.
- BC Housing established 118 permanent housing units in fiscal 2022/23 as part of the permanent housing plan, which is working to assist the approximately 3,000 people who were temporarily housed during the COVID-19 pandemic to ensure they do not return to homelessness.

Summary of progress made in 2022/23

In 2022/23, the Ministry of Housing worked with BC Housing to expand shelter space and provide housing for people experiencing homelessness and led the provincial response to coordinating partners in supporting people sheltering in encampments on Vancouver's Hastings Street and in the Downtown Eastside. The Ministry strove to ensure a collaborative approach to addressing homelessness by engaging with more than 100 participants from all regions of the province, as well as 20 agencies, to develop an Integrated Support Framework. The Integrated Support Framework is an approach to provision of housing, health, social, cultural, and food supports for people experiencing or at risk of homelessness in a responsive, and accessible way.

Performance measure and related discussion

Performance Measure: Reduce the number of people experiencing homelessness in B.C.

The Ministry is working to accurately and comprehensively identify the number of individuals experiencing homelessness in B.C. in a given year. In 2022/23, further progress was made by publishing data on provincial homelessness for the 2020 and 2021 calendar years. The Ministry plans to continue work towards a performance measure based on this data, as well as macroeconomic effects on rates of homelessness in the future.

Objective 2.2: Increased security of tenure and supply of affordable market rental, non-profit, co-op, student and supported housing, and improved options for middle-income British Columbians to experience homeownership

Ensuring all British Columbians have security in knowing they can afford a home that meets their needs requires strong policy decisions of government.

Key results

- Improved fairness and consistency by recording all Residential Tenancy Branch hearings (a Rental Task Force recommendation).

- Passed amendments to the *Strata Property Act*, that as of November 24, 2022, eliminated rental restrictions and age restrictions that were applied to residential strata units, although age 55+ buildings are still allowed (a Rental Task Force recommendation).
- Passed the *Housing Supply Act* in the B.C. Legislature on November 22, 2022.
- Supported BC Housing to complete approximately 900 supportive housing units for individuals experiencing homelessness across B.C.
- Announced \$500 million for the Rental Protection Fund, which will be managed by the recently established Housing Acquisition Fund Society to purchase rental and co-op buildings at risk of redevelopment.

Summary of progress made in 2022/23

Since 2018, government has delivered on the 10-year, 30-point housing plan, of which 19 items have been completed, including a number of successful tax measures and related legislative changes to moderate housing demand and create a fairer marketplace. A further 11 items remain in progress, including eight that involve the expenditure of more than \$6 billion over 10 years, as first announced in 2018, working to deliver more social, supportive, student, and middle-income housing.

In 2022/23, government introduced the *Housing Supply Act* that will create the conditions to increase the supply and diversity of housing options in communities with the greatest housing need and forecast population growth in British Columbia. The amendments to the *Strata Property Act* that eliminated rental restrictions have been estimated to have opened the opportunity for at least 3000 new units to be added to the rental market or to be sold to new homeowners, and the elimination of most age restrictions will ensure more opportunities for younger families to benefit from home ownership.

With respect to government's 114,000-unit target set in 2018, more than 76,000 units of affordable housing are open, under construction, or in progress as of March 31, 2023, as part of Government's 10-year housing plan, Homes for B.C. This includes units under the purview of BC Housing, additional student housing units at post-secondary Institutions, and housing generated through policy initiatives and partnerships.

Performance measure and related discussion

Performance Measure	2021/22 Actual	2022/23 Target	2022/23 Actual
2.2 Number of affordable and supportive housing units completed by BC Housing including affordable rental and social housing (including HousingHub) ¹	5,245	3,000 ²	4,503

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

¹PM 2.2 targets for 2023/24 and 2024/25 were stated in the 2022/23 service plan as 3000 and 3000, respectively. For forward-looking planning information, including current targets for 2023/24 – 2025/26, please see the latest service plan on the [BC Budget website](#).

²The 2022/23 Target was noted in the 2022/23 – 2024/25 Service Plan as 3,000. The correct target for 2022/23 is 4,500 to reflect the ramp up of HousingHub projects.

The target for new affordable and supportive housing homes completed in 2022/23 was met and exceeded. In 2022/23, 4,503 new homes were completed in 49 communities across B.C. Of these homes, 3,855 were completed through BC Housing's development programs, including: 148 homes under the Indigenous Housing Fund, 1,282 homes under the Community Housing Fund, 93 homes under the Women's Transition Housing Fund, 1,143 homes under Provincial Rental Supply, 412 homes under the Supportive Housing Fund, 60 homes under Pandemic Recovery, 352 homes under Investment in Housing Innovation, 132 homes under Canadian Mortgage and Housing Corporation's Rapid Housing Initiative, 133 homes under the Homelessness Action Plan, 100 homes under Affordable Rental Housing and an additional 648 homes under other programs that were established before the Budget 2017 Update.

Objective 2.3: Enhanced safety, occupant health and accessibility, and sustainability of the built environment

The Province has established ambitious commitments to improving accessibility in buildings and reducing energy use and carbon emissions in buildings as part of CleanBC. Achieving these goals requires coordination across the housing construction sector and all levels of government to ensure that new requirements for buildings are effective and do not create unnecessary costs or regulatory barriers.

Key results

- Completed the engagement process required to develop proposed changes to the BC Building Code 2023 to make buildings more accessible.
- Regulatory amendments to the BC Building Code were signed in February 2023, to be effective May 1, 2023. These changes require new buildings to be 20 per cent more energy efficient using the Energy Step Code and introduce the voluntary Zero Carbon Step Code.

Summary of progress made in 2022/23

In February and March 2023, the Building and Safety Standards Branch engaged interested parties to share the proposed approach to advance accessibility in the next BC Building Code, seeking feedback prior to finalization for public review in late Spring 2023. An engagement summary report and a plain language summary of the proposed accessibility changes has been produced in compliance with government accessibility standards and translated to support public review participants. An accessible online survey, Word survey, and a telephone number will be available for public review participants to provide feedback on accessibility code change proposals.

In February 2023, regulatory amendments were made to the BC Building Code to make all new buildings 20 per cent more energy efficient using the Energy Step code and introduce the voluntary Zero Carbon Step Code. These changes support specific commitments in CleanBC and represent an important milestone towards the Province's goals of requiring all new buildings to be zero carbon by 2030 and net zero energy ready by 2032. These changes took effect in May 2023.

Performance measure and related discussion

Performance Measure	2019/20 Baseline	2021/22 Actual	2022/23 Target	2022/23 Actual
2.3 CleanBC: Number of local governments referencing the Energy Step Code in bylaws and policies ¹	38	59	To be revisited following implementation of regulatory amendments	65

Data source: Ministry of Housing in cooperation with the Energy Step Code Council and member local governments representing the Union of BC Municipalities and the Planning Institute of British Columbia.

¹This performance measure was replaced in the latest service plan. For more details on forward-looking planning information, including the performance measures and targets for 2023/24 – 2025/26, please see the latest service plan on the [BC Budget website](#).

By February 2023, 65 local governments voluntarily referenced the BC Energy Step Code in bylaws and policies to improve energy efficiency in their community. No provincial target was established for Energy Step Code adoption in 2022/23 due to the anticipated amendments to the BC Building Code to make the Energy Step Code the minimum standard for construction in all communities. In February 2023, the Ministry amended the BC Building Code to mandate the Energy Step Code in all communities in British Columbia as the minimum standard for new buildings. This is an important step towards achieving the CleanBC commitments to require all new buildings to be zero carbon by 2030 and net zero energy ready by 2032.

Financial Report

Financial Summary

	Estimated (\$000)	Other Authoriz- ations ¹ (\$000)	Total Estimate d (\$000)	Actual (\$000)	Variance (\$000)
Operating Expenses					
Executive and Support Services (trf from AG)	0,000	1,337	1,337	1,204	133
Housing (trf from AG)	0,000	860,159	860,159	860,159	0
Executive and Support Services (trf from JEDI)	0,000	17	17	17	0
Local Government (trf from MUNI)	0,000	22,990	22,990	22,990	0
Housing Endowment Fund (trf from AG)	0,000	12,884	12,884	12,884	0
Sub-total	0,000	897,387	897,387	897,254	133
Adjustment of Prior Year Accrual ²	0,000	0,000	0,000	0,000	0,000
Total	0,000	897,387	897,387	897,254	133
Ministry Capital Expenditures					
Executive and Support Services	0,000	0,000	0,000	0,000	0,000
Total	0,000	0,000	0,000	0,000	0,000
Capital Plan					
Housing (trf from AG)	0,000	433,225	433,225	228,739	204,486
Total	0,000	433,225	433,225	228,739	204,486

¹ "Other Authorizations" include Supplementary Estimates, Statutory Appropriations and Contingencies. Amounts in this column are not related to the "estimated amount" under sections 5(1) and 6(1) of the Balanced Budget and Ministerial Accountability Act for ministerial accountability for operating expenses under the Act.

² The Adjustment of Prior Year Accrual of [\$X] million is a reversal of accruals in the previous year.

Capital Expenditures

Major Capital Projects (over \$50 million in total)	Targeted Year of Completion	Project Cost to March 31, 2023 (\$m)	Estimated Cost to Complete (\$m)	Anticipated Total Cost (\$m)
Stanley New Fountain Hotel	2023	75	3	78
<p>Objective: Through the Affordable Rental Housing (ARH) program, this five-storey, 142-unit mixed-use building, located at 23-51 W. Cordova Street in Vancouver, is developed under a three-party agreement between the Provincial Rental Housing Corporation, Westbank Corp. and non-profit organization, PHS Community Services Society.</p> <p>Costs: The financing for this project includes \$9 million through Provincial funding, and \$69 million from other sources. Total cost increase of \$9 million is due to inflation in the construction market, and rising interest rates.</p> <p>Benefits:</p> <ul style="list-style-type: none"> This innovative partnership will replace old, poorly functioning buildings with new social and market rental housing in Vancouver's Downtown Eastside. The ARH program establishes housing for people who have a low-to-moderate income but may not be eligible for subsidized housing, providing access to rents equal to, or lower than, average rates in the private-market. <p>Risks:</p> <ul style="list-style-type: none"> Delays due to labour shortages. Escalation due to delays and cost increases. 				
Clark & 1st Avenue Housing Development	2026	7	102	109
<p>Objective: This 10-storey, 97-unit, mixed-use, Affordable Rental Housing (ARH) building is being developed by BC Housing Management Commission, in partnership with Vancouver Coastal Health and the City of Vancouver. 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>Costs: The financing for this project includes \$75 million through Provincial funding, and \$34 million from other sources.</p> <p>Benefits:</p> <ul style="list-style-type: none"> The ARH program establishes housing for people who may not be eligible for subsidized housing but fall within the low-to-moderate income threshold, providing access to rents equal to, or lower than, average rates in the private-market. This building will serve low-to moderate-income households, and include a social enterprise space for local residents, focusing on Indigenous healing and wellness through employment and alignment with culturally informed treatment. 				

Major Capital Projects (over \$50 million in total)	Targeted Year of Completion	Project Cost to March 31, 2023 (\$m)	Estimated Cost to Complete (\$m)	Anticipated Total Cost (\$m)
Risks: <ul style="list-style-type: none"> Delays due to labour shortages Escalation due to delays and cost increases 				
13583 81st Ave Development	2023	42	8	50
<p>Objective: Habit Housing Society is partnering with BC Housing to develop 100 units of affordable rental housing for families and youth on their site at the corner of 81st Avenue and King George Boulevard in Surrey under the Community Housing Fund and the Affordable Rental Housing program.</p> <p>Costs: The financing for this project includes \$37 million through Provincial funding, and \$13 million from other sources.</p> <p>Benefits:</p> <ul style="list-style-type: none"> The development will provide four floors of rental housing and two floors for programs in demand such as youth services, immigrant settlement services, mental health services, parent support services and services for local at-risk groups. <p>Risks:</p> <ul style="list-style-type: none"> Delays due to labour shortages. Escalation due to delays and cost increases. 				
Crosstown Development	2024	35	37	72
<p>Objective: Cool Aid Society is redeveloping this site, located at 3020 Douglas Street and 584 Burnside Road East in Victoria, in partnership with the Province, under the Community Housing Fund (CHF) and Supportive Housing Fund (SHF) programs. The project will be a 6-storey mixed-use building with 54 SHF units, 100 CHF units, as well as commercial spaces and a childcare centre that will be supported by funding from the Ministry of Children and Family Development.</p> <p>Costs: The financing for this project includes \$61 million through Provincial funding, and \$11 million from other sources.</p> <p>Benefits:</p> <ul style="list-style-type: none"> 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>Risks:</p> <ul style="list-style-type: none"> Delays due to labour shortages. Escalation due to delays and cost increases. 				
58 W. Hasting Street Development	2024	27	131	158
<p>Objective: This project is a partnership between BC Housing, the Vancouver Chinatown Foundation, the City of Vancouver, Vancouver Coastal Health, and Canada Mortgage and Housing Corporation. The 231-unit mixed-use development will consist of income assistance and affordable rental units plus an integrated health unit and commercial retail space. The</p>				

Major Capital Projects (over \$50 million in total)	Targeted Year of Completion	Project Cost to March 31, 2023 (\$m)	Estimated Cost to Complete (\$m)	Anticipated Total Cost (\$m)
<p>building will be a 10-storey concrete mixed-use development with underground parking. Health services, commercial and office units will be located on the first three floors of the building and the remaining area will be housing units.</p> <p>Costs: The financing for this project includes \$67 million through Provincial funding, and \$91 million from other sources.</p> <p>Benefits:</p> <ul style="list-style-type: none"> The site is located on the southwest corner of East Hastings Street and Columbia Street in the Downtown Eastside area of Vancouver, close to transportation, commercial shops, and community facilities. The project addresses housing need for low and moderate-income singles and families in Vancouver's Downtown Eastside with a mix of mainly studios, 1-bedroom and 2-bedroom units. <p>Risks:</p> <ul style="list-style-type: none"> Delays due to labour shortages. Escalation due to delays and cost increases. 				
1015 Hastings Street Development	2025	11	127	138
<p>Objective: BC Housing is partnering with the Vancouver Aboriginal Friendship Center Society, and the City of Vancouver to develop this 248 unit project in the Downtown Eastside.</p> <p>Costs: The financing for this project includes \$100 million through Provincial funding, and \$38 million from other sources.</p> <p>Benefits:</p> <ul style="list-style-type: none"> 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. <p>Risks:</p> <ul style="list-style-type: none"> Delays due to labour shortages. Escalation due to delays and cost increases. 				
320 Hastings St E. Redevelopment	2025	0	81	81
<p>Objective: This project is an 11-storey concrete building with four storeys of First United Church Community Ministry Society (FUCCMS) community and programming space and seven storeys, 103-units, of SHF and IHF housing.</p> <p>Costs: The financing for this project includes \$45 million through Provincial funding, and \$36 million from other sources.</p> <p>Benefits:</p> <ul style="list-style-type: none"> The community and programming space will be funded and owned by FUCCMS and includes minimal-barrier drop-in spaces, amenity rooms, offices, commercial kitchen providing food services." 				

Major Capital Projects (over \$50 million in total)	Targeted Year of Completion	Project Cost to March 31, 2023 (\$m)	Estimated Cost to Complete (\$m)	Anticipated Total Cost (\$m)
Risks: <ul style="list-style-type: none"> Delays due to labour shortages. Escalation due to delays and cost increases. 				
128 to 134 East Cordova Street	2025	10	149	159
<p>Objective: The Salvation Army's new Vancouver Harbour Light 300-unit building will be an "all-under-one-roof", 9 story design, featuring residential and program space, including 57 supportive housing units. This project is being developed to serve homeless and homeless-at-risk populations and persons with substance abuse issues within the Downtown Eastside. The demographics within these client types include Indigenous, marginalized, and racialized populations.</p> <p>Costs: The financing for this project includes \$88 million through Provincial funding, and \$71 million from other sources.</p> <p>Benefits:</p> <ul style="list-style-type: none"> The project meets the needs of residents with physical disabilities with 21% of all units being fully accessible. It also meets the needs of residents with mental health and substance abuse issues by providing many wrap-around support services including counselling, vocational training, food services, amenity space and other programs. <p>Risks:</p> <ul style="list-style-type: none"> Delays due to labour shortages. Escalation due to delays and cost increases. 				

Appendix A: Public Sector Organizations

As of August 14, 2023, the Minister of Housing is responsible and accountable for the following organizations:

[BC Housing Management Commission](#)

[British Columbia Safety Authority \(Technical Safety BC\)](#)

[Building Code Appeal Board](#)

[Building Officials Association of British Columbia](#)

Appendix B: Progress on Mandate Letter Priorities

The following is a summary of progress made on priorities as stated in the Minister responsible for Housing's 2020 Mandate Letter.

2020 Mandate Letter Priority	Status as of March 31, 2023
Deliver a freeze on rent increases until the end of 2021, and then make permanent the actions our government took to limit rent increases to the rate of inflation.	Completed - Complete with Bill 7 Tenancy Statutes Amendment Act 2021 passed in Spring 2021
Lead work to continue delivering our government's 10-year housing plan, Homes for B.C., and the affordable housing it's bringing to tens of thousands of British Columbians, including working in partnership to create 114,000 affordable homes.	<p>In Progress - As of March 31, 2023:</p> <p>21,214 units are complete or underway through Building BC programs, including:</p> <ul style="list-style-type: none"> • 9,096 units complete or underway through the Community Housing Fund • 966 units complete or underway through the Women's Transition Housing Fund • 1,519 units complete or underway through Indigenous Housing Fund • 3,869 units complete or underway through Supportive Housing Fund <p>13,324 units are complete or underway through Non-Building BC programs, while an additional 42,171 units are complete or underway through various policies and partnerships.</p> <p>In total, more than 76,000 units of affordable housing are open, under construction, or in progress as of March 31, 2023.</p>
Lead government's efforts to address homelessness by implementing a homelessness strategy.	<p>In Progress - Completed <i>Belonging in BC: A collaborative plan to prevent and reduce homelessness</i> with a focus on new programming to support the most vulnerable citizens and coordinated efforts across government and with external partners.</p>

Deliver more affordable housing through Housing Hub partnerships by providing additional low-interest loans; expanding partnerships with non-profit and co-op housing providers to acquire and preserve existing rental housing; and tasking the Hub with identifying new pathways to home ownership through rent-to-own or other equity-building programs.	In Progress - As of March 31, 2023, 6,623 units are complete or underway through the Provincial Rental Supply (PRS) and Affordable Home Ownership (AHOP) programs.
Build on our government's work to require new buildings and retrofits to be more energy efficient and cleaner by supporting local governments to set their own carbon pollution performance standards for new buildings.	<p>Completed - In February 2023 the Minister signed a Minister's Order amending the BC Building Code and the Building Act General Regulation to require new buildings to be 20 per cent more energy efficient and establishing the Zero Carbon Step Code. These regulations take effect May 1, 2023.</p> <ul style="list-style-type: none"> • The Zero Carbon Step Code is a voluntary standard for reducing carbon emissions in new buildings. • Local Governments can mandate any level of the Zero Carbon Step Code for new buildings in their community.
Bring in "right-to-charge" legislation that will enable installation of electric vehicle charging infrastructure in more strata and apartment buildings.	In Progress - Completed policy work, consultations, and legislative drafting for spring 2023 introduction of amendments.
Lead work on the next iteration of the BC Building Code, working with the Parliamentary Secretary for Accessibility to ensure that it includes changes that will make new buildings more accessible for all people.	<p>In Progress</p> <ul style="list-style-type: none"> • In February and March 2023, the Building and Safety Standards Branch engaged interested parties to share the proposed approach to advance accessibility in the next BC Building Code, for feedback prior to finalization for public review in late Spring 2023. • An engagement summary report and a plain language summary of the proposed accessibility changes has been produced in compliance with government accessibility standards and

	<p>translated to support public review participants.</p> <ul style="list-style-type: none"> • An accessible online survey, Word survey, and a telephone number will be available for public review participants to provide feedback on accessibility code change proposals. • Development of the next BC Codes is underway and are anticipated to be adopted by mid-2023 with an effective date of December 2023.
Support the work of the Minister of Finance to control the rising cost of strata insurance by building on work already done to close loopholes and enhance regulatory powers and acting on the forthcoming final report of the BC Financial Services Authority. If rates have not corrected by the end of 2021, explore a public strata insurance option.	<p>In Progress</p> <ul style="list-style-type: none"> • Strata insurance rates have largely stabilized in the last two years, according to the BC Financial Services Authority. • Regulations increased the minimum required contributions to strata contingency reserve funds to facilitate better maintenance and reduce insurance claims. • Strata corporations must also now provide a summary of their insurance coverage to prospective buyers.
Support the work of the Minister of Mental Health and Addictions to provide an increased level of support – including more access to nurses and psychiatrists – for B.C.’s most vulnerable who need more intensive care than supportive housing provides by developing Complex Care housing.	<p>In Progress: HOUS is supporting the Ministry of Mental Health and Addiction’s development and implementation of Complex Care Housing (CCH).</p>
Support the work of the Minister of Indigenous Relations and Reconciliation to bring the federal government to the table to match our funding to build much-needed housing for Indigenous peoples both on and off reserve.	<p>In Progress: The Federal/Provincial ADM committee and working group will be developing a 2023/24 work plan to enhance alignment of Indigenous housing programs.</p>