

Ministry of Housing

2023/24

Annual Service Plan Report

August 2024



For more information on the Ministry of Housing, please contact us at:

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](#)

Published by the Ministry of Housing

Minister's Accountability Statement



The Ministry of Housing's 2023/24 Annual Service Plan Report compares the Ministry's actual results to the expected results identified in the 2023/24 - 2025/26 Service Plan published in 2023. I am accountable for those results as reported.

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

Honourable Ravi Kahlon
Minister of Housing
July 31, 2024

Table of Contents

Minister's Accountability Statement	3
Letter from the Minister	5
Purpose of the Annual Service Plan Report	7
Strategic Direction	7
Purpose of the Ministry.....	7
Operating Environment.....	8
Economic Statement	9
Report on Performance: Goals, Objectives, and Results	10
Financial Report	20
Appendix A: Public Sector Organizations.....	29
Appendix B: Progress on Mandate Letter Priorities.....	30

Letter from the Minister

Our ministry made great strides in its second full year as a standalone ministry, delivering our Homes for People action plan and addressing the housing crisis through unprecedented legislative housing policies that will unlock housing supply and create more homes for people in B.C. Because of our work, B.C. is now recognized as a housing leader in Canada, and around the world.

We are making the largest investment in housing supply in B.C.'s history - \$19 billion – and have nearly 80,000 housing units delivered or underway for people in B.C. since 2017. That includes more than 3,000 new housing units created, including student housing, over the last year. But we know there's more work to do.

Tackling the housing crisis means a variety of innovative approaches, including the launch of our BC Builds program that leverages underused land, lower-cost financing, and grant funding, to connect landowners with developers and housing operators to build homes for people, faster. The BC Builds program is projected to create 8,000 to 10,000 homes for people with middle incomes over the first five years of the program.

Until now, development in B.C.'s urban areas was restricted to high-rise apartments or expensive single-family homes, and it created a shortage of the types of housing people really need. To address this, we made historic legislative changes:

- We've brought in new rules to turn more short-term rentals into long-term homes for our friends and neighbours;
- We introduced small-scale and multi-unit housing, and transit-oriented development zoning changes to make it easier to build more types of housing in urban areas and create communities where more people can live closer to where they work;
- We're reducing construction delays by passing legislation that tackles persistent permitting and zoning challenges, facilitating the delivery of the housing people want and need, faster;
- We identified the first 30 priority communities through the Housing Supply Act, ensuring we are building enough homes in the right places over the next five years, and beyond; and
- We introduced legislation that enables secondary suites provincewide, supported by a Secondary Suite Incentive Program to support homeowners in the creation of an estimated 3,000 new rental units at below-market rates (for at least the next five years), built with forgivable loans up to 50% of the cost of renovations.

We know that protecting the existing rental stock in our province is just as important as creating new homes. That's why we established the \$500 million Rental Protection Fund last year and announced up to \$100 million in grants to non-profit operators, protecting more than

400 rental homes from sale and redevelopment, still with hundreds more to be announced this year.

Working with BC Housing, our ministry significantly expanded social and supportive housing throughout the province, funding 6,105 shelter spaces in more than 50 communities including permanent, temporary, and emergency weather response shelters. Since 2017, overall shelter spaces in B.C. have increased by 45% and permanent shelter spaces have doubled.

We are working collaboratively to provide a path out of homelessness through our data-driven Belonging in BC Homelessness Plan and Integrated Support Framework to coordinate and streamline access to supports across government partners for people experiencing or at risk of homelessness. Through Belonging in BC, we launched Housing First and trauma-informed programs, the Homeless Encampment Action Response Team and Homeless Encampment Action Response Temporary Housing, known as HEART and HEARTH. These programs support people experiencing homelessness, address encampments, and proactively work with people to transition them indoors. Abbotsford, Victoria, Nanaimo, Prince George and Kelowna were the first to partner with the Province to implement these critical programs.

The Residential Tenancy Branch (RTB) saw new investments and service changes, which led to an almost 54% reduction in tenancy dispute hearing wait times, and led to resolution of disputes being scheduled, on average, within 4.9 weeks of the application (down from 10.5 weeks). RTB also doubled the Compliance and Enforcement Unit (CEU) from five to 10 to address contraventions of the Residential Tenancy Act.

And it's not just the types of homes or number of homes, but also how we build those homes, where we are making a difference. In the building sector, we continue to work toward our CleanBC commitments to reduce carbon emissions and improve energy performance, we've created a digital permitting hub for select local governments to pilot, updated and implemented innovative building codes, such as the expansion of mass timber in more types of buildings, some up to 18-storeys, and addressed overheating in the BC Building Code for new buildings by requiring one room in a dwelling unit that won't exceed 26 C.

We are delivering record levels of housing to match the continued need so that more people in B.C. can find homes. I am proud of the work being done by our public service professionals and industry partners across the housing sector as we continue to make historic changes and advances by working together to make sure B.C. remains among the greatest places to live.



Honourable Ravi Kahlon
Minister of Housing
July 31, 2024

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 Minister of Housing's [2022 Mandate Letter](#) shaped the goals, objectives, performance measures and financial plan outlined in the Ministry of Housing's [2023/24 – 2025/26 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 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 homes 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.

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.

Operating Environment

Over the past year, British Columbia remained one of the most sought-after places to live in the world. While population growth is required to meet labour market demand, including in the construction sector, it is also resulting in ongoing pressure on the housing stock.

High interest rates and labour and supply chain difficulties continued to present challenges for the residential construction sector. However, B.C. continued to deliver high housing starts and completions over the past year, including record rental housing starts. High interest rates also continued to place pressure on homeowners with mortgages while rising rents have been challenging renters, particularly those moving to new tenancies.

Following its establishment in late 2022, the Ministry of Housing has spent the past year developing and expanding operations within its mandate. Underscoring significant progress made to increase the supply of affordable, attainable housing, the ministry focused on strengthening and clarifying the governance and oversight relationship with BC Housing – including through formalizing priorities through a revised BC Housing mandate letter – as well as performance monitoring of housing initiatives across government ministries and partners.

The B.C. government passed legislation to begin provincial regulation of short-term rental accommodations in British Columbia to return more housing to the long-term market. The legislation supports more efficient bylaw enforcement by local governments and creates a new provincial role in regulating short-term rental accommodation in the Province.

In 2023, the ministry established a new Indigenous Housing Partnerships team. The team supports Indigenous engagement and consultation on all ministry initiatives, including legislation, policies and programs. The Indigenous Housing Partnerships team also works with staff to provide guidance, advice and education to ensure ministry alignment with the spirit, intent and implementation of the *Declaration on the Rights of Indigenous Peoples Act* and the Province's commitments to reconciliation with Indigenous Peoples.

A new Housing Innovations Division was also established in 2023 to support the development of BC Builds, digital permitting, and building innovations. BC Builds was officially launched on February 13, 2024, coming into effect April 1, 2024, to create more housing that middle-income households can afford. BC Builds leverages partnerships with non-profits, First Nations and the development sector and will help support those in the development industry by providing low-interest financing, speeding up project timelines and identifying low-cost land

for development to ensure project feasibility. Housing Innovations is also working with partners across the housing and technology sectors to position British Columbia as a North American leader in digital permits and construction.

Economic Statement

Following two years of strong recovery from the pandemic, economic growth in British Columbia moderated in 2023. After expanding by 3.9 per cent in 2022, B.C.'s real GDP increased by 1.6 per cent in 2023, the second highest growth rate among provinces (tied with Saskatchewan and Ontario) and outperforming the national average. Growth in B.C.'s real GDP was supported by service-producing industries such as real estate, rental and leasing; professional, scientific and technical services; transportation and warehousing; and healthcare. Despite steady growth in the construction and mining, quarrying and oil and gas extraction sectors, output for goods-producing industries decreased in 2023, partly due to lower manufacturing activity. While B.C.'s economy continued to expand in 2023, some sectors such as transportation and warehousing and accommodation and food services have yet to fully return to pre-pandemic levels.

B.C.'s labour market continued to grow in 2023, with employment growth of 1.6 per cent and wages and salaries increasing by 6.9 per cent. However, B.C.'s unemployment rate rose to 5.2 per cent in 2023 from 4.6 per cent in the previous year as the labour force, supported by record high immigration, grew faster than employment. High interest rates tempered consumer spending on goods in 2023 and nominal retail sales edged down 0.1 per cent. In 2023, price pressures in B.C. moderated among a broad number of goods and services but remained elevated. B.C.'s inflation rate averaged 3.9 per cent in 2023, down from 6.9 per cent in 2022. B.C. home construction activity strengthened in 2023. Housing starts totalled 50,490 units in 2023, the highest annual pace on record and up 8.1 per cent compared to the previous year. High interest rates continued to weigh on home sales activity last year. B.C. MLS home sales decreased by 9.2 per cent in 2023, while the MLS average home sale price was 2.6 per cent lower than 2022. On the external front, B.C.'s international merchandise exports declined by 13.5 per cent in 2023, due to weaker global demand and lower commodity prices compared to 2022.

Report on Performance: Goals, Objectives, and Results

The following goals, objectives and performance measures have been restated from the 2023/24 – 2025/26 service plan. For forward-looking planning information, including current targets for 2024/25 – 2026/27, please see the latest service plan on the [BC Budget website](#).

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

Objective 1.1: Deliver a refreshed housing strategy with new initiatives in urban, rural, and remote communities

Key results

As key components of the [Homes for People Action Plan](#) that was released in April 2023 largely to speed up delivery of new homes and increase the supply of middle-income housing, the following was achieved in 2023/24:

- Passed the *Housing Statutes (Residential Development) Amendment Act* and the *Housing Statutes (Transit-Oriented Areas) Amendment Act* to deliver more small-scale, multi-unit housing in areas in municipalities over 5000 people that are traditionally restricted to single family zoning and to increase housing density near well serviced transit corridors.
- Passed the *Short-Term Rental Accommodations Act* to return short-term rentals to the long-term housing market.
- Worked to develop the Secondary Suites Incentive Program.
- Established a Rental Protection Fund to support the acquisition and preservation of affordable rental stock across communities.
- Launched BC Builds to build housing for middle-income families, individuals and seniors in February 2024, to support the program going live on April 1, 2024.

Summary of progress made in 2023/24

In 2023/24, the Province released the [Homes for People Action Plan](#), with four priorities focusing 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. Over the course of the year, the ministry worked to deliver on the majority of key initiatives from this plan, including, passing new legislation to regulate the short-term rental sector, enabling secondary suites province-wide, expanding the number of units permitted for building on properties in areas with single-family zones in larger urban centres, including areas around major transit corridors, and establishing the Secondary Suite Incentive Program.

Bills 44 and 47, the *Housing Statutes (Residential Development) Amendment Act* and the *Housing Statutes (Transit-Oriented Areas) Amendment Act* moved quickly from legislative approval in the Fall to the early implementation stages. Regulations to operationalize the legislation have been approved and significant collaborative work with local governments on implementation is ongoing. In the case of Bill 47, it requires 31 municipalities to designate transit-oriented areas (TOAs), and transit-supportive densities have been established adjacent to 104 transit stations across the Province.

Through Bill 35, the *Short-Term Rental Accommodations Act*, the Province took strong action to regulate the quickly growing short-term rental sector and address the loss of long-term housing to short-term use. Through the Act and its regulations, rules and processes were put in place that give local governments more tools to enforce their bylaws, restrict rentals to principal residences mainly for municipalities over 10,000 people, and establishes a role for the Province to regulate the sector through a new Compliance and Enforcement Unit and a planned provincial registry.

The Secondary Suites Incentive program will be managed by BC Housing, and significant work was undertaken throughout 2023/24 in order to implement the program for Spring 2024, with the objective of 3000 units over three years at below-market rents.

In Spring 2023, \$500 million was provided to Rental Protection Fund to distribute to help non-profit housing organizations purchase existing affordable rental housing across British Columbia, with an overall goal of acquiring 2,000 units. Since fall 2023, funding has been approved to preserve more than 800 homes throughout the province, with Fund protected homes on average renting for approximately 47% lower than market rents. With thousands of additional homes under funding consideration, the Rental Protection Fund is currently on track to exceed its 2,000-unit target.

BC Builds was launched in February 2024 in preparation to go live April 1, 2024. It has been established to use government, community, and non-profit owned land, low-cost financing, and grants to lower construction costs, speed up timelines, and deliver more homes that middle-income British Columbians can afford.

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

Key results

- The ministry implemented a series of legislative changes to the local government land use planning system to improve the efficiency of development approvals, thereby enabling a greater supply of housing across B.C.
- Housing targets were also assigned to the first 10 municipalities laying the foundation for approximately 60,000 new homes to be built in communities with the greatest needs.
- The Ministry of Housing developed a digital building permit submission system in collaboration with partner local governments and First Nations. This digital building

permit system is intended to standardize building permit requirements and provide builders with a completeness check and compliance check with key parts of the BC Building Code.

Summary of progress made in 2023/24

New legislation in Fall 2023 requires municipalities to pro-actively zone based on their housing needs to reduce rezonings and ensure that municipalities are zoning for the number of dwellings their communities need over 20-years.

Additionally, the legislation prohibits local governments from holding public hearings for residential developments that are consistent with official community plans. This will help housing projects pass through local government development approvals more quickly.

To support the shift away from slow and costly site-by-site rezonings, the ministry introduced a new amenity cost charge tool, which local governments can use to fund community amenities needed to support increased population.

Key legislation to support needed changes include the following:

- Bill 44: *Housing Statutes (Residential Development) Amendment Act* requires local governments to update their zoning bylaws by June 30, 2024, to accommodate small-scale, multi-unit housing requirements, such as townhomes, triplexes and laneway homes.
- Bill 44 prohibits local governments from holding public hearings for site-by-site rezonings for developments that are at least 50% housing and are consistent with the official community plan.
- Bill 44 also requires municipalities to review and update their official community plans and zoning bylaws every five years to ensure that they accommodate the number of dwellings needed in their communities, as determined by their housing needs reports.
- Bill 46: *Housing Statutes (Development Finance) Amendment Act*, introduced an additional development finance tool, amenity cost charges, to assist local governments to effectively fund the costs of infrastructure and amenities to support increased housing supply and growth, and expanded the eligible categories for a development cost charge can be applied.
- Bill 47: *Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023*, establishes transit-supportive densities adjacent to 104 transit stations in 31 Local Governments across the Province.

In addition to setting housing targets for the first 10 municipalities, guidelines were also provided to municipalities on the unit size, tenure, and rental affordability for new units required to meet local housing need. While not part of the Housing Target Order, municipalities are encouraged to create the necessary conditions that could support the delivery of the right types of housing including the need for more than 16,800 below-market rental units.

Performance measure(s) and related discussion

Performance Measure	2022/23 Actual	2023/24 Target	2023/24 Actual
[1 a] Number of affordable and supportive housing homes completed, including affordable rental and social housing (including HousingHub) ¹	4,503	3,000	3,178

Data source: BC Housing’s Central Property System database for measures. Due to a timing issue, 49 of the 3,178 units completed in 2023/24 were updated in the CPS database in April 2024.

¹PM 1a targets for 2024/25 and 2025/26 were stated in the 2023/24 service plan as 3,000 and 3,000, respectively.

The Province, through BC Housing, surpassed its goal of 3,000 units of housing in 2023/24, completing a total of 3,178 units across B.C. The 3,178 homes were completed through BC Housing’s development programs:

- 197 homes under the Indigenous Housing Fund
- 1,027 homes under the Community Housing Fund
- 271 homes under the Women’s Transition Housing Fund
- 272 homes under Provincial Rental Supply
- 362 homes under the Supportive Housing Fund
- 155 homes under the Rapid Housing Initiative
- 289 homes under HEART and HEARTH
- 79 homes under the Homelessness Action Plan
- 157 homes under Affordable Rental Housing
- nine homes under Affordable Home Ownership Program
- 35 homes under the Community Partnership Initiative
- 85 homes under Permanent Housing Plan
- 216 homes under Shovel-Ready Housing
- 24 under other housing programs.

An additional 357 units were completed through other capital funding not included in the metric above.

Performance Measure	2022/23 Actual	2023/24 Target	2023/24 Actual
[1b] Housing Supply Act: specified municipalities assigned housing targets (cumulative). ^{1,2}	N/A	16-20	10

Data source: Internal Ministry Forecast

¹PM 1b targets for 2024/25 and 2025/26 were stated in the 2023/24 service plan as 32-40 and 48-60, respectively.

The first cohort of 10 municipalities were assigned housing targets in September 2023 based on the housing targets methodology for estimating housing need. Over the five-year period of a housing target order, municipalities are required to increase the supply of housing to address existing unmet need and anticipated growth. Housing targets represent a 38% increase of units to be built for the first cohort over historic average completions. The *Housing*

Supply Act requires municipalities to create the conditions necessary to deliver more housing, and to report annually on progress made toward meeting targets.

Prior to considering housing targets for subsequent cohorts, additional consultation was undertaken with partners during fall/winter 2023 to address the amount of housing required to be built through housing target orders. Once consultation concluded with no changes to the housing targets methodology, consultation commenced with two more cohorts of 10 municipalities each, with those municipalities proposed to receive housing targets in summer 2024.

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

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

Key results

- Opened more than 750 new and renovated housing spaces and 240 shelter spaces for DTES residents. In addition to the open spaces, another 850 new and renovated housing spaces are underway, approximately 600 of which will be net new.
- Launched the Community Connections Hub at Orange Hall to provide integrated services between BC Housing and the Ministry of Social Development and Poverty Reduction.
- Provided a grant of \$11 million to enable the Downtown Eastside SRO Collaborative Society provide important tenant-based supports for tenants living in privately-owned SRO buildings. In May 2023, the Province also introduced amendments to enable the City of Vancouver to regulate SRO vacancy control, keeping rents affordable for SRO tenants with low incomes.
- Supported the expansion of initiatives under the DTES Provincial Plan including the opening the Downtown Eastside Youth Outreach Centre to expand mental health and substance use supports.
- 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.

Summary of progress made in 2023/24

The Province is playing a leadership role in improving health and safety in Vancouver's Downtown Eastside neighbourhood.

In March 2023, the Province released [Supporting the Downtown Eastside: Provincial Partnership Plan](#), a working document that supported immediate action and longer-term

planning to achieve improvements for people experiencing homelessness in the Downtown Eastside. The plan defines an updated neighbourhood vision and 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 community organizations, to advance to goals and actions defined in the plan. Key accomplishments achieved in 2023/24 include expanding the supply of supportive housing, renovating single-room occupancy spaces, and providing other affordable housing options for Downtown Eastside residents.

Other key achievements include expanding health, mental health and substance use supports through the Downtown Eastside Youth Outreach Centre.

The Province also continues to play a lead role in improving health and safety in SRO buildings through targeted investments via BC Housing, partnerships to address SRO fire safety, and initiatives supporting the Downtown Eastside SRO Collaborative in privately-owned buildings to benefit tenants.

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

Key results

- Released [Belonging in BC](#), the Province's collaborative plan to prevent and reduce homelessness, in April 2023.
- Launched the Homeless Encampment Action Response Team and Temporary Housing (HEART and HEARTH) programs with a \$228 million investment and an additional \$44 million in capital funding, bringing together various partners to support people in encampments with shelter, housing, health and social services.
- The Province, through BC Housing, added 882 supportive housing units, funded 6,105 shelter spaces and converted 1,652 temporary shelter spaces into permanent shelter spaces.
- Expanded the new Supported Rent Supplement Program to allocate nearly 1,100 rent supplements to non-profit service providers to help people remain stably housed.
- Announced \$11 million in funding for the BC Rent Bank to support as many as 20,000 renters through unforeseen financial challenges.

Summary of progress made in 2023/24

Homelessness response policies, programs, and processes are guided by the 2023 Belonging in BC Homelessness Plan, informed by a Housing First model and person-centered approach. A successful Housing First model is based on access to affordable housing, the ability to leverage land, and community support for shelter and supportive housing.

Released in February 2024 and part of the Belonging in BC Homelessness Plan, the Integrated Support Framework (ISF) is a new model to help coordinate and streamline the delivery of health and social supports to people who are unhoused or at risk of losing their housing. The ISF was made public along with the What We Heard Report which helped inform the framework that captures engagement with 100 people from 66 different organizations.

The Ministry of Housing also supported the expansion of initiatives under the Belonging in BC Homelessness Plan led by partner ministries, including expansion of Complex Care Housing from the Ministry of Mental Health and Addictions, supports and services to youth transitioning from the Ministry of Children and Family Development care, and Ministry of Social Development and Poverty Reduction’s Community Integration Specialists.

Current challenges related to housing supply, affordability, and the capacity to provide professional health, social and cultural supports, limit the efficacy of the Housing First model. The updated Housing Strategy aims to address these issues by increasing supportive housing units, expanding services for people experiencing or at risk of homelessness, providing more housing for Indigenous households, and providing additional shelter and housing for women and children fleeing violence. Specifically, increased investments in Building BC programs delivered new units through the Community Housing Fund, Indigenous Housing Fund, and the Women’s Transition Housing Fund. Increased investments also delivered additional new units under the Supportive Housing Fund and Complex Care Housing.

Performance measure(s) and related discussion

Performance Measure	2022/23 Actual	2023/24 Target	2023/24 Actual
[2a] Percentage of homeless individuals who accessed housing and remained housed after 6 months at BC Housing-managed housing programs ^{1,2}	92%	92%	95%

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

¹PM 2a targets for 2024/25 and 2025/26 were stated in the 2023/24 service plan as 93% and 94%, respectively.

Performance Measure	2022/23 Actual	2023/24 Target	2023/24 Actual
[2b] Number of supported rental supplements for people experiencing or at risk of homelessness ^{1,2}	50	1000	1090

Data source: Joint Provincial Rent Supplemental Framework

¹PM 2b targets for 2024/25 and 2025/26 were stated in the 2023/24 service plan as 2500 and 3000, respectively.

² Numbers reflect the number of supplements that BC Housing is committed to through operating agreements with providers.

Tracking targets of specific BC Housing-managed supportive housing units indicates progress on application of the Housing First model related to housing stability and the prevention of homelessness. The key indicator used to measure progress focuses on the percentage of homeless individuals who access supportive housing and remain housed six months after placement. The rationale for adopting this measure is that the longer an individual is housed, the greater the likelihood they will remain housed. Only clients whose housing status can be verified at the six-month date after of being housed are included in this measure.

The 2023/24 result shows that housing stability is increasing in supportive housing with almost all residents remaining housed after 6 months. In 2023/24, the Ministry of Housing worked with BC Housing to launch procurement processes and enter into operating agreements with non-profit providers who allocate rent supplements to people experiencing or at risk of homelessness. The 2023/24 target was met with 1090 rent supplements committed. The targets and metrics for the performance measure will continue to be reviewed and updated annually to ensure it reflects progress towards the province's housing and homeless prevention goals. Targets for the Supported Rent Supplement Program are based on funding commitment from Budget 2022 that extends to 2024/25. The delivery of targets relies heavily on partnerships with provincial, regional and community partners.

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

Objective 3.1: Revitalize Residential Tenancy Branch service delivery

Key results

- The Residential Tenancy Branch (RTB) made significant strides in reducing wait times for citizens to access its information services and dispute resolution.
- Between March 2023 and March 2024, average wait times for participatory hearings dropped by almost 38%, despite the fact that the RTB received a high volume of inquiries and applications for dispute resolution from the public.
- The RTB completed hiring of 50 new positions to cut wait times for dispute resolution hearings, made needed improvements to the dispute resolution process, and doubled the size of the Compliance and Enforcement Unit to improve its capacity to intervene early.
- Amendments to the *Residential Tenancy Act* (RTA) and the *Manufactured Home Park Tenancy Act* (MHPTA) in November 2023 included several procedural improvements that increase efficiency and timeliness in all phases of the RTB's dispute resolution process. They also included new initiatives such as facilitation and the ability to provide decisions orally rather than in written format.

Summary of progress made in 2023/24

In December 2022, the Government of British Columbia committed up to \$15.6 million over three years to improve services and reduce delays at the RTB. Since that time, the RTB has been actively working to revitalize its dispute resolution processes to reduce wait times for hearings and workload for staff while improving client satisfaction with the process.

With the increased funding, the RTB created and completed hiring for 50 new positions to cut wait times. The RTB also introduced a number of improvements, including launching new web content to ensure citizens can access the information they need, implementing hearing verification and enhanced screening, real-time interpretation for branch services in more than 200 languages and intervening early to resolve disputes without a hearing. The RTB also introduced a dispute stream that fast-tracks time-sensitive applications, such as unpaid rent or utilities, providing landlords with faster access to services when they have not received payment.

As a result of these revitalization initiatives, hearing wait times have seen significant improvements. Between March 2023 and March 2024, average wait times for participatory hearings dropped by almost 38%. Wait times for unpaid rent and utilities were reduced by 44% as a result of the new fast track process. The backlog (number of open files) was reduced by almost 45%.

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

Key results

- Worked with local government and industry partners to update the Local Government Best Practices Guide to support implementation of higher performance tiers of the BC Energy Step Code and Zero Carbon Step Code.
- Fulfilled the mandate, in collaboration with the Parliamentary Secretary for Accessibility, to include changes in BC Building Code 2024 to make new buildings more accessible for all people.
- Updated the BC Building Code to mitigate the effect of a warming climate and overheating in new buildings by requiring at least one room in a dwelling unit to not exceed a design temperature of 26 degrees Celsius.
- Updated seismic hazard information in BC Building Code 2024 to incorporate current knowledge on seismicity and seismic hazard maps to make sure new homes will be safer during seismic events.
- Supported the move to low carbon construction by convening a national joint task group to develop building code changes that make it easier to build with mass timber.

Summary of progress made in 2023/24

BC Building Code 2024 was adopted in November 2023 and came into force March 8, 2024. BC Building Code 2024 introduces changes to make new buildings more resilient to a warming climate by requiring at least one room in a dwelling unit to not exceed a design temperature of 26 degrees Celsius. BC Building Code changes also make buildings more accessible for all people and improve the seismic resilience of new buildings based on up-to-date knowledge on seismic risk. To support implementation of the new Building Code, the ministry has published a series of [technical bulletins](#) that are available online.

The Ministry of Housing took a national leadership role in advancing low carbon construction, convening a Joint Task Group with other provinces and territories to develop priority code changes to make it easier to build with mass timber. Effective April 5, 2024, the BC Building Code was amended to enable taller mass timber buildings, more building types, and more exposed mass timber. These innovative code changes help deliver on government’s Homes for People Action Plan commitment to get more housing built faster while creating new opportunities for the value-added forestry sector. This, together with updates to the Local Government Best Practices Guide to support implementation of the BC Energy Step Code and Zero Carbon Step Code, helps the Province meet specific CleanBC commitments for low carbon construction materials and goals of requiring all new buildings to be zero carbon by 2030 and net zero energy ready by 2032.

Performance measure(s) and related discussion

Performance Measure	2021/22 Baseline	2022/23 Actual	2023/24 Target	2023/24 Actual
[3a] Percentage of disputes heard within Residential Tenancy Branch service standards ^{1,2}	5.2%	6.4%	25%	19.26%

Data source: RTB Dispute Management System (DMS)

¹PM 3a targets for 2024/25 and 2025/26 were stated in the 2023/24 service plan as 50% and 75%, respectively.

²RTB Service Standards are: a) 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).

The RTB increased the percentage of disputes heard within the service standards from 6.4% in 2022/23 to 19.23% in 2023/24. With time required to hire and train new staff during Q1 and Q2, the RTB was not able to meet its 2023/24 targets. However, with new staffing capacity in place, the RTB exceeded the service target in Q3 and Q4; in Q3, 28.28% of hearings met the RTB’s standards, increasing to 30.82% in Q4. The RTB is on track to meet future performance targets. The introduction of facilitation and ongoing process improvements will support this trend.

Financial Report

Financial Summary

	Estimated (\$000)	Other Authoriz- ations ¹ (\$000)	Total Estimated (\$000)	Actual (\$000)	Variance (\$000)
Operating Expenses					
Housing and Land Use Policy	40,197	0	40,197	38,459	1,738
Homelessness, Partnerships and Housing Supports	20,540	0	20,540	21,488	(948)
Strategy, Governance and Accountability	750	39	789	2,736	(1,947)
Transfers to Crown Corporations and Agencies	816,940	17,593	834,533	834,533	0
Executive and Support Services	6,009	(24)	5,985	4,828	1,157
Housing Endowment Fund Special Account	12,884	0	12,884	12,884	0
Sub-total	897,320	17,608	914,928	914,928	0
Adjustment of Prior Year Accrual ²	0,000	0,000	0,000	0,000	0,000
Total	0,000	0,000	0,000	0,000	0,000
Ministry Capital Expenditures					
Executive and Support Services	3	0	3	0	3
Total	0,000	0,000	0,000	0,000	0,000
Capital Plan					
Housing	563,460	0	563,460	375,937	187,523
Total	563,460	0,000	563,460	375,937	187,523

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)	Targeted Year of Completion	Project Cost to March 31, 2024 (\$m)	Estimated Cost to Complete (\$m)	Approved Anticipated Total Cost (\$m)
Stanley New Fountain Hotel	2023	77	1	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 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 labor shortages. Escalation due to delays and cost increases. 				
1015 Hastings	2025	38	113	151
<p>Objective: This project, between partnership of BC Housing, the Vancouver Aboriginal Friendship Center Society (VAFCS), and the City of Vancouver aims to provide 80 shelter space, 25 supportive housing units, 87 affordable housing units, and 56 market rental housing units within a mixed-use building in Downtown 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> <p>Costs: The financing for this project includes \$110 million through Provincial funding, and \$41 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. 				

Major Capital Projects (over \$50 million)	Targeted Year of Completion	Project Cost to March 31, 2024 (\$m)	Estimated Cost to Complete (\$m)	Approved Anticipated Total Cost (\$m)
58 W Hastings St	2024	63	95	158
<p>Objective: This project, between partnership of BC Housing, the Vancouver Chinatown Foundation, the City of Vancouver, Vancouver Coastal Health, and Canada Mortgage & Housing Corporation (CMHC), will create a 10-story concrete building of 231-unit mixed-use development consisting of income assistance and affordable rental units plus an integrated health centre in Downtown East Side. BC Housing will purchase 120 units through the Supportive Housing Fund (SHF). 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 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. 				

Major Capital Projects (over \$50 million)	Targeted Year of Completion	Project Cost to March 31, 2024 (\$m)	Estimated Cost to Complete (\$m)	Approved Anticipated Total Cost (\$m)
Clark & 1st Avenue Housing Development	2026	8	101	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. 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>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. <p>Risks:</p> <ul style="list-style-type: none"> • Delays due to labour shortages. • Escalation due to delays and cost increases. 				
Crosstown Development	2024	59	13	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 (MCFD).</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. 				

Major Capital Projects (over \$50 million)	Targeted Year of Completion	Project Cost to March 31, 2024 (\$m)	Estimated Cost to Complete (\$m)	Approved Anticipated Total Cost (\$m)
128 to 134 E Cordova St	2025	10	156	166
<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. 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 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> <p>Costs: The financing for this project includes \$36 million through Provincial funding, and \$130 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. 				

Major Capital Projects (over \$50 million)	Targeted Year of Completion	Project Cost to March 31, 2024 (\$m)	Estimated Cost to Complete (\$m)	Approved Anticipated Total Cost (\$m)
320 Hastings St, E, Redevelopment	2025	0	86	86
<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. 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> <p>Costs: The financing for this project includes \$49 million through Provincial funding, and \$37 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." <p>Risks:</p> <ul style="list-style-type: none"> Delays due to labour shortages. Escalation due to delays and cost increases. 				
1410 E King Edward Ave	2026	3	76	79
<p>Objective: The project is one of five in the Permanent Modular Supportive Housing Initiative (PMSHI) portfolio, delivered under a partnership Memorandum of Understanding (MOU) between BC Housing, the City of Vancouver and Canada Mortgage and Housing Corporation (CMHC) to deliver a minimum of 300 units across five sites in Vancouver. The project will be the first in the region 14-storey, permanent modular supportive housing building, steel-frame, volumetric modular building 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.</p> <p>Costs: The financing for this project includes \$73 million through Provincial funding, and \$6 million from other sources.</p> <p>Benefits:</p> <ul style="list-style-type: none"> The project will have an Indigenous focus and will support individuals by providing 24/7 wrap-around services and cultural programming for the tenants of the building The project will improve the quality of life for tenants by providing access to cultural programming, meal services, and life skills and employment opportunities <p>Risks:</p> <ul style="list-style-type: none"> Delays due to labour shortages. Escalation due to delays and cost increases. 				

Major Capital Projects (over \$50 million)	Targeted Year of Completion	Project Cost to March 31, 2024 (\$m)	Estimated Cost to Complete (\$m)	Approved Anticipated Total Cost (\$m)
926 & 930 Pandora	2029	1	139	140
<p>Objective: BC Housing is partnering with the City and CRHC to build a 20-storey mixed-use concrete building with 47 new supportive units and 158 low to moderate income rental housing in the area. The proposed 20 storey development will have a mix of unit types and a community centre to bring recreation and activities to the community as well as establishing childcare for families. 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>Costs: The financing for this project includes \$130 million through Provincial funding, and \$10 million from other sources.</p> <p>Benefits:</p> <ul style="list-style-type: none"> • The project will support the province’s goal of creating more childcare space • The project addresses the need for low to moderate income housing in Victoria, as almost one third of renters in the Regional District were in core housing need • 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>Risks:</p> <ul style="list-style-type: none"> • Delays due to labour shortages. • Escalation due to delays and cost increases. 				
2086 2098 W 7th Ave	2026	2	106	108
<p>Objective: The project is one of five in the Permanent Modular Supportive Housing Initiative (PMSHI) portfolio, delivered under a partnership Memorandum of Understanding (MOU) between BC Housing, the City of Vancouver (“CoV” of “The City”) and Canada Mortgage and Housing Corporation (CMHC) to deliver a minimum of 300 units across five sites in Vancouver. The project will be the first 13-storey, and second steel-frame, permanent modular supportive housing building in the region to provide permanent housing and supportive programming space for people experiencing homelessness or at risk of homelessness. This project is being developed in parallel with the East King Edward PMSHI. Costs: The financing for this project includes \$92 million through Provincial funding, and \$16 million from other sources.</p> <p>Benefits:</p> <ul style="list-style-type: none"> • The project will serve the local community by providing housing support to those who are experiencing homelessness or who are at-risk of homelessness. In particular, it will support the Indigenous population that is overrepresented at approximately 33% of the homeless count in the City and surrounding area • This project provides an opportunity to further prepare for recovery and to support those needing to transition into long-term housing. <p>Risks:</p> <ul style="list-style-type: none"> • Delays due to labour shortages. • Escalation due to delays and cost increases. 				

Major Capital Projects (over \$50 million)	Targeted Year of Completion	Project Cost to March 31, 2024 (\$m)	Estimated Cost to Complete (\$m)	Approved Anticipated Total Cost (\$m)
300 Angela Drive	2026	0	204	204
<p>Objective: BC Housing is partnering with PRHC for the construction of 328 units of below-market rate rental housing at 300 Angela Drive in Port Moody. The project will deliver three, six-storey buildings, which will sit above a common three-storey underground parking structure. The proposed six-storey buildings will have a mix of one-, two-, and three-bedroom units. The affordable-housing portion of the project is a partnership between the Province, through BC Housing, the federal government, through the Canada Mortgage and Housing Corporation, Edgar Development, the City of Port Moody, M'akola Housing Society and the Entre Nous Femmes Housing Society. This project represents an opportunity to increase middle income market rental homes in Port Moody.</p> <p>Costs: The financing for this project includes \$164 million through Provincial funding, and \$40 million from other sources.</p> <p>Benefits:</p> <ul style="list-style-type: none"> • Delivers housing at below market rents in an area with high need: occupancy rates are estimated to be below 1% for the surrounding tri-cities area • Establishes affordable housing for individuals with varying incomes, supporting increased equity in the housing market by increasing access to housing to allow more individuals to find homes <p>Risks:</p> <ul style="list-style-type: none"> • Delays due to labour shortages. • Escalation due to delays and cost increases. 				

Major Capital Projects (over \$50 million)	Targeted Year of Completion	Project Cost to March 31, 2024 (\$m)	Estimated Cost to Complete (\$m)	Approved Anticipated Total Cost (\$m)
1451 Bertram St	2028	0	120	120
<p>Objective: BC Housing is partnering with the PRHC to project and deliver 176 units of affordable market price rental housing and up to 31 childcare spaces at 1451 Bertram Street in Kelowna. The Bertram project will provide non-market and affordable market rental housing for moderate to middle income families in Kelowna. The 20-storey tower will have a mix of studios, one-, two- and three-bedroom units. 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>Costs: The financing for this project includes \$120 million through Provincial funding.</p> <p>Benefits:</p> <ul style="list-style-type: none"> • By providing new, attainable, and affordable rental units, Bertram will support a diversity of tenant households, including singles, families, and seniors with a predominance for families, a group often struggling to find appropriate and affordable housing • The project will support construction jobs over its life cycle and will generate new permanent jobs through the addition of the childcare facility and building maintenance and operations <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 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](#)

Appendix B: Progress on Mandate Letter Priorities

The following is a summary of progress made on priorities as stated in Minister Kahlon’s 2022 Mandate Letter.

2022 Mandate Letter Priority	Status as of March 31, 2024
<p>Lead work to deliver the refreshed housing strategy with new initiatives that build on work already underway in urban, rural, remote and Indigenous communities. This strategy should:</p> <ul style="list-style-type: none"> • Establish BC Builds to build housing for middle-income families, individuals, and seniors; • Ensure timely resolution of landlord/tenant disputes; • With support from the Minister of Finance, establish a rental housing acquisition fund; • Introduce legislation establishing new tools for local governments to help them better regulate short term rentals in their communities; • Introduce laws to legalize secondary suites province-wide and expand the number of units allowed to be built in cities using single-family home development permit processes; and • Include an effective flipping tax to fight increased costs caused by short-term flipping by investors. 	<p>Completed – the Homes for People Plan was released on April 3, 2023, building on the Home for BC plan with additional actions to speed up delivery of new homes, increase the supply of middle-income housing, fight speculation and help those who need it the most.</p> <p>Completed - On February 13, 2024, BC Builds was officially launched with the BC Builds Rental Supply Program with the intention of going live April 1, 2024.</p> <p>In Progress - As of March 2024, average wait times for participatory hearings dropped by almost 38% compared to March 2023.</p> <p>Completed – The Rental Protection Fund was established in spring 2023 with a \$500 million contribution from the Provincial Government to support acquisition of 2,000 units. As of March 2024, more than 800 homes of the 2,000-unit target have been approved for acquisition.</p> <p>Completed - Legislation to regulate short-term rentals was passed October 26, 2023</p> <p>Completed – Legislation enabling small-scale multi-unit housing (SSMUH) was passed Nov 30, 2023; local governments must have adopted SSMUH-compliant zoning bylaws by June 30, 2024.</p> <p>Completed - The 2024 provincial budget included the introduction of a flipping tax.</p>

2022 Mandate Letter Priority	Status as of March 31, 2024
<p>Work with Indigenous partners to identify and deliver on Indigenous housing priorities for the province</p>	<p>In progress - The Province is supporting Indigenous housing priorities through BC Housing funding programs, including through the Indigenous Housing Fund (IHF), which provides funding to build 3,500 new homes for Indigenous Peoples on- and off-reserve.</p> <p>B.C. became the first province in Canada to invest provincial housing funds on-reserve, which is a federal jurisdiction. To date, more than 1,500 IHF homes are open or underway throughout B.C.</p> <p>Other Indigenous affiliated units underway or completed as of December 31, 2023, include: 1,039 units through the Community Housing Fund, 270 units through the Supportive Housing Fund, 55 units through the Women's Transitional Housing Fund, and 261 units through the Deepening Affordability Program.</p>
<p>With support from the Minister of Municipal Affairs, lead work across government to simplify and speed up provincial housing approval processes, working toward 'one-stop' provincial permitting – and support municipalities to streamline development approvals through the continued implementation of the Development Approvals Process Review</p>	<p>Completed - The Ministry of Water, Land and Resource Stewardship led work across five Ministries to establish Permit Connect BC, a single window for provincial natural resource permits, to support improvements in the provincial permitting process.</p> <p>Completed - To address the central recommendations of the Development Approvals Process Review (DAPR), the Province made major legislative changes to improve and streamline local housing approvals including Bills 44, 46, and 47.</p>

2022 Mandate Letter Priority	Status as of March 31, 2024
<p>Implement the Housing Supply Act and work with municipalities facing the highest housing needs to set housing targets and fast-track construction and redevelopment of affordable homes for people with a range of incomes</p>	<p>Completed - The Act came into force May 2023 and the first cohort of 10 municipalities received housing targets in September 2023.</p> <p>In progress - Additional municipalities will be assigned housing targets through phased implementation</p>
<p>Lead government’s work to better coordinate services to deliver improved outcomes for people living in Vancouver’s Downtown Eastside, with support from the Ministers of Mental Health and Addictions, Health, Social Development and Poverty Reduction, and Public Safety and Solicitor General, as well as Indigenous Peoples, external partners, and others</p>	<p>In Progress - In March 2023, the Province released the Supporting the Downtown Eastside Provincial Partnership Plan. The plan outlines four goals and twenty-two actions related to engagement, safety, health, and shelter and housing. All of the actions are in various stages of implementation.</p>
<p>Expand on the new homelessness supports launched in Budget 2022, including long-term housing to address encampments</p>	<p>In Progress -</p> <p>The Encampment Support Fund of \$4 million over three years, supported \$150,000 in fire safety supplies distributed to people in 16 priority encampment communities; as well as outreach and wellness supports for people transitioning from encampments in Abbotsford, Vancouver and Prince George;</p> <p>HEART and HEARTH include \$218 million in funding for emergency housing, shelter options and immediate coordinated supports to assist people in encampments or sheltering in public spaces to transition to indoor spaces and on the path to long-term housing.</p>

2022 Mandate Letter Priority	Status as of March 31, 2024
<p>Support the Minister of Transportation and Infrastructure to implement transit-oriented development to advance sustainable communities along transit corridors to help achieve our housing and affordability goals, including targets for non-market units and non-profit housing</p>	<p>In Progress -</p> <p>Passed in fall 2023, the <i>Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023</i> (Bill 47) requires some municipalities to designate transit-oriented areas (TOAs) around prescribed transit stations, and sets requirements for local governments to follow in TOAs:</p> <ul style="list-style-type: none"> ○ Local governments must allow developments up to minimum levels of density and building height to proceed when making zoning decisions, and ○ Local governments must allow the provision of off-street residential parking spaces to be determined by the market.