

# Ministry of Housing and Municipal Affairs

## 2024/25 Annual Service Plan Report

August 2025



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

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

1 236 478-3970

Or visit our website at

[Ministry of Housing and Municipal Affairs](#)

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## Minister's Accountability Statement



The Ministry of Housing and Municipal Affairs 2024/25 Annual Service Plan Report compares the Ministry's actual results to the expected results identified in the 2024/25 – 2026/27 Service Plan published in 2024. I am accountable for those results as reported.

A handwritten signature in black ink, appearing to read 'C Boyle', written in a cursive style.

Honourable Christine Boyle  
Minister of Housing and Municipal Affairs  
August 8, 2025

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## Letter from the Minister

British Columbia is an extraordinary place to call home, and our rapidly growing population has created tremendous need for housing.

Despite economic uncertainties, we have made significant progress in the past year, building strong, safe and vibrant communities where everybody can thrive. Bringing Housing and Municipal Affairs together in one ministry has helped us respond to the evolving and interconnected needs of people and communities, and coordinate how we deliver the public services people count on.

In 2023 and 2024, we laid the groundwork for major housing reforms to unlock more homes for people – including more homes on single-family lots and near transit hubs, reducing speculation, fast-tracking home construction, and supporting local governments.

Through our Homes for People action plan, we are building more homes faster. Since 2017, we have opened or started work on more than 93,250 new homes; well on our way towards reaching our goal of 114,000 new homes by 2028.

We've also made changes that protect renters and first-time homebuyers, so people can find homes they can afford. We're already starting to see the impact of this work – the asking price for rents is decreasing and vacancy rates are starting to increase, with these increases anticipated to continue over the next few years.

Working with BC Housing and non-profit partners, we continue to make affordable homes available for people with low and moderate incomes and support people who most need a safe, secure place to stay.

We are building more housing across the entire spectrum, from emergency shelter options to homes with supports, as well as complex care beds to get people the appropriate help that they need. We're also building and protecting affordable rental homes across B.C.

We're making it easier to rent and be a renter. The continuum of services available to landlords and tenants was expanded, including initiatives like facilitated case settlements, designed to provide alternatives to resolving disputes through hearings.

We're making it safer to live in B.C. Over the past year, we made updates to the BC Building Code to enhance safety, accessibility, and sustainability. Key changes include putting in place necessary building code requirements that allows single-stair designs in residential buildings, adding accessibility and cooling standards, introducing new seismic and zero carbon standards, and allowing use of mass timber in taller and more diverse buildings.

As we look to the year ahead, we remain focused on continuing to accelerate homebuilding, while managing the impacts of tariffs and other rising supply costs, supporting local governments and strengthening the infrastructure and services people depend on. We will also continue to empower local governments with the tools they need to encourage and streamline the delivery of homes their communities need.

In the face of uncertainty, people throughout B.C. and across Canada are working together like never before to tackle tough challenges, like the housing crisis. We'll continue to play our part – partnering with First Nations communities, local and federal governments, non-profits, and the private sector to make life better for people.

I want to express my gratitude to all staff, and to our government and community partners, for their dedication to delivering the homes and services people across B.C. rely on. I am encouraged by the progress we've made, but there is still more work to do. Our ministry will continue building homes and offering supports that bring people experiencing homelessness indoors, allow seniors to age with dignity, give refuge to people leaving violence and help families find a place they can afford in the community they love.

A handwritten signature in black ink, appearing to read 'C. Joye', is positioned above the printed name of the Minister.

Minister of Housing and Municipal Affairs  
August 8, 2025

## 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, along with the Minister of Housing's [2022 Mandate Letter](#) and the Minister of Municipal Affairs' [2022 Mandate Letter](#), shaped the goals, objectives, performance measures, and financial plans outlined in both the Ministry of Housing [2024/25 – 2026/27 Service Plan](#) and the Ministry of Municipal Affairs [2024/25 – 2026/27 Service Plan](#), as well as the actual results reported on in this annual report.

## Purpose of the Ministry

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

- Works collaboratively with partners across governments and the housing sector to ensure all aspects of housing in the province are supported by effective policies, efficient processes, and fair regulations.
- Ensures that local governments can effectively advance the supply of attainable housing that their communities need, and that newly developed housing is located in the right places, contributing to complete, livable communities that provide a diversity of housing choice and a wide range of employment opportunities, services, and amenities.
- Ensures that the building and safety regulatory system in British Columbia supports a safe, accessible, energy efficient, and responsive built environment including the housing and buildings that communities need.
- Oversees regulatory and dispute resolution systems that support a safe and stable rental housing market including efficient regulation of short-term rentals and ensures there are robust building and safety standards to address the diverse needs and priorities of British Columbians in the built environment.
- Leads government's efforts to prevent and reduce homelessness.

- Is responsible for the British Columbia Housing Management Commission (BC Housing), a Crown corporation mandated to develop, manage, and administer housing options and supports on behalf of the provincial government across the housing ecosystem.
- Works closely with BC Housing to ensure government's social and supportive housing priorities are addressed, as well as homelessness supports and responses.
- Supports Indigenous housing priorities, needs and interests through meaningful partnerships, engagement and consultation.
- Takes leadership in supporting local governments and partners, public libraries, not-for-profit organizations and residents to build vibrant and healthy communities.
- Encourages communities and regions to be well governed, liveable, safe and diverse, as well as economically, socially and environmentally resilient.
- Provides local services and oversees land use in the University Endowment Lands.
- Works with public library and local government partners to sustain the public library system.

## Operating Environment

Over the past year, British Columbia remained one of the most sought-after places to live in the world. While a growing population continues to contribute to B.C.'s dynamism, diversity, and productivity, it also increases the need for more housing.

High interest rates, the uncertainty of the impact of tariffs on materials costs, 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 increases in rental housing supply have led asking rents to begin to stabilize and decrease this year in many regions, renters continue to face high rents, particularly those moving to new tenancies.

Following its establishment in late 2022, the Ministry of Housing has developed and expanded 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 performance monitoring of housing initiatives across government ministries and partners.

The B.C. government implemented key elements of new legislation to regulate short-term rental accommodations in British Columbia, with data showing a reduction of entire-home listings in larger urban areas, supporting the return of more housing to the long-term market. A new provincial registry was launched in January 2025 and it is expected to lead to the return



of even more homes to the long-term market, while continuing to support a regulated short-term rental market as an accommodation option to support tourism.

The Ministry of Municipal Affairs was merged with the Ministry of Housing in November 2024, becoming the new Ministry of Housing and Municipal Affairs with the addition of the Local Government Division and its responsibilities. The merger enables the Province to better coordinate work with the federal government to maximize programs and investments related to community infrastructure and housing objectives, and increases its capacity to support the local government system, and the development of complete, livable communities.

The ministry continued to support Indigenous engagement and consultation across all initiatives, including legislation, policies, and programs. Staff across the ministry work collaboratively to provide guidance, advice, and education, ensuring 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.

## Economic Statement

After several years of strong growth, economic activity in British Columbia moderated in 2024 amid high interest rates, persistent price pressures, and ongoing global economic uncertainty. B.C.'s real GDP increased by 1.2 per cent in 2024 and ranked 8<sup>th</sup> (tied with Ontario) among the provinces following growth of 2.4 per cent in 2023. Last year, economic growth was driven by B.C.'s service-producing industries such as real estate, rental and leasing; health care and social assistance services; transportation and warehousing; public administration; and educational services. Output for goods-producing industries declined in 2024 due to lower construction and manufacturing activity, which was partly offset by growth in the mining, quarrying and oil and gas extraction; utilities; and agriculture, forestry, fishing and hunting sectors.

B.C.'s labour market continued to expand in 2024. Employment in B.C. increased by 66,100 jobs (+2.3 per cent), supported by high immigration, and wages and salaries rose by 6.3 per cent. B.C.'s unemployment rate averaged 5.6 per cent in 2024, up from 5.2 per cent in 2023 as strong population and labour force growth outpaced job gains. Elevated interest rates, rising construction costs, and ongoing labour shortages weighed on the construction sector last year. Housing starts totaled 45,828 units in 2024, down 9.2 per cent from the record high in 2023, but remained above the ten-year historical average. B.C. home sales increased by 2.1 per cent and the average home sale price increased by 1.0 per cent compared to 2023. Price pressures in B.C. continued to broadly moderate last year, but shelter price growth remained elevated. Overall, B.C.'s inflation rate averaged 2.6 per cent in 2024, down from 3.9 per cent in 2023. Despite strong population growth, nominal retail sales increased by just 0.6 per cent in 2024, following a 0.1 per cent decline in 2023. On the trade front, weak global demand and lower commodity prices (primarily natural gas and coal prices) last year contributed to a 2.7 per cent decline in B.C.'s merchandise exports relative to 2023 despite increased exports to non-U.S. destinations including China, South Korea, and Australia.

## Report on Performance: Goals, Objectives, and Results

The following goals, objectives and performance measures have been restated from the 2024/25 – 2026/27 service plan. For forward-looking planning information, including current targets for 2025/26 – 2026/27, please see the [Ministry of Housing and Municipal Affairs 2025/26 – 2027/28 Service Plan](#).

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

Key components of the [Homes for People Action Plan](#), which was released in April 2023 with a goal of speeding up delivery of new homes and increasing the supply of middle-income housing, were moved forward in 2024/25.

#### Objective 1.1: Implement the Homes for People Plan

##### Key results

- Through continued investment in housing programs, 4,565 units of affordable housing and supportive housing were completed across the province.
- As of March 31, 2025, 95% of local governments had adopted zoning bylaws compliant with small-scale multi-unit housing legislation requirements.
- Following its launch in February 2024, BC Builds has been highly successful in its first year: 72 units are completed and over 3,600 are underway, with thousands more in the pipeline.
- The Short-Term Rental Accommodations Act began implementation May 1, 2024, when the principal residence requirement began to apply in communities of over 10,000, reducing entire-home rentals by more than 10% in communities where this requirement applies.

##### Summary of progress made in 2024/25

Legislation was passed on November 30, 2023, requiring local governments to allow small-scale multi-unit housing (SSMUH), including townhomes, triplexes and laneway homes, by June 30, 2024. By March 31, 2025, 95% of local governments had adopted zoning bylaws that comply with the SSMUH requirements. The remaining 5% of local governments have extensions to their compliance deadline ranging from June 2025 to December 2030.

BC Builds was officially launched in February 2024 and is being administered by BC Housing. BC Builds partners with government, First Nations, non-profit, and community landowners to identify underutilized properties that can be developed or redeveloped into rental housing for middle income households. Over 3,600 BC Builds homes are in various stages of development from initiation to completion, and thousands more are within the program's pipeline, in

Vancouver, Nelson, North Vancouver, Fernie, Prince Rupert, Elkford, Cowichan, Gibsons, Langley Township, Coquitlam, Burnaby, Lake Babine Nation, Kamloops, Victoria, and Whistler.

The provincial regulation of short-term rentals under the Short-Term Rental Accommodations Act began implementation in 2024/25 with the new principal residence requirement applying in urban communities across the province as of May 1, 2024. In addition, short-term rental platform companies began reporting to the province monthly, and local governments were enabled to directly request take-downs of non-compliant platform listings. As of March 31, 2025, over 1,700 listings that were non-compliant with local government business licensing had been taken down by platforms, addressing one of the key concerns identified by local governments in their request for provincial action on short-term rentals.

In January 2025, the Short-Term Rental Registry was successfully launched, requiring all short-term rental hosts and platforms to register with the Province by May 1, 2025. From March 2024 to February 2025, the number of frequently-rented entire homes in areas where the principal residence requirement applied decreased by 11.6%.

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

### Key results

- In April 2024, Bill 16 was adopted, giving local governments new and updated tools to support the shift to proactive planning and accelerate the development approvals process.
- Over 16,000 net new homes have been completed in the 30 communities selected for housing targets. This includes over 7,800 homes completed in 2024/25 from the second and third groups that received housing targets in summer 2023.
- As of March 31, 2025, 98% of local governments had met the requirement to update their Housing Needs Reports.
- Comprehensive guidance was released to support local governments in updating and adopting DCC, ACC, Inclusionary Zoning, and Density Bonus bylaws.
- In May 2024, the ministry launched the Building Permit Hub, a digital building permit submission tool that standardizes application requirements and automates compliance with key parts of the BC Building Code.

### Summary of progress made in 2024/25

To speed up the approval of new homes, the Province implemented significant legislative changes in late 2023 and 2024 to shift to a more proactive, long-term approach to local planning, and away from time-consuming, costly site-by-site decisions. As part of that shift, most B.C. communities have now adopted SSMUH bylaws, reducing approval barriers to building multi-unit homes on properties previously zoned for single-family use (see Objective 1.1) and are starting to adopt new and expanded development finance authorities such as Amenity Cost Charges (ACCs). Additionally, by the end of 2024/25 nearly all local governments

have updated their Housing Needs Reports (HNRs) using a standardized methodology to identify the number of homes needed to address current and anticipated housing needs over 20 years. Municipalities are now working to update their OCPs and zoning bylaws to ensure they can accommodate this 20-year number of homes.

To support local governments as they implement the local government housing initiatives and new and updated tools, a series of technical guidance materials, including a new comprehensive ACC Guide, an updated comprehensive DCC Guide, a new Inclusionary Zoning and Density Bonus Guide, a new Tenant Protection Bylaw Guide, and a new Proactive Planning Guide were developed and released in 2024/25. These guides provide clear, practical information on how to apply newly introduced and expanded legislative authorities, helping local governments implement the local government housing initiatives to streamline planning processes and support the delivery of more homes for British Columbians.

In addition to progress reporting from the 30 municipalities with housing targets, advisors were appointed to two municipalities in the first group that did not demonstrate satisfactory progress toward meeting year 1 targets. The advisors were tasked with reviewing past and present housing development-related policies, practices, and processes to determine if every effort has been made to successfully implement measures to increase housing availability.

### Performance measure(s) and related discussion

Performance Measure	2023/24 Actual	2024/25 Target	2024/25 Actual
[1a] Number of affordable and supportive housing homes completed, including affordable rental, co-op, and social housing, as well as HousingHub and the new BC Builds program <sup>1</sup>	3,535 <sup>2</sup>	4,500	4,565

Data source: BC Housing's Central Property System database for measures, April 1, 2024-March 31, 2025. Programs included in measure are Affordable Rental Housing; BC Builds (includes legacy HousingHub programs); CMHC Rapid Housing Initiative; Community Housing Fund; Group Home program; HEART, HEARTH and Encampment Strategy; Homelessness Action Plan; Homelessness Action Plan-Enhanced; Housing Endowment Fund; Indigenous Housing Fund; Investment in Housing Innovation; Permanent Housing Plan; Provincial Investment in Affordable Housing; Shovel-Ready Housing; Supportive Housing Fund; Women's Transition Housing Fund, and other legacy programs.

<sup>1</sup>PM [1a] targets for 2025/26 and 2026/27 were stated in the 2024/25 service plan as 4,500 and 4,500, respectively.

<sup>2</sup>PM [1a] was revised in the 2024/25 service plan to include units tracked under a separate "Number of homes completed - other capital" measure in the 2023/24 service plan. The actuals for 2023/24 reported as 3,178 in the 2023/24 annual service plan report have therefore been restated here to include the 357 units reported under that separate measure.

Continued investments in programs under [Building BC](#) (such as the [Community Housing Fund \(CHF\)](#), [Indigenous Housing Fund \(IHF\)](#), the [Women's Transition Housing Fund \(WTHF\)](#) and the [Supportive Housing Fund \(SHF\)](#)) and [BC Builds](#) increased the supply of, access to, and security of affordable and sustainable housing throughout the province. With 4,565 affordable and supportive housing units completed in 2024/25, exceeding the target of 4,500 homes:

- 24 homes under the Indigenous Housing Fund
- 1,889 homes under the Community Housing Fund

- 251 homes under the Women's Transition Housing Fund
- 331 homes under Provincial Rental Supply
- 421 homes under the Supportive Housing Fund
- 99 homes under the Rapid Housing Initiative
- 469 spaces under Homeless Encampment Action Response Temporary Housing
- 90 homes under the Homelessness Action Plan
- 334 homes under Affordable Rental Housing
- 104 homes under Affordable Home Ownership Program
- 97 homes under Permanent Housing Plan
- 126 homes under Shovel-Ready Housing
- 330 homes under other housing programs

Performance Measure	2023/24 Actual	2024/25 Target	2024/25 Actual
[1b] <i>Housing Supply Act</i> : specified municipalities assigned housing targets (cumulative).	10	36-40	30

Data source: Internal Ministry Forecast

<sup>1</sup>PM 1b targets for 2025/26 and 2026/27 were stated in the 2024/25 service plan as 52-60 and 68-80, respectively.

Housing targets are typically issued to 16-20 municipalities annually; however, additional consultation was undertaken with partners regarding the housing targets methodology near the end of the 2023/2024 fiscal year which has delayed overall progress toward reaching annual service plan targets. The second and third group of 10 municipalities each were assigned housing targets in June and July 2024, respectively, based on the housing targets methodology for estimating housing need. A fourth group of 10 municipalities were being considered to meet service plan targets; however, a program expansion to add 12 additional municipalities delayed the issuance of housing target orders until the amendment to the regulation was approved in May 2025, and a revised list of eligible municipalities could be prioritized. 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 have been issued to 30 municipalities to date requiring 133,200 net new housing units to be delivered by summer 2029.

## 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 788 new and renovated housing spaces for DTES residents between March 2023 and March 31, 2025, including 624 net new units.

- Established the Vancouver Homeless Encampment Action Response Team (HEART) team, a multidisciplinary outreach team that works together to prevent homelessness and resolve encampments.
- Launched the Vancouver youth-focused Situation Table, which brings together frontline workers from public safety, health and social services sectors to provide rapid interventions for young people at risk.
- Initiated planning for the first annual SRO fire safety conference to be held in 2025.
- Passed amendments to enable the City of Vancouver to regulate single room occupancy (SRO) vacancy control, keeping rents affordable for people with low incomes, preventing as many as 1,000 people from losing their homes.

### **Summary of progress made in 2024/25**

The Province is leading the implementation of the [Supporting the Downtown Eastside: Provincial Partnership Plan](#) (the Plan), a working framework launched in 2023 to help DTES residents access integrated housing, health, social and cultural supports. The Plan sets out a vision to create a healthier, hopeful and safer DTES with immediate action and longer-term planning to achieve positive outcomes for people experiencing homelessness and other community members 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 2024/25, the Province worked with partners, including the City of Vancouver, service providers, and Indigenous and community organizations, to continue advancing the priorities defined in the Plan. Key accomplishments achieved in 2024/25 include continuing to expand the supply of supportive housing, delivering targeted investments to non-profit service providers, renovating single-room occupancy spaces, and providing other affordable housing options for Downtown Eastside residents. Other key achievements include working to improve fire safety for SRO residents, advancing plans for major SRO redevelopment projects, and establishing new coordinated outreach and intervention teams.

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

### **Key results**

- Implemented the Homeless Encampment Action Response Team and Temporary Housing (HEART and HEARTH) programs with new investment, bringing together various partners to support people in sheltering in encampments with housing and shelter options and wraparound health and social services.
- The Province, through BC Housing, expanded delivery of housing and shelter options for people experiencing or at risk of homelessness, delivering over 600 new supportive homes and approximately 500 new temporary supportive housing units. In 2024/25 the Province funded through BC Housing 4,278 permanent shelter spaces, 1,069 temporary winter shelter spaces, and 900 extreme weather response shelter spaces.

- Expanded the new Supported Rent Supplement Program to allocate a total of nearly 1,200 rent supplements to non-profit service providers to help people remain stably housed.
- Enhanced the Canada-BC Housing Benefit (CBCHB) to provide additional support for 1,700 survivors of gender-based violence individuals or households.
- Continued implementation of the province's Integrated Support Framework through a \$2 million investment over 3 years in partnership with Canadian Alliance to End Homelessness to enhance service co-ordination, streamline the delivery of local supports to people who are at risk of or experiencing homelessness, and provide resources and guidance to ten communities.

### **Summary of progress made in 2024/25**

The Province launched Belonging in BC (BiBC), a comprehensive plan to prevent and reduce homelessness, in 2023. The ministry has continued to work with partners to implement BiBC initiatives and the Integrated Support Framework (ISF), a 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 ministry partnered with the Ministry of Health, BC Housing, local governments, local health authorities, and Indigenous and community organizations to provide pathways to stable housing with wraparound health and social supports. The HEART and HEARTH initiatives continued implementation, delivering integrated supports and services to people sheltering outdoors and in encampments, while rapidly deploying shelter and temporary housing units at 19 sites in 10 priority communities across the province. In 2024/25, the Province, through BC Housing, funded the delivery of over 600 new supportive homes in 15 communities to support people into housing with overlapping mental health, substance use, and physical health challenges.

Supporting affordability challenges and housing stability, the province has also invested in rent supplement programs. A one-time benefit of \$430 went to recipients of B.C.'s Rental Assistance Program (RAP) and Shelter Aid for Elderly Renters (SAFER) rent supplement programs. In addition to the one-time benefit, changes were made to the SAFER program that saw an increase of approximately \$110 per month for existing recipients, bringing the average monthly subsidy for existing clients to \$310. The Province is also providing cost matching to federal investment of up to \$37 million dollars in an enhancement to the Canada BC Housing Benefit (CBCHB) to support an estimated 1,700 households for survivors of gender-based violence, including women and their children and 2SLGBTQIA+ people, transition to secure and maintain rental housing in the private market.

The Ministry of Housing and Municipal Affairs 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 Health, supports and services to youth transitioning from the Ministry of Children and Family Development care, and integration of Ministry of Social Development and Poverty Reduction's Community Integration Specialists.



**Performance measure(s) and related discussion**

Performance Measure	2023/24 Actual	2024/25 Target	2024/25 Actual
[2a] Percentage of homeless individuals who accessed housing and remained housed after 6 months at BC Housing-managed housing programs <sup>1</sup>	95%	93%	94%

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

<sup>1</sup>PM 2a targets for 2025/26 and 2026/27 were stated in the 2024/25 service plan as 94% and 94%, respectively.

Performance Measure	2023/24 Actual	2024/25 Target	2024/25 Actual
[2b] Number of supported rental supplements for people experiencing or at risk of homelessness <sup>1,2,3</sup>	1,090	3,000	1,195

Data source: Joint Provincial Rent Supplemental Framework

<sup>1</sup>PM 2b targets for 2025/26 and 2026/27 were stated in the 2024/25 service plan as 3,000 and 3,000, respectively.

<sup>2</sup>PM 2b Note that actuals reflect adjustments to current budget allocations. Funding for additional rent supplements through the CBCHB initially directed to the SRSP will be allocated to eligible recipients through other CBCHB programs.

<sup>3</sup> 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 2024/25 result shows that housing stability is increasing in supportive housing with almost all residents remaining housed after 6 months.

In 2024/25, the ministry continued working with SRSP partners including BC Housing, HLTH and SDPR to continue to support distribution of allocated rent supplements and supports. In 2024/25, through operating agreements with non-profit providers, BCH has been able to allocate 1,195 rent supplements across 17 communities. Number of rent supplements allocated reflect adjustments to budget allocations. The delivery of targets also relies heavily on partnerships with provincial, regional and community partners.

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

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

#### Key results

- The Residential Tenancy Branch (RTB) realized a significant reduction in wait times for landlords and tenants further enabling timely access to its information and dispute resolution services.
- Between March 2024 and March 2025, average wait times for participatory hearings dropped by about 30%, building on a significant reduction the previous year. This trend continued despite a high volume of inquiries and applications.
- A new web-based, Landlord Use Web Portal was launched to protect renters from bad faith evictions and educate landlords when generating a Notice to End Tenancy for personal occupancy or caretaker use.
- A new facilitation dispute stream was launched in May 2024 designed to aid landlords and tenants to come to a mutual agreement on how to address their dispute with the support of a case facilitator.
- The RTB also launched a new Public Education Team to enhance information available to landlords and tenants and support simple, accessible, citizen focused service.

#### Summary of progress made in 2024/25

In December 2022, the Government committed up to \$15.6 million over three years to improve services and reduce delays at the RTB against the backdrop of an overall increased demand for service. Through this investment, RTB wait times have significantly decreased with wait times for participatory hearing decreasing by over 70% since 2022.

Improvements have also resulted in an expansion to the continuum of services available to landlords and tenants, including initiatives designed to avoid and provide alternatives to resolving disputes through hearings. A facilitated settlement process introduced on May 1, 2024 supports long-term, healthy relationships between landlords and tenants. In 2024/25, 1,339 dispute applications were selected for facilitation and nearly 80% were successfully diverted from a hearing. Since the July 18, 2024, introduction of the Landlord Use Web Portal, a 46% reduction in the number of complaints related to bad faith evictions has been observed when compared to the previous year.

The RTB has developed new guides and toolkits to assist landlords and tenants. These resources are available in multiple languages and aim to improve understanding and preparation for dispute resolution processes and better manage tenancies from the start. The RTB has also responded to an increased demand for real-time interpretation services, providing interpretation services to over a thousand landlords and tenants in 2024/25.

Demand for interpretation is expected to continue to grow as the Public Education Team continues work to improve the information available and reaches more citizens.

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

### Key results

- To increase housing options, as of March 10, 2025 adaptable dwelling units are now required by the BC Building Code in most residential buildings.
- To help ensure buildings and people will be safer in the event of an earthquake, the BC Building Code was updated to reflect current knowledge of the risk and severity of earthquakes that are predicted to occur in BC.
- To support innovative housing solutions, as of August 27, 2024 the BC Building Code was changed to enable the construction of single exit stair buildings.
- The ministry took an important step toward the CleanBC commitment to make all new buildings zero carbon by 2030. Updates to the BC Building Code now require builders to measure and report operational carbon emissions under the Zero Carbon Step Code.

### Summary of progress made in 2024/25

To increase housing choice and make it easier to adapt dwelling units to allow people to age in place and meet their changes needs, the adaptability provisions of BC Building Code 2024 came into force March 10, 2025. One in five dwelling units on the ground floor of most small multi family buildings, and one in five dwelling units on all floors of most large multi family residential buildings will now be required to meet the adaptable dwelling unit requirements in the BC Building Code. This helps reduce costs associated with making a dwelling unit more accessible to meet the needs of current owners and future purchasers.

Updated seismic hazard values based on the latest science are also now reflected in the 2024 BC Building Code, making people safer and new buildings more resilient to seismic events.

Other changes to the BC Building Code help unlock more sites, especially in urban infill locations, for more multi-unit housing options. In August 2024, B.C. became the first jurisdiction in Canada to allow single exit stair buildings. This helps create more flexibility in design options and more opportunities for multi-bedroom apartments for families in low- and mid-rise buildings. We also took an important step to meet our CleanBC Roadmap to 2030 commitment to make all new buildings cleaner. Updates to the BC Building Code effective March 10, 2025 require builders to measure and report operational carbon emissions under the Zero Carbon Step Code.

## Performance measure and related discussion

Performance Measure	2021/22 Baseline	2023/24 Actual	2024/25 Target	2024/25 Actual
[3a] Percentage of disputes heard within Residential Tenancy Branch service standards <sup>1,2</sup>	5.2%	19.26%	50%	74.48%

Data source: RTB Disputes Management System (DMS)

<sup>1</sup>PM 3a targets for 2025/26 and 2026/27 were stated in the 2024/25 service plan as 75% and 75%, respectively.

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

In 2024/25, The RTB exceeded the 2024/25 performance target of 50% of disputes heard within service standard by over 24%. 74.48% of disputes were heard within the service standard, a more than 50% improvement from the previous year. The RTB continues to work toward meeting future performance targets and remains committed to the introduction of ongoing process improvements to support this trend.

## Report on Performance: Goals, Objectives, and Results – Ministry of Municipal Affairs (Goals 1 and 2)

The following goals, objectives and performance measures have been restated from the [Ministry of Municipal Affairs 2024/25 – 2026/27 Service Plan](#). For forward-looking planning information, including current targets for 2025/26 – 2026/27, please see the [Ministry of Housing and Municipal Affairs 2025/26 – 2027/28 Service Plan](#).

### Goal 1: Strong, sustainable, and well-governed communities

Objective 1.1: Further a governance system that considers local government and provincial interests and builds strong relationships for the benefit of all people.

#### Key results

- Supported the annual meetings of provincial elected officials and senior staff at the September 2024 UBCM Convention as an opportunity for a comprehensive exchange of ideas, cooperation, and collaboration.
- After the completion of detailed governance and incorporation studies funded by the ministry, the Minister ordered a vote in the community and, on March 22, 2025, electors in the Okanagan Falls area voted in favour of incorporating the community as

a municipality. Discussions on next steps are underway with the Regional District of Okanagan-Similkameen and the Osoyoos Indian Band.

- The ministry (in partnership with the District of Saanich and City of Victoria) funded a Citizens' Assembly to consider amalgamation. The Citizens' Assembly recommended that the two councils conduct a vote on amalgamation of the two communities. Victoria and Saanich are in discussions with the ministry to determine what additional steps and information is needed for citizens to vote on amalgamating.

### **Summary of progress made in 2024/25**

The ministry continued ongoing work with key stakeholders and partners to move forward on provincial priorities within the policy, legislative and education framework for local governments. Highlights included legislation to expand categories for which development cost charges can be collected and enable a new legislative framework for the collection of amenity cost charges to increase the tools available for local governments to finance much needed infrastructure to provide services to growing communities.

### **Objective 1.2: Maintain local governments' financial sustainability so they can meet the service needs of their communities.**

The ministry supports local governments with their legislated financial responsibilities to promote the long-term sustainability of the local government system. This includes support for a system of collective borrowing by local governments through the Municipal Finance Authority (MFA), resulting in significant savings on interest costs. The ministry also recognizes the need to examine economic issues currently impacting local governments, and to consider the financial system in light of these issues.

### **Key results**

- Supported ministries and other partners in reviewing the local government financial system through the Local Government Financial Review Working Group, including pressures related to cost drivers, revenue sources, and property tax impacts.
- Provided advice on local government finance and for statutory approvals by the Inspector of Municipalities to support sound financial management practices and stewardship, ensuring ongoing local government fiscal viability.
- Delivered \$116.25 million in grant funding through the Small Community Grants, Regional District Grants, and the Traffic Fine Revenue Sharing Program. These grants support professional administration in smaller and rural local governments throughout B.C. and provide targeted funding to municipalities with populations over 5,000 for community safety initiatives.
- Entered the Northwest BC Regional Funding Agreement with 21 local governments that provides Provincial support for local infrastructure necessary for industry and communities to grow in the Northwest region of the province.

## **Summary of progress made in 2024/25**

This fiscal year saw progress on projects that support local government financial sustainability and service provision. The ministry developed and published update technical guidance on Development Cost Charges and supported parallel work on technical guidance for Amenity Cost Charges. The new development finance tools was provided to local governments while the technical guides were developed and published.

In 2024/25, the Municipal Finance Authority (MFA) continued to maintain the high credit rating. Supported by ministry oversight of local government financial reports and borrowing processes, this results in low interest rates for local government borrowing. The ministry sets borrowing limits, reviews and approves loan authorization bylaws, sets financial reporting requirements, and ensures that local government financial data is available to the MFA and the broader public.

The ministry also renewed the Kemano-Alcan agreement between the Province and the Bulkley-Nechako and Kitimat-Stikine regional districts. This agreement provides operating revenue to the regional districts from the Province to replace property taxes on industrial properties made exempt in perpetuity in 1950.

**Objective 1.3: Support improvement of community and regional infrastructure and local government planning to further the environmental, economic and social health of communities.**

### **Key results**

- Signed an agreement with the federal government on the Canada Housing Infrastructure Fund on March 21, 2025, enabling future federal funding towards Phase 1 of the Metro Vancouver Iona Island Wastewater Treatment Plant project.
- Enabled the implementation of small-scale multi-unit housing and Transit Oriented Development areas in the University Endowment Lands (UEL), promoting the inclusion of affordable housing and community amenities.
- Adopted an amended Land Use Plan for the University of British Columbia Vancouver campus, enabling the university to begin implementing the ideas and strategies set out in Campus Vision 2050.
- Monitored the LNG Canada and Coastal GasLink adherence to their socio-economic effects management plans, in support of the health of communities impacted by project construction.

## **Summary of progress made in 2024/25**

Ongoing cross-ministry support and collaboration on implementing the Homes for People plan by supporting local government implementation became cross-divisional support with the establishment of the Ministry of Housing and Municipal Affairs, enabling even closer coordination between policy and program groups.

The ministry entered into a bilateral agreement with the federal government through Canada Housing Infrastructure Fund to secure \$250 million in federal funding to support Metro Vancouver Regional District's Iona Island Wastewater Treatment Project – Phase 1 in March 2025. This brings a matching federal contribution to the table while recognizing the existing provincial contribution that was made in 2023.

### Performance measure(s) and related discussion

Performance Measure	2023/24 Actual	2024/25 Target	2024/25 Actual
[1.1] Ministry of Municipal Affairs meetings with UBCM Executive, and UBCM member local governments and First Nations, and regional meetings with local government leaders. <sup>1</sup>	379	275+	248

Data source: Meeting schedules (calendar meeting invites) and agendas for senior staff and Minister's meeting at UBCM Convention and throughout the year. Meetings with Ministry staff that occur at UBCM Convention are included, but other meetings are not counted.

<sup>1</sup>PM 1.1 targets for 2025/26 and 2026/27 were stated in the 2024/25 Ministry of Municipal Affairs service plan as 275 and 275, respectively.

The UBCM represents 196 municipalities, regional districts, First Nations, and the Islands Trust, and is a key partner in the province's relationship building with local governments providing a common voice for local elected officials. The 2024 UBCM Convention closed shortly before the provincial Writ of Election, which suspending routine inter-governmental meetings between local and provincial governments during the interregnum. As of November 18, 2024, the duties, powers and functions of the Minister of Municipal Affairs respecting relations and consultations with local governments, local government organizations and others were transferred to the Office of the Premier.

The Minister of Housing and Municipal Affairs – as the minister responsible for the core local government legislation (Community Charter, Local Government Act, and Vancouver Charter) – continues to have a standing invitation to joins the UBCM Executive for a portion of their meetings quarterly.

The ministry meets with local governments on a wide variety of topics throughout the year to hear their experiences and perspectives and look for opportunities to align interests and priorities and to resolve pressing concerns. Meetings with both the Minister and senior staff have increased over the past three years with the ability to meet either online or in person depending on the issue or circumstances and the increase noted above reflects this trend.

Performance Measure	2023/24 Actual	2024/25 Target	2024/25 Actual
[1.2] Municipal Finance Authority's Credit Rating.	AAA	AAA	AAA

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

<sup>1</sup>PM 1.2 targets for 2025/26 and 2026/27 were stated in the 2024/25 service plan as AAA and AAA, respectively.

The MFA retained their AAA credit rating in 2024. A strong credit rating reduces the cost of borrowing by all local governments for infrastructure and reflects sustainability in the local government financial system. This gives local governments the ability to build for services that support individuals and business in B.C. every day. This measure reflects both the effectiveness of provincial financial oversight and the design of the financing model that ensures regional and provincial-scale support to make payments in the unlikely event that an individual local government is unable to raise sufficient revenues to service its debt.

## Goal 2: Communities and regions are resilient, with economies that work for British Columbians

**Objective 2.1: Local governments are implementing strategies to improve community sustainability and affordability.**

Communities and regions in British Columbia are in the midst of cultural, social, environmental and economic shifts. Changing contexts for community and regional governance require both near-term adaptation and long-term thinking about a desirable future state

### Key results

- Under the water meter pilot project, funding was awarded to 19 participating communities in March 2025 to enable installation of approximately 14,700 meters and to initiate research.
- Negotiated and renewed the Canada Community Building Fund agreement in partnership with the federal government and Union of BC Municipalities ensuring an uninterrupted transition from the 2014 agreement.
- Supported planning processes to initiate inaugural regional growth strategies in the Cowichan Valley, Peace River, and Central Kootenay Regional Districts.

### Summary of progress made in 2024/25

The ministry, in partnership with the Union of BC Municipalities, successfully negotiated a renewed Canada Community Building Fund agreement with the federal government for 2024 to 2034. This 10-year tripartite agreement results in a continued transfer of federal infrastructure funding to local governments since 2005. For the current agreement this results in approximately \$325 million per year for local government capital projects.

Through the data collected from the water meter pilot program, the Province will increase understanding of the effectiveness and challenges associated with water metering in small BC communities and will produce information and guidance about water metering that will be available to all water suppliers in BC to help them make informed decisions to use water more efficiently.

The ministry continued to collaborate with the Union of BC Municipalities and the Ministry of Energy and Climate Solutions on initiatives that promote and support community



environmental sustainability through the Green Communities Committee. Over the past year, the Committee supported local governments in meeting their Climate Action Charter goals by funding projects and initiatives, including guidance on disaster risk planning, a resource on local pathways to climate action, and tools to support the integration of climate change into local asset management and decision-making.

## **Objective 2.2: Communities have the water and waste management infrastructure to thrive**

Local and regional economies rely on homes and businesses having access to clean, safe drinking water and adequate waste management. This critical infrastructure provides a basis for affordable communities, public health and environmental protection, and is a priority for creating effective recovery conditions in the wake of natural disasters.

### **Key results**

- Monitored approved projects in the joint federal/provincial Environmental Quality Program and provincial Critical Community Infrastructure Grants and advised on strategies for successful project completion.
- Provided tools, resources and early notification of potential 2025 drought conditions to local governments to assist them in further conserving and protecting water resources.
- Managed drinking water and wastewater systems in the UEL, continuing to provide services and maintain environmental infrastructure for UEL residents and the UBC campus and community, while encouraging the availability of recycling collection points and a robust waste collection system.

### **Summary of progress made in 2024/25**

The construction and commissioning phases of drinking water and wastewater projects span multiple fiscal years due to their size and complexity. The ministry continued to work with local governments on their active drinking water and wastewater projects, with federal-provincial program funding, as they progressed in 2024/25.

Through continued administration in 2024/25 of the joint federal/provincial Environmental Quality Program and provincial Critical Community Infrastructure Grants to local governments and First Nations, the ministry helps communities fund essential infrastructure improvements and achieve provincial and federal water and waste management objectives. Funding requirements for these programs promote effective life-cycle cost approaches to support local government land use and sustainable service delivery.

## Objective 2.3: Communities impacted by extraordinary emergencies are resilient and their governance, financial, planning and infrastructure are supported to recover

### Key results

- Provided guidance, advice and problem solving for communities, including initiating actions when required (e.g., policy and legislative change).
- Collaborated with the Ministry of Emergency Management and Climate Readiness (EMCR) in the development of modernized emergency management legislative, regulatory and policy framework through participation in key standing and ad hoc committees.
- Coordinated with EMCR and other ministries on communications with local governments and first nations on emergency management issues (e.g. wildfire, drought) through key periods throughout the year.
- Ensured infrastructure projects approved through economic recovery funding met reporting requirements and provided advice to assist with their successful completion.

### Summary of progress made in 2024/25

Challenges remain for communities in the changed economic, environmental and social environment. The past few years of inflation, emerging tariff concerns and wildfire and other natural events have had multi-year impacts that continued to challenge communities in 2024/25. The ministry continued to support the long-term recovery of the Village of Lytton with regular advice on finance and governance. Program staff continued to monitor, support and provide advice relating to infrastructure grants that helped construct projects that provide essential infrastructure services to communities. Across the ministry, various other programs also continued to support specific communities impacted by emergencies with advice on governance, infrastructure, operations, finances, and planning activities in the move into recovery and beyond.

**Performance measure(s) and related discussion**

<b>Performance Measure</b>	<b>2023/24 Actual</b>	<b>2024/25 Target</b>	<b>2024/25 Actual</b>
2.1a Funded water and wastewater projects reaching completion. <sup>1,2</sup>	5	32	11
2.1b Funded community, culture, or recreation projects reaching completion. <sup>3,4</sup>	13	49	22
2.1c Funded energy efficiency projects reaching completion. <sup>5,6</sup>	3	22	3
2.1d Funded community recovery infrastructure projects reaching completion. <sup>7,8</sup>	42	9	16

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

<sup>1</sup> PM 2.1 a targets for 2025/26 and 2026/27 were stated in the 2024/25 service plan as 26 and 12, respectively.

<sup>2</sup> Water and wastewater infrastructure may be funded under the ICIP Green Infrastructure (Environmental Quality program) or Rural and Northern Communities streams.

<sup>3</sup> PM 2.1b targets for 2025/26 and 2026/27 were stated in the 2024/25 service plan as 15 and 1, respectively.

<sup>4</sup> Community, culture and recreation infrastructure may be funded under the ICIP Community, Culture and Recreation, or Rural and Northern Communities streams.

<sup>5</sup> PM 2.1c targets for 2025/26 and 2026/27 were stated in the 2024/25 service plan as 14 and 11, respectively.

<sup>6</sup> Community infrastructure that reduces greenhouse gas emissions using clean or renewable energy or that improve energy efficiency may be funded under the ICIP Green Infrastructure (CleanBC Communities Fund) stream.

<sup>7</sup> PM 2.1d targets for 2025/26 and 2026/27 were stated in the 2024/25 service plan as 1 and 2, respectively.

<sup>8</sup> Includes Disaster Recovery Support (such as for local government infrastructure following November 2021 floods) and ICIP COVID-19 Resilience Infrastructure stream (ICIP-CVRIS) projects. Project scope may include retrofits/repairs/upgrades to local government and Indigenous buildings, health or educational infrastructure, COVID-19 resilience infrastructure, active transportation, and disaster mitigation and adaptation infrastructure projects.

While the ministry supports the projects through infrastructure grant funding, these are multi-year capital projects owned and carried out by proponents such as local governments, not-for-profits, and First Nations. The final project completion timing is constrained by funding timelines set out in the terms of grant funding agreements; other factors that are outside of the ministry's influence can also impact the forecasted completion timelines. Construction of infrastructure projects includes a cycle which involves funding approvals, consultation and financing, planning and design, seeking necessary permits, procurement, physical construction around any necessary constraints or weather windows, and commissioning and final reporting.

The number of funded projects reaching completion in 2024/25 was lower than originally forecast due to a variety of factors including: proponents needing to target a later construction season as well as permitting, procurement, and/or construction processes taking longer than anticipated due to environmental factors (weather and natural disasters), archaeological factors, consultation or project financing and/or refinement in an inflationary cost environment. Four energy efficiency projects withdrew from funding due to the proponents focusing resources on other work.

Performance Measure	2023/24 Actual	2024/25 Target	2024/25 Actual
[2.2] Funded projects from local governments, indigenous communities, and non-profits funded under the Northern Healthy Communities Fund. <sup>1</sup>	34	24	16

Data source: Northern Development Initiative Trust (Deliver Agency) Program Tracking Documentation, Program Budget Allocation and LNG Canada/Coastal Gas Link Construction Schedule.

<sup>1</sup>PM [2.2] targets for 2025/26 and 2026/27 were stated in the 2024/25 service plan as 20 and n/a, respectively.

The Northern Healthy Communities Fund is a \$25 million fund that was established in 2020 to assist communities adjacent to the LNG Canada facility in Kitimat as well as those adjacent to the Coastal GasLink pipeline which runs 670 km from Dawson Creek to Kitimat. The program includes support for capacity building and capital projects and is available to eligible local governments, First Nations and non-profit organizations.

The number of applications received in a given time period ebbs and flows based on local capacity. While the number of projects captured in this annual service report time period is lower than forecast, program uptake remains high, and the fund is on track to be fully expended within its original timeframe.

# Financial Report

## Financial Summary

	Estimated (\$000)	Other Authoriz- ations <sup>1</sup> (\$000)	Total Estimated (\$000)	Actual (\$000)	Variance (\$000)
<b>Operating Expenses</b>					
Housing and Land Use Policy	20,074	0	20,074	17,118	(2,956)
Homelessness, Partnerships and Housing Supports	23,648	0	23,648	24,101	453
Strategy, Governance and Accountability	1,286	0	1,286	3,450	2,164
Housing Innovations Division	2,000	0	2,000	1,694	(306)
Transfers to Crown Corporations and Agencies	980,293	61,432	1,041,725	1,042,807	1,082
Executive and Support Services	5,954	9,375 <sup>3</sup>	15,329	13,935	(1,394)
Immigration Services and Strategic Planning (Transfer from the Ministry of Municipal Affairs)	0	435	435	0	(435)
Local Government (Transfer from the Ministry of Municipal Affairs)	0	610,092	610,092	612,701	2,609
<b>Sub-total</b>	<b>1,033,255</b>	<b>681,334</b>	<b>1,714,589</b>	<b>1,715,806</b>	<b>1,217</b>
University Endowment Lands Special Account (Transfer from the Ministry of Municipal Affairs)	0	14,882	14,882	13,205	(1,677)
Housing Endowment Fund Special Account	12,884	0	12,884	12,884	0
<b>Sub-total</b>	<b>12,884</b>	<b>14,882</b>	<b>27,766</b>	<b>26,089</b>	<b>(1,677)</b>
Adjustment of Prior Year Accrual <sup>2</sup>	0	0	0	(52)	(52)
<b>Total</b>	<b>1,046,139</b>	<b>696,216</b>	<b>1,742,355</b>	<b>1,741,843</b>	<b>(512)</b>
<b>Ministry Capital Expenditures</b>					
Executive and Support Services	3	2 <sup>4</sup>	5	1	(4)
University Endowment Lands	0	4,833	4,833	3,883	(950)

	Estimated (\$000)	Other Authoriz- ations <sup>1</sup> (\$000)	Total Estimated (\$000)	Actual (\$000)	Variance (\$000)
<b>Total</b>	<b>4,838</b>	<b>0</b>	<b>4,838</b>	<b>3,884</b>	<b>(954)</b>
<b>Capital Plan</b>					
Housing	735,275	0	735,275	367,506	(367,769)
<b>Total</b>	<b>735,275</b>	<b>0</b>	<b>735,275</b>	<b>367,506</b>	<b>(367,769)</b>

<sup>1</sup> "Other Authorizations" include Supplementary Estimates, Statutory Appropriations, Contingencies and Government Reorganization.

<sup>2</sup> The Adjustment of Prior Year Accrual of \$0.052 million is a reversal of accruals in the previous year.

<sup>3</sup> Transfers of \$9.375 million from the Ministry of Municipal Affairs (\$8.863 million), Ministry of Attorney General (\$0.188 million), and the Ministry of Public Safety and Solicitor General (\$0.324 million).

<sup>4</sup> Transfers of \$0.002 million from the Ministry of Municipal Affairs.

## Capital Expenditures

Major Capital Projects (over \$50 million in total)	Targeted Year of Completion	Project Cost to Mar 31, 2025 (\$m)	Estimated Cost to Complete (\$m)	Anticipated Total Cost (\$m)
<b>Stanley New Fountain Hotel</b>	2023	77	1	78
<p><b>Objective:</b> Through the Affordable Rental Housing (ARH) program, this five-storey, 142-unit mixed-use building, located at 23-51 W. Cordova Street in Vancouver, has been developed under a three-party agreement between the Provincial Rental Housing Corporation, Westbank Corp. and non-profit organization, PHS Community Services Society.</p> <p><b>Costs:</b> The financing for this project includes \$9 million through Provincial funding, and \$69 million from other sources. The project is substantially complete with only trailing costs remaining related to deficiencies contingency.</p> <p><b>Benefits:</b></p> <ul style="list-style-type: none"> <li>This innovative partnership replaces old, poorly functioning buildings with new social and market rental housing in Vancouver's Downtown Eastside.</li> <li>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.</li> </ul> <p><b>Risks:</b></p> <ul style="list-style-type: none"> <li>Delays due to labor shortages.</li> <li>Escalation due to delays and cost increases.</li> </ul>				

Major Capital Projects (over \$50 million in total)	Targeted Year of Completion	Project Cost to Mar 31, 2025 (\$m)	Estimated Cost to Complete (\$m)	Anticipated Total Cost (\$m)
<b>1015 Hastings St. Development</b>	2025	104	47	151
<p><b>Objective:</b> This project, between partnership of BC Housing, the Vancouver Aboriginal Friendship Center Society (VAFCS), and the City of Vancouver, aims to provide 80 shelter space, 25 supportive housing units, 87 affordable housing units, and 56 market rental housing units within a mixed-use building in Downtown Eastside of Vancouver with a focus on housing urban Indigenous Peoples. PRHC signed a Development Agreement with Western Canadian Properties Group Ltd for the development and construction of the project. The market rental units will be subleased by PRHC to a third-party group. VAFCS will operate the shelter and supportive housing units at completion. The shelter spaces and supportive housing are funded through the Supportive Housing Fund (SHF), and affordable housing units are funded through the Affordable Rental Housing (ARH).</p> <p><b>Costs:</b> The financing for this project includes \$95 million through Provincial funding and financing, and \$56 million from other sources.</p> <p><b>Benefits:</b></p> <ul style="list-style-type: none"> <li>The building will be mixed-use, providing shelter space, supportive housing, affordable housing, and market rental housing, with a focus on housing urban Indigenous Peoples.</li> </ul> <p><b>Risks:</b></p> <ul style="list-style-type: none"> <li>Delays due to labour shortages.</li> <li>Escalation due to delays and cost increases.</li> </ul>				
<b>Clark &amp; 1st Avenue Housing Development</b>	2028	11	177	188
<p><b>Objective:</b> This 10-storey, 97-unit, mixed-use, Affordable Rental Housing (ARH) building is being developed by BC Housing Management Commission, in partnership with Vancouver Coastal Health and the City of Vancouver. It will serve low-to moderate-income households, and include a social enterprise space for local residents, focusing on Indigenous healing and wellness through employment and alignment with culturally informed treatment. The ARH program establishes housing for people who may not be eligible for subsidized housing but fall within the low-to-moderate income threshold, providing access to rents equal to, or lower than, average rates in the private-market. The building will be operated by S.U.C.C.E.S.S. Affordable Housing Society. Vancouver Coastal Health will also operate a Withdrawal Management Centre and 20 short-term transitional housing units, with The City of Vancouver operating a Commercial Retail Unit focusing on Indigenous healing and wellness through employment.</p> <p><b>Costs:</b> This project is receiving \$32 million of Provincial funding and \$156 million from other sources.</p>				

Major Capital Projects (over \$50 million in total)	Targeted Year of Completion	Project Cost to Mar 31, 2025 (\$m)	Estimated Cost to Complete (\$m)	Anticipated Total Cost (\$m)
<b>Benefits:</b> <ul style="list-style-type: none"> <li>The ARH program establishes housing for people who may not be eligible for subsidized housing but fall within the low-to-moderate income threshold, providing access to rents equal to, or lower than, average rates in the private-market.</li> <li>This building will serve low-to moderate-income households, and include a social enterprise space for local residents, focusing on Indigenous healing and wellness through employment and alignment with culturally informed treatment.</li> </ul> <b>Risks:</b> <ul style="list-style-type: none"> <li>Delays due to labour shortages.</li> <li>Escalation due to delays and cost increases.</li> </ul>				
<b>Crosstown Development</b>	2024	75	0	75
<b>Objective:</b> 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).  <b>Costs:</b> This project is receiving \$53 million through Provincial funding and financing and \$22 million from other sources.  <b>Benefits:</b> <ul style="list-style-type: none"> <li>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.</li> </ul> <b>Risks:</b> <ul style="list-style-type: none"> <li>Delays due to labour shortages.</li> <li>Escalation due to delays and cost increases.</li> </ul>				
<b>128 to 134 E Cordova St</b>	2026	30	136	166
<b>Objective:</b> The Salvation Army is redeveloping its existing aging emergency shelter and transition facilities in Downtown Eastside Vancouver. The project site has consolidated seven lots as 130 E Cordova St to create a total of 70 supportive residential units, 134 year-round shelter beds, 50 seasonal shelter beds, 50 community residential units, and 46 long term housing units. Through the Supportive Housing Fund (SHF), the Provincial Rental Housing Corporation (PRHC) will purchase a total of 57 of these units, including 11 supportive residential units and 46 long-term housing units. Remaining units will be owned and operated by Vancouver Harbour Light Society.				



Major Capital Projects (over \$50 million in total)	Targeted Year of Completion	Project Cost to Mar 31, 2025 (\$m)	Estimated Cost to Complete (\$m)	Anticipated Total Cost (\$m)
<p><b>Costs:</b> This project is receiving \$36 million in Provincial funding and \$130 million from other sources.</p> <p><b>Benefits:</b></p> <ul style="list-style-type: none"> <li>The project meets the needs of residents with physical disabilities with 21% of all units being fully accessible.</li> <li>It also meets the needs of residents with mental health and substance abuse issues by providing many wrap-around support services including counselling, vocational training, food services, amenity space and other programs.</li> </ul> <p><b>Risks:</b></p> <ul style="list-style-type: none"> <li>Delays due to labour shortages.</li> <li>Escalation due to delays and cost increases.</li> </ul>				
<b>58 W Hastings St</b>	2024	154	6	160
<p><b>Objective:</b> This project, between partnership of BC Housing, the Vancouver Chinatown Foundation, the City of Vancouver, Vancouver Coastal Health, and Canada Mortgage &amp; Housing Corporation (CMHC), will create a 10-story concrete building of 231 unit mixed-use development consisting of income assistance and affordable rental units plus an integrated health centre in Downtown Eastside. BC Housing is purchasing 120 units through the Supportive Housing Fund (SHF).</p> <p><b>Costs:</b> This project is receiving \$67 million through Provincial funding and financing and \$93 million from other sources.</p> <p><b>Benefits:</b></p> <ul style="list-style-type: none"> <li>The site is located on the southwest corner of East Hastings Street and Columbia Street in the Downtown Eastside area of Vancouver, close to transportation, commercial shops, and community facilities.</li> <li>The project addresses housing need for low and moderate-income singles and families in Vancouver's Downtown Eastside with a mix of mainly studios, 1-bedroom and 2-bedroom units.</li> <li>Health services, commercial and office units will be located on the first three floors of the building and the remaining area will be housing units.</li> </ul> <p><b>Risks:</b></p> <ul style="list-style-type: none"> <li>Delays due to labour shortages.</li> <li>Escalation due to delays and cost increases.</li> </ul>				

Major Capital Projects (over \$50 million in total)	Targeted Year of Completion	Project Cost to Mar 31, 2025 (\$m)	Estimated Cost to Complete (\$m)	Anticipated Total Cost (\$m)
<b>320 Hastings St E, Redevelopment</b>	2025	47	39	86
<p><b>Objective:</b> Through the Indigenous Housing Fund (IHF) and Supportive Housing Fund (SHF), this project will create 68 Rent Geared to Income (RGI) and Deep Subsidy units in the Downtown Eastside Vancouver, and 35 units with 24/7 support services for qualified people who are experiencing homelessness or who are at risk of homelessness. This 11-story concrete building allows First United Church Community Ministry Society (FUCCMS), partnered with Lu'ma Native BC Housing Society, Canada Mortgage Housing Corporation (CMHC) and the City of Vancouver to redevelop its existing 60-bed year-round shelter site.</p> <p><b>Costs:</b> This project is receiving \$49 million through Provincial funding and financing and \$37 million from other sources.</p> <p><b>Benefits:</b></p> <ul style="list-style-type: none"> <li>This project will have community and programming space that will be funded and owned by FUCCMS and includes minimal-barrier drop-in spaces, amenity rooms, offices, and a commercial kitchen providing food services.</li> </ul> <p><b>Risks:</b></p> <ul style="list-style-type: none"> <li>Delays due to labour shortages.</li> <li>Escalation due to delays and cost increases.</li> </ul>				
<b>1410 E King Edward Ave</b>	2026	3	76	79
<p><b>Objective:</b> The project will be the first 14-storey, steel-frame, permanent modular supportive housing building in the region comprised of 109 studio units, each equipped with a kitchen and bathroom, as well as space for support service programming, to provide permanent housing and supportive programming space for people experiencing homelessness or at risk of homelessness. This project is one of five in the Permanent Modular Supportive Housing Initiative (PMSHI) portfolio, delivered under a partnership Memorandum of Understanding (MOU) between BC Housing, the City of Vancouver and Canada Mortgage and Housing Corporation (CMHC) to deliver a minimum of 300 units across five sites in Vancouver.</p> <p><b>Costs:</b> This project is receiving \$73 million through Provincial funding and \$6 million from other sources.</p> <p><b>Benefits:</b></p> <ul style="list-style-type: none"> <li>The project will have an Indigenous focus and will support individuals by providing 24/7 wrap-around services and cultural programming for the tenants of the building.</li> <li>The project will improve the quality of life for tenants by providing access to cultural programming, meal services, and life skills and employment opportunities.</li> </ul>				

Major Capital Projects (over \$50 million in total)	Targeted Year of Completion	Project Cost to Mar 31, 2025 (\$m)	Estimated Cost to Complete (\$m)	Anticipated Total Cost (\$m)
<b>Risks:</b> <ul style="list-style-type: none"> <li>Delays due to labour shortages.</li> <li>Escalation due to delays and cost increases.</li> </ul>				
<b>926 &amp; 930 Pandora</b>	2029	2	151	153
<p><b>Objective:</b> BC Housing is partnering with the City and the Capital Region Housing Corporation (CRHC) to build a 20-storey mixed-use concrete building with 47-units of supportive housing, 158-units for low to moderate income households, and a community and childcare space. These new homes are crucial to meeting rapid population growth in the region. This project will provide much-needed housing for families and others in need of safe, secure, and affordable homes, especially when rental housing is in short supply in Victoria.</p> <p><b>Costs:</b> This project will receive \$132 million through Provincial funding and financing and \$21 million from other sources.</p> <p><b>Benefits:</b></p> <ul style="list-style-type: none"> <li>The project will support the province's goal of creating more childcare space.</li> <li>The project addresses the need for low to moderate income housing in Victoria, as almost one third of renters in the Regional District are in core housing need.</li> </ul> <p><b>Risks:</b></p> <ul style="list-style-type: none"> <li>Delays due to labour shortages.</li> <li>Escalation due to delays and cost increases.</li> </ul>				
<b>2086 2098 W 7th Ave</b>	2027	3	105	108
<p><b>Objective:</b> The project is one of five in the Permanent Modular Supportive Housing Initiative (PMSHI) portfolio, delivered under a partnership Memorandum of Understanding (MOU) between BC Housing, the City of Vancouver and Canada Mortgage and Housing Corporation (CMHC) to deliver a minimum of 300 units across five sites in Vancouver. The project will be the first 13-storey, and second steel-frame, permanent modular supportive housing building in the region to provide permanent housing and supportive programming space for people experiencing homelessness or at risk of homelessness. This project is being developed in parallel with the King Edward PMSHI.</p> <p><b>Costs:</b> This project is receiving \$92 million through Provincial funding and \$16 million from other sources.</p> <p><b>Benefits:</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>				

Major Capital Projects (over \$50 million in total)	Targeted Year of Completion	Project Cost to Mar 31, 2025 (\$m)	Estimated Cost to Complete (\$m)	Anticipated Total Cost (\$m)
<ul style="list-style-type: none"> <li>This project provides an opportunity to further prepare for recovery and to support those needing to transition into long-term housing.</li> </ul> <b>Risks:</b> <ul style="list-style-type: none"> <li>Delays due to labour shortages and a public challenge of the rezoning process.</li> <li>Escalation due to delays and cost increases.</li> </ul>				
<b>296 Angela Drive</b>	2027	101	120	221
<p><b>Objective:</b> BC Housing is partnering with the Provincial Rental Housing Corporation (PRHC) for the construction of 328 units of below-market rate rental housing at 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><b>Costs:</b> This project is receiving \$150 million through Provincial financing and funding and \$72 million through other sources.</p> <p><b>Benefits:</b></p> <ul style="list-style-type: none"> <li>Delivers housing at below market rents in an area with high need: occupancy rates are estimated to be below 1% for the surrounding tri-cities area.</li> <li>Establishes affordable housing for individuals with varying incomes, supporting increased equity in the housing market by increasing access to housing to allow more individuals to find homes.</li> </ul> <p><b>Risks:</b></p> <ul style="list-style-type: none"> <li>Delays due to labour shortages.</li> <li>Escalation due to delays and cost increases.</li> </ul>				
<b>1451 Bertram St</b>	2029	1	119	120
<p><b>Objective:</b> BC Housing is partnering with the Provincial Rental Housing Corporation (PRHC) to deliver 176 units of affordable market price rental housing in Kelowna. The Bertram project will provide non-market and affordable market rental housing for moderate to middle income families. The single building includes studios, one-, two- and three-bedroom units and a may include childcare space. The site is centrally located near other medium and high-density residential developments and within walking distance to Kelowna's waterfront, shops, education centres, restaurants, and aligns with the City's vision to activate the downtown with family-oriented urbanization.</p>				

Major Capital Projects (over \$50 million in total)	Targeted Year of Completion	Project Cost to Mar 31, 2025 (\$m)	Estimated Cost to Complete (\$m)	Anticipated Total Cost (\$m)
<p><b>Costs:</b> The financing for this project includes \$120 million through Provincial financing and funding.</p> <p><b>Benefits:</b></p> <ul style="list-style-type: none"> <li>By providing new, attainable, and affordable rental units, Betram will support a diversity of tenant households, including singles, families, and seniors with a predominance for families, a group often struggling to find appropriate and affordable housing.</li> <li>The project will support construction jobs over its life cycle and will generate new permanent jobs through building maintenance and operations, and with the possible addition of a childcare space.</li> </ul> <p><b>Risks:</b></p> <ul style="list-style-type: none"> <li>Delays due to labour shortages.</li> <li>Escalation due to delays and cost increases.</li> </ul>				

## Appendix A: Public Sector Organizations

As of August 13, 2025, the Minister of Housing and Municipal Affairs is responsible and accountable for the following organizations:

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

## Appendix B: Progress on Mandate Letter Priorities

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

2022 Mandate Letter Priority	Status as of March 31, 2025
<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"> <li>• Establish BC Builds to build housing for middle-income families, individuals, and seniors;</li> <li>• Ensure timely resolution of landlord/tenant disputes;</li> <li>• With support from the Minister of Finance, establish a rental housing acquisition fund;</li> <li>• Introduce legislation establishing new tools for local governments to help them better regulate short term rentals in their communities;</li> <li>• 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</li> <li>• Include an effective flipping tax to fight increased costs caused by short-term flipping by investors.</li> </ul>	<p><b>Completed</b> – 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><b>Completed</b> - On February 13, 2024, BC Builds was officially launched with the BC Builds Rental Supply Program with the going live in April 2024.</p> <p><b>In Progress</b> - As of March 2025, the average weighted wait times for participatory hearings dropped by 30.1% compared to March 2024.</p> <p><b>Completed</b> – 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. The objective is to preserve a minimum of 2,000 rental/coop units over the next three years.</p> <p><b>Completed</b> - The Short-Term Rental Accommodations Act, passed in October 2023, was implemented in 2024/25, with the principal residence requirement applying as of May 1, 2024 in urban communities across the province. In January 2025, the Short-Term Rental Registry was successfully launched,</p>

2022 Mandate Letter Priority	Status as of March 31, 2025
	<p>requiring all short-term rental hosts and platforms to register with the Province.</p> <p><b>Completed</b> – Legislation enabling small-scale multi-unit housing (SSMUH) was passed Nov 30, 2023; local governments were required to adopt SSMUH-compliant zoning bylaws by June 30, 2024. As of March 31, 2025, 95% of local governments had adopted the required changes.</p> <p><b>Completed</b> - The 2024 provincial budget included the introduction of a flipping tax</p>
<p>Work with Indigenous partners to identify and deliver on Indigenous housing priorities for the province</p>	<p><b>In Progress</b></p> <p>The ministry and BC Housing work together to deliver a wide range of Indigenous housing programs, available on- and off-reserve. B.C. became the first province in Canada to invest provincial housing funds on-reserve, which is a federal jurisdiction, through the Indigenous Housing Fund, a \$1.7 billion investment, over 10 years, to build 3,500 new units of Indigenous housing across British Columbia in urban, rural, and remote areas, both on- and off-reserve.</p> <p>As of March 31, 2025, 3,260 homes were open or underway through the Indigenous Housing Fund. These homes are serving Indigenous youth, single people, families, women and children fleeing violence, seniors, Elders, and those experiencing homelessness.</p> <p>Additionally, 1,338 Indigenous housing units are completed or underway through the Community Housing Fund, as of March 31, 2025.</p> <p>To support implementation of Belonging in BC, the Indigenous Advisory House was established; a distinct committee led by an</p>



2022 Mandate Letter Priority	Status as of March 31, 2025
	<p>Indigenous organization to advise on the implementation of initiatives of the Provincial homelessness plan over 2023/24 and 2024/25.</p> <p>The ministry continues to support Indigenous engagement and consultation across all initiatives, including legislation, policies, and programs. Staff across the ministry work collaboratively to provide guidance, advice, and education, ensuring 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.</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><b>Completed</b> - 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><b>Completed</b> - 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 in 2023 and Bill 16 in 2024.</p> <p><b>In Progress-</b></p> <p><b>Development Approvals Process Review</b></p> <p>New requirements for local governments:</p> <ul style="list-style-type: none"> <li>• Update housing needs reports (HNR) using a standard method, every five years; first HNR update</li> </ul>

2022 Mandate Letter Priority	Status as of March 31, 2025
	<p>was due by Jan 1, 2025. As of March 31, 2025, 98% of local governments had updated their HNRs.</p> <ul style="list-style-type: none"> <li>Plan and zone for these needs in official community plans (OCP) and zoning bylaws, every five years; first OCP and zoning updates are due by Dec 31, 2025.</li> </ul> <p>Also provided new and updated tools to local governments to fund infrastructure, amenities, affordable housing, tenant protection bylaws, works and services, and transportation demand management to support pro-active planning and zoning.</p>
<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><b>Completed</b> – The Act came into force May 31, 2023. Regulation identified 47 municipalities which targets could be assigned. The first group of 10 municipalities received housing targets in September 2023.</p> <p><b>In Progress</b> - Housing targets are being implemented in a phased approach with 8-10 municipalities per group; 16-20 municipalities per year. The second group received targets in June 2024, and the third in July 2024. Annual progress reports are due for the following 5 years.</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><b>In Progress</b></p> <p>In March 2023, the Province released the <i>Supporting the Downtown Eastside; Provincial Partnership Plan</i> (‘the Plan’); a working document to achieve improvements for the DTES.</p> <p>Since March 2023, the Province has:</p> <p>Opened more than 750 new and renovated housing spaces for DTES residents.</p>

2022 Mandate Letter Priority	Status as of March 31, 2025
	<p>Developed and implementing the Plan in partnership with provincial ministries and agencies, City of Vancouver, Vancouver Coastal Health Authority, service providers, and Indigenous and community organizations.</p> <p>Partnered with 9 community organizations to seek engagement from more than 100 DTES residents with lived and living experiences of homelessness in May/June 2024.</p> <p>Partnered across ministries and City of Vancouver to address encampments along East Hastings Street and in Crab Park with the provision of supports, shelter and housing.</p> <p>Formally partnered with the Government of Canada and City of Vancouver in summer 2023 to continue to advance SRO revitalization.</p>
<p>Expand on the new homelessness supports launched in Budget 2022, including long-term housing to address encampments</p>	<p><b>Completed</b> - Released Belonging in BC, the province's first comprehensive provincial plan to prevent and reduce homelessness, on April 3, 2023.</p> <p><b>In Progress</b></p> <p>Established Homeless Encampment Action Response Teams (HEART) in each region and Homeless Encampment Action Response Temporary Housing (HEARTH).</p> <ul style="list-style-type: none"> <li>○ HEART and HEARTH launched in 7 priority communities; HEARTH only launched in three communities.</li> <li>○ As of March 31 2025, completed 802 HEARTH units.</li> </ul> <p>Coordinated nine complex encampment responses with provincial and local partners in HEARTH/H communities, to</p>

2022 Mandate Letter Priority	Status as of March 31, 2025
	<p>bring people indoors and connected to health and social supports.</p> <p>The 2024/25 province-wide Point-in-Time homeless counts took place in 20 communities across B.C. A Provincial report will consolidate the data from these counts and is planned for publication later this year. This work builds on the previous provincial counts in 2018, 2020/21 and 2023.</p> <p>The Performance Measurement and Evaluation Framework for the Belonging in BC Homelessness Plan, which was approved by Treasury Board in 2024, has been updated based on implementation work.</p> <p>Through Budget 2023, additional investment of \$11 million to BC Rent Bank to continue to help people maintain housing stability when in immediate financial need. This includes \$3.4M year-end grant in 2023, \$3.082M in 2024/25, and will provide \$4.45M in 2025/26.</p> <p>As referenced under Objective 2.2:</p> <ul style="list-style-type: none"> <li>○ Expanded Supported Rent Supplement Program</li> <li>○ Provided one-time benefit to RAP and SAFER recipients and expanded eligibility of SAFER program</li> <li>○ New rent supplement supports for survivors of gender-based violence</li> <li>○ Partnered with Canadian Alliance to End Homelessness to enhance service coordination</li> </ul>
Support the Minister of Transportation and Infrastructure to implement transit-oriented development to advance sustainable communities along transit corridors to help	<p><b>In Progress</b></p> <p>Bill 47 received Royal Assent on November 30, 2023, which required 31 municipalities</p>

2022 Mandate Letter Priority	Status as of March 31, 2025
<p>achieve our housing and affordability goals, including targets for non-market units and non-profit housing</p>	<p>to designate Transit-Oriented Areas (TOAs) by bylaw around 104 transit hubs listed in regulation by June 30, 2024. Within TOAs these municipalities must:</p> <ul style="list-style-type: none"> <li>○ Ensure minimum density levels are allowed</li> <li>○ Remove parking minimums</li> <li>○ Consider Provincial guidance when planning or amending zoning bylaws</li> </ul> <p>As of March 31, 2025, 29 out of 31 municipalities had passed TOA designation bylaws that meet the requirements of the legislation.</p>

The following is a summary of progress made on priorities as stated in [Minister Anne Kang's 2022 Mandate Letter](#).

2022 Mandate Letter Priority	Status as of March 31, 2025
<p>Support municipalities to partner with the federal government to maximize benefits for our province's communities from federal government programming, including through coordination with provincial programs.</p>	<p><b>In Progress</b></p> <p>Completed negotiations and secured the renewal of the Canada Community Building Fund in partnership with the federal government and the Union of British Columbia Municipalities, resulting in uninterrupted delivery of these federal funds since 2005.</p> <p>Engaged the federal government on the proposed bilateral program: Canada Housing Infrastructure Fund. Partnered with the Government of Canada to sign a bilateral agreement for two years of funding through the Unsheltered Homelessness and Encampment Initiative, directing an \$39.9M to Abbotsford, Vancouver and Kamloops.</p>
<p>Explore options to support fast growing municipalities with funding for infrastructure and community amenities.</p>	<p><b>Completed</b></p> <p>The Growing Communities Fund (GCF) announced on February 10, 2023 provided \$1 billion in direct grants to municipalities and regional districts, which they can use to address their community's unique infrastructure and amenities demands. Eligible infrastructure projects will be built over 5 years and include recreation facilities, parks and water-treatment plants, as well as other community infrastructure.</p>
<p>With support from the Minister of Education and Child Care, work with local governments to identify opportunities to increase child care spaces on municipal property.</p>	<p><b>Completed</b></p> <p>The Growing Communities Funds includes childcare as an eligible use of the funds as a needed amenity in growing communities. support.</p>

2022 Mandate Letter Priority	Status as of March 31, 2025
<p>With support from the Minister of Finance, continue to work with UBCM to strengthen local government finance systems to ensure local governments and regional districts have the tools they need to remain resilient in the face of economic change.</p>	<p><b>In Progress</b></p> <p>On September 15, 2021, the UBCM members endorsed the report entitled <i>Ensuring Local Government Financial Resiliency – Today's Recovery and Tomorrow's New Economy</i>, aimed at strengthening the local governments finance system in BC.</p> <p>The Report identifies three key cost drivers (attainable housing, community safety and climate change) and the impact of the new economy as significant factors in the local government finance system and makes 20 recommendations.</p> <p>In January 2022, a Memorandum of Understanding (MOU) on Local Government Financial Resiliency was signed by the Province and the Union of BC Municipalities (UBCM). The parties to the MOU agreed to engage through a meaningful working relationship to meet the respective interests of strengthening the local government finance system.</p> <p>Progress under the MOU is being made through a local government financial review working group (the Working Group) made up of staff from the Province and UBCM. The group is reviewing the local government finance system in BC.</p> <p>The Working Group meets twice monthly and provides progress updates biannually to the UBCM Presidents Committee, Minister of Finance and Minister of Housing and Municipal Affairs. The next progress update is planned for April 2025</p>

2022 Mandate Letter Priority	Status as of March 31, 2025
<p>Continue working with the Minister of Transportation and Infrastructure to build important infrastructure projects, including through StrongerBC and the Investing in Canada Infrastructure Program.</p>	<p><b>Completed</b></p> <p>Intakes and full allocation for all Investing in Canada Infrastructure Program (ICIP) streams:</p> <ul style="list-style-type: none"> <li>○ Community, Culture &amp; Recreation</li> <li>○ Rural and Northern Communities</li> <li>○ COVID-19 Infrastructure Resilience</li> <li>○ Environmental Quality (ICIP-EQ)</li> <li>○ CleanBC Communities Fund (ICIP-CCF)</li> </ul> <p><b>In Progress</b></p> <p>Announcements expected for final (3rd) intakes for ICIP-EQ and ICIP-CCF streams. ICIP was fully allocated by March 31, 2023 representing \$1.455 billion through the Housing and Municipal Affairs administered streams. The ministry will be monitoring approved projects. Projects are under construction by proponents, with the ICIP agreement running until 2034.</p>
<p>Support work led by the Minister of Housing to assist municipalities to accelerate development approvals and ensure sufficient housing for provincial growth through continued implementation of the Development Approvals Process Review and implementation of the Housing Supply Act.</p>	<p><b>Completed</b></p> <p>Leadership of Development Approvals Process Review (now Local Government Density Initiatives) was transferred to Ministry of Housing in December 2022. Ministry of Municipal Affairs staff supported work led by the Ministry of Housing. Significant support was delivered on Bills 35, 44, 46 and 47 (2023).</p> <p>Ministry of Municipal Affairs also acted to support Ministry of Housing staff on additional legislative proposals in 2024 led by HOUS (Bill 16) as well as leading related MUNI changes for Vancouver Charter (Bill 18).</p>



2022 Mandate Letter Priority	Status as of March 31, 2025
<p>Support the work of the Minister of Emergency Management and Climate Readiness to co-develop and introduce modernized emergency management legislation.</p>	<p><b>Completed</b></p> <p><i>The Emergency and Disaster Management Act</i> was enacted in November 2023, and the Ministry of Housing and Municipal Affairs continues to work closely with the Ministry of Emergency Management and Climate Readiness on policy and regulatory developments supporting the implementation of the Act.</p> <p>Furthermore, the Ministry of Housing and Municipal Affairs continues to provide direct leadership to local governments in all phases of emergency management.</p>
<p>Support the Minister of Transportation and Infrastructure and work with the Minister of Housing to implement transit-oriented development to advance sustainable communities along transit corridors to help achieve our housing and affordability goals.</p>	<p><b>Completed</b></p> <p>In 2023, Bill 47's (Amendments to <i>Local Government Act/Vancouver Charter</i>), Housing Statutes Amendment for Transit Oriented Areas supports increased housing supply through the creation of denser, more complete communities around transit hubs.</p>