Ministry of Housing and Municipal Affairs

2025/26
Annual Service Plan Report

August 2026

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Minister's Accountability Statement

The Ministry of Housing and Municipal Affairs 2025/26 Annual Service Plan Report compares the Ministry's actual results to the expected results identified in the 2025/26 – 2027/28 Service Plan published in 2025. I am accountable for those results as reported.

Honourable Christine Boyle
Minister of Housing and Municipal Affairs
July 29, 2026

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Letter from the Minister

Housing and strong, resilient communities remain foundational to the well-being of people in British Columbia. Across the province, people continue to face housing challenges while communities are working to manage growth and plan for the future. Since being appointed as Minister of Housing and Municipal Affairs in July 2025, my priority has been to work closely with partners across the province and advance our government's efforts to ease cost pressures on people. This work is focused on delivering practical solutions that help people find the homes they can afford while supporting sustainable, livable communities.

Over the past year, the Ministry continued to make progress increasing the supply of housing across B.C. Through collaboration with First Nations, the federal and local governments, the private sector, and the non-profit housing providers, we now have more than 95,000 homes delivered or underway since 2017. We are seeing the results of this work with historic housing starts year over year; hundreds of new homes coming online every month; thousands of existing affordable homes protected; and B.C. leading the country in historic rent declines.

Central to this work is ensuring that more homes are available where they are needed most. Whether in urban cities seeing population growth and needing a boost in housing supply, or in rural areas that need help supporting the most vulnerable population such as people experiencing homelessness, women fleeing violence, and the seniors who need the extra help they can get.

This fiscal year, we opened over 4,500 affordable and supportive homes through BC Housing, and moved forward on 22,000 more homes in various stages of development. We have preserved more than 2,000 affordable homes through the Rental Protection Fund since its launch in 2023, and provided more resources for gender-diverse people, women and children through purpose-built housing and capacity funding to operators. In addition, through our housing targets program, municipalities delivered more than 34,700 net-new homes across the first 30 priority municipalities. These homes vary in type from subsidized and supportive housing to below or at-market rentals, helping meet the diverse housing needs of British Columbians.

We continue to strengthen supports for people experiencing homelessness. On top of increased supportive housing in the province, we also expanded our homeless encampment response temporary housing (HEARTH) program with six more communities joining to deliver rapid housing solutions for people sheltering in encampments or outdoors, and continued to open more HEARTH spaces. This year, we funded 6,883 shelter spaces, including permanent, temporary and extreme weather response shelters across B.C. during the winter season.

To support renters, we enhanced our rental assistance programs enabling more seniors and families to qualify for increased monthly financial support. Renters also benefitted from improved service delivery at the Residential Tenancy Branch, including shorter wait times and more efficient dispute resolution process, alongside maintaining a lower allowable annual rent increase.

We also introduced measures to make it easier to build the homes people need, including reducing upfront costs for developers, increasing flexibility in development financing tools, and enabling local governments to use development cost charges more effectively to support housing and infrastructure. In addition, we launched the award-winning made-in-B.C. innovation Digitally Accelerated Standardized Housing (DASH) program that will help shorten construction timelines and accelerate delivery of new homes.

To further support local governments, we worked towards strengthening local governance by establishing a provincewide code of conduct for elected officials and new parental leave standards, supporting greater accountability, consistency, and inclusion in local government. We also introduced changes allowing local governments to hold closed meetings when discussing confidential or culturally sensitive information with First Nations to support better collaboration and reconciliation.

Across all of this work, we are seeing stronger partnerships across sectors that are delivering real results for people. Housing remains a top priority for our government. It is foundational to people’s well-being and to the safety and strength of our communities. Even with the pacing adjustments following Budget 2026, capital investment in housing remains at historic levels.

I would like to thank ministry staff and our government and community partners, for their ongoing dedication to delivering the homes and services people across B.C. depend on. The progress we are seeing is encouraging, but I know there is more work ahead, so renters have stability; families and workers have certainty; seniors have security; and people with disabilities and people experiencing homelessness have access to the support and housing they need to thrive.

Honourable Christine Boyle
Minister of Housing and Municipal Affairs
July 29, 2026

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 2024 and Minister Ravi Kahlon's [2025 Mandate Letter] shaped the goals, objectives, performance measures and financial plan outlined in the [Ministry of Housing and Municipal Affairs 2025/26 – 2027/28 Service Plan] and 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.

Economic Statement

Economic activity in British Columbia advanced in 2025, after modest growth in 2024, despite facing notable headwinds. Last year, homebuilding activity in the province continued at a steady pace, and lower interest rates and easing inflation supported household spending. Meanwhile, high uncertainty around the impacts of U.S. tariffs and significantly lower population growth tempered economic activity in B.C., and across many provinces. Overall, B.C.'s real GDP rose by 2.0 per cent in 2025, up from 1.2 per cent growth in 2024. B.C. was one of only two provinces that saw an increase in the rate of real GDP growth from 2024 to 2025. On an industry basis, B.C.'s economic growth in 2025 was led by real estate, rental and leasing; health care and social assistance services; mining, quarrying, and oil and gas extraction; and construction.

B.C.'s labour market moderated in 2025, amid slower population growth and trade-related economic uncertainty. Total employment rose by 1.1 percent (+32,200 jobs), while wages and salaries rose by 3.1 percent. The unemployment rate averaged 6.2 percent in 2025, up from 5.6 percent in 2024, as labour force growth outpaced job creation. Despite rising last year, B.C.'s unemployment rate remained below the national average of 6.8 percent. B.C. housing starts totalled 44,193 units in 2025, down 3.6 percent from 2024, but remained above the 10-year historical average. Meanwhile, B.C. home sales activity declined by 5.7 percent compared to 2024, with muted demand contributing to a 2.9 percent decrease in the average home price. Inflationary pressures continued to moderate in 2025, reflecting slower price growth for services and subdued inflation for goods. Shelter inflation was the largest contributor to headline inflation last year but slowed substantially for both rented and owned accommodation compared to recent years. Lower gasoline prices, partly due to the removal of the B.C. consumer carbon tax, also helped ease headline inflation. Overall, B.C.'s consumer price inflation averaged 2.1 percent in 2025, down from 2.6 percent in 2024. Lower inflation and easing interest rates supported robust retail sales, which grew by 6.4 percent in 2025. On the trade front, B.C.'s merchandise exports remained relatively flat as markets adjusted to shifting global trade conditions. Overall, the value of B.C.'s goods exports edged down 0.1 percent compared to 2024 as increased exports to non-U.S. destinations were offset by a continued decline in goods exports to the U.S.

Report on Performance: Goals, Objectives, and Results

The following goals, objectives and performance measures have been restated from the 2025/26 – 2027/28 service plan. For forward-looking planning information, including current and future performance targets, please see the latest service plan.

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

Objective 1.1: Implement the Homes for People Plan

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

Key results

- Through continued investment in housing programs, 4,514 units of affordable and supportive housing were completed across the province in the past year.
- With an investment of $500 million, the Rental Protection Fund has approved funding to secure 2,193 affordable rental homes for British Columbians since its launch in 2023.
- Purpose-built rental registrations continued to be strong in 2025, supported by provincial policy initiatives, rising to 25,855 – up 40% from 2024- and the highest recorded in over two decades.
- The average vacancy rate for purpose-built rentals also increased year-over-year to 3.5% in 2025, more than double the ten-year historical average (1.74%)—suggesting improving market conditions and increased choice for renters.

Summary of progress made in 2025/26

In November 2025, the province passed legislation to support the implementation of small-scale, multi-unit housing (SSMUH) and made changes to the Province's short-term rental rules. The legislation ensures all local governments are meeting the SSMUH requirements allowing more diverse forms of housing, such as duplexes, triplexes, and townhomes, consistently throughout B.C.

Since launching in January 2025, the Provincial Short Term Rental Registry has strengthened compliance with provincial short-term rental rules across the province, enabling more effective enforcement of local and provincial rules, and supporting the return of housing to the long-term rental market.

Implementation of the Homes for People action plan has helped increase the number of new homes under construction (housing starts) across BC. B.C. housing starts totalled 44,193 units in 2025, down 3.6 per cent from 2024, but remained above the 10-year historical average.

Rental construction has been particularly strong, with purpose-built rental registrations increasing dramatically since 2017. Rental construction in combination with the new short-term rental regulations have helped increase vacancy rates and reduce asking rents in communities across the province.

The ministry strengthened governance and accountability across the provincial housing system by advancing clearer roles, responsibilities, and oversight mechanisms with its service delivery partner, BC Housing.

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

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

Key results

- All local governments have completed interim Housing Needs Reports (HNRs), and most municipalities have completed work to ensure their official community plans and zoning bylaws can accommodate identified housing needs.
- Most municipalities have implemented small-scale multi-unit housing (SSMUH), reducing approval barriers to building multi-unit homes on properties previously zoned for single-family use.
- Over 34,700 net new homes have been completed across 30 housing target communities in their first year of reporting, with compliance action taken to support three municipalities to improve progress toward meeting their targets.
- The ministry has continued to work with local governments on developing and implementing the Building Permit Hub, a free permitting software that helps enable any community to process building permits digitally. Ten local governments were using the Hub as of March 31, 2026.

Summary of progress made in 2025/26

To speed up the approval of new homes, since 2023 the Province has implemented significant legislative changes 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, all local governments have now completed interim housing needs reports (HNRs) using a standard methodology for a more consistent, robust understanding of local housing needs over 5 and 20 years. In 2025/26, most municipalities completed work to ensure their official community plans (OCPs) and zoning bylaws can accommodate identified housing needs. Ministry staff continue to support remaining municipalities as they complete this work.

To address inconsistent implementation of small-scale multi-unit housing (SSMUH) requirements by a small number of local governments, in fall 2025, Bill 25 clarified and expanded where SSMUH minimum unit densities must be permitted. Impacted local governments must amend zoning bylaws by June 30, 2026.

In addition to progress reporting from the 30 municipalities with housing targets, directives were issued to Oak Bay and West Vancouver in July 2025 to support further progress toward meeting their targets. North Saanich was appointed an advisor in January 2026, tasked with reviewing past and present housing development-related policies, practices, processes, and decisions to determine if every effort has been made to successfully implement measures to increase housing availability.

The Province provided $9 million in funding for a third round of the Local Government Development Approvals Program (LGDAP), with applications closing in March 2026. LGDAP provides grants of up to $200,000 per local government to support implementation of best practices and test innovative approaches to improve development approvals processes while meeting local government planning and policy objectives. Eligible projects for this intake include permit digitization in alignment with the BC Building Permit Hub, streamlining processes for modern methods of construction, such as offsite construction, prefabricated construction, and modular construction, and implementation of standardized housing designs.

Building Permit Hub allows any community in B.C. to process permits digitally and benefit from the modern tools and services, like AI plan review and AI chatbots. The ministry is moving toward the full permitting lifecycle, and currently Building Permit Hub is approximately 35% of the lifecycle, with 10 of 50 local government permits standardized in the Hub. Local governments using Building Permit Hub are reporting positive outcomes, noting consistency, reliability, and cost savings as key benefits.

Objective 1.3: Monitor and maintain local governments' financial sustainability, ensuring they can meet the service needs of their communities, now and into the future.

The ministry supported local governments' legislated financial responsibilities to promote the long-term sustainability of the local government system. This included support for a system of debt borrowing that resulted in significant savings on interest costs, benefiting local governments of all sizes which were passed on to property taxpayers. The ministry also recognized the need to examine economic issues that impacted local governments and to monitor the financial system considering these issues.

Key results

- Advanced modernization of development finance tools to improve cash flow predictability for infrastructure projects while maintaining local government financial stability.

- Provided stewardship of regulatory frameworks governing local government liabilities and borrowing to balance infrastructure renewal, growth needs, and long-term financial sustainability.
- Supported local governments in navigating ongoing cost pressures related to construction, infrastructure renewal, and climate resilience through policy guidance and oversight.
- Delivered $108.05 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.

Summary of progress made in 2025/26

The Municipal Liabilities Regulation and the Short-Term Capital Borrowing Regulation have been amended to give municipalities more flexibility to plan and finance infrastructure projects that support population growth and housing development. Municipalities can now borrow until total debt servicing costs reach up to 10% of their annual revenue, without having to hold a public vote, saving time and costs. These changes will help municipalities deliver a wider range of essential infrastructure more efficiently.

Additionally, municipalities can now borrow up to $150 per capita without elector approval, up from $50, when the term of the borrowing is less than five years. This improves flexibility for financing smaller purchases of equipment or minor capital projects.

The Development Charge (Instalments) Regulation was also amended to improve the flexibility and cash flow impact of development finance charges payable by developers to local governments. Recent changes increased the range of charges that may be paid by instalments and lengthen the period over which the instalments can be paid and increase the amount that may be deferred, providing developers with four years to pay 75% of development cost charges, amenity cost charges and school site acquisition charges. This expansion is expected to save developers millions of dollars in financing costs and make affordable developments more feasible without risking contribution to infrastructure and amenities. The regulation was also amended to allow qualified developers to provide on-demand surety bonds to local governments as security for the payment of the final instalment. This product ties up less equity of a developer than previously required, creating more flexibility.

The Local Government Financial Review Working Group continued the collaboration between the province and with the Union of BC Municipalities under the MOU on Local Government Financial Resiliency. With the completion of the review of the 20 recommendations from the report “Ensuring Local Government Financial Resiliency – Today’s Recovery and Tomorrow’s New Economy,” the Principals jointly directed officials to restructure the collaboration as a Standing Table on Local Government Financial Resiliency as a permanent successor.

Objective 1.4: Local governments are implementing strategies to improve community livability, sustainability and affordability

The ministry continued to work with local governments to implement strategies to improve community livability, sustainability, and affordability. This included encouraging inter-local collaboration and innovative practices to provide the range of services, and service levels, that residents and businesses could afford and needed to thrive.

Key results

- Multiple projects across the province that will improve community recreation opportunities, clean drinking water and wastewater, and energy efficiency completed construction with the support of federal-provincial funding under the Investing in Canada Infrastructure Program and other provincial programming. Infrastructure funding is used to leverage sustainable community infrastructure practice.
- The legislation for instream protection keeps lower DCC rates for developments with building permits submitted before DCCs are increased. In 2025, the legislation was amended to extend the protection period from one to two years specifically for Metro Vancouver Regional District's 2024 DCC bylaw.
- As of March 31, 2026, 12 local governments had adopted Amenity Cost Charges (ACC) bylaws, with many more under development. The Province brought in ACCs in Fall 2023 to support local governments to fund critical amenities, like recreation centres, libraries and public spaces.
- As of March 31, 2026, two local governments have adopted inclusionary zoning bylaws to require affordable new units in new housing developments.

Summary of progress made in 2025/26

Across the 13 regions with Regional Growth Strategies, all regional districts have either recently adopted (Peace River July 17, 2025) or significantly updated strategies in 2025/26 and are actively implementing and monitoring them, with a strong emphasis on community livability, housing supply and affordability, climate action, integrated land-use and transportation planning, and strengthened collaboration with First Nations.

Local governments continued positive collaboration with the ministry engaging in problem solving, receiving guidance and accessing programs for the delivery of local and regional services such as water, recreation, and economic development, and integrated sustainable land use, climate and economic resiliency, and infrastructure planning.

Local governments across B.C. are also starting to adopt new and expanded development finance authorities, such as Amenity Cost Charges (ACCs) and Inclusionary zoning.

Performance measure(s) and related discussion

Performance Measure	2024/25 Actual	2025/26 Target	2025/26 Actual
[1a] *Housing Supply Act*: specified municipalities assigned housing targets (cumulative)[1]	30	56-59	40

Data source: Internal Ministry Forecast
[1]PM [1a] targets for 2026/27 and 2027/28 were stated in the 2025/26 service plan as 56-59 and 56-59, respectively.

Housing targets are typically issued to 16-20 municipalities annually as part of phased implementation. Program expansion in May 2025 to add 12 additional municipalities delayed issuance of housing targets to the fourth group of 10 municipalities until consultation concluded and targets were issued in August 2025. A fifth group of municipalities was not considered as compliance action for North Saanich, Oak Bay, and West Vancouver was prioritized. Over the five-year period of a housing target order, municipalities are required to create the conditions to increase supply of housing to address existing unmet need and anticipated growth. Housing targets have been issued to 40 priority municipalities to date requiring 172,150 net new housing units to be delivered by summer 2030.

Performance Measure	2024/25 Actual	2025/26 Target	2025/26 Actual
[1b] Number of affordable and supportive housing homes completed, including affordable rental, co-op, and social housing, as well as attainable rental and ownership housing units for middle-income households through HousingHub, BC Builds and the Attainable Housing Initiative.[1]	4,565	4,500	4,514

Data source: BC Housing's Central Property System database for measures
[1]PM [1b] targets for 2026/27 and 2027/28 were stated in the 2025/26 service plan as 4,500 and 4,500 respectively.

The Province, through BC Housing, completed 4,514 affordable and supportive housing homes in 2025/26, exceeding the target of 4,500 homes completed under Building BC, BC Builds, and related programs launched since 2017 (Measure 1b).

Performance Measure	2024/25 Actual	2025/26 Target	2025/26 Actual
[1c] Municipal Finance Authority's Credit Rating [1]	AAA	AAA	AAA

Data source: Municipal Finance Authority Ratings provided by the Moody's, Standard & Poor's, and Fitch rating agencies
[1]PM [1c] targets for 2026/27 and 2027/28 were stated in the 2025/26 service plan as AAA and AAA, respectively.

The MFA consistently achieves a strong credit rating and retained their AAA credit rating in 2025.

A strong credit rating reduces the cost of borrowing for 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.

Performance Measure	2024/25 Actual	2025/26 Target	2025/26 Actual
[1d] Funded community, culture, or recreation projects reaching completion [1]	22	28	26

Data source: Program applications and approvals, Ministry of Housing and Municipal Affairs.
[1]PM [1d] targets for 2026/27 and 2027/28 were stated in the 2025/26 service plan as 16 and 1, respectively.

Performance Measure	2024/25 Actual	2025/26 Target	2025/26 Actual
[1e] Funded water and wastewater projects reaching completion.[1]	11	46	15

Data source: Program applications and approvals, Ministry of Housing and Municipal Affairs.
[1]PM [1e] targets for 2026/27 and 2027/28 were stated in the 2025/26 service plan as 19 and 11, respectively.

Performance Measure	2024/25 Actual	2025/26 Target	2025/26 Actual
[1f] Funded energy efficiency projects reaching completion.[1]	3	17	9

Data source: Program applications and approvals, Ministry of Housing and Municipal Affairs.
[1]PM [1f] targets for 2026/27 and 2027/28 were stated in the 2025/26 service plan as 12 and 9, respectively.

The ministry supports multi-year capital projects owned and carried out by proponents such as local governments, not-for profits, and First Nations through infrastructure grant funding.

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. Projects being tracked remain within the program timeframe for achieving completion. 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. There is also a lag in receiving the regular reporting once the project is physically completed as compared to the forecast.

The number of funded projects reaching completion in 2025/26 was less than originally forecast due to factors including: proponents scheduling for a later construction season, 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. The last public reporting of targets was in the 2025 Ministry service plan, with anticipated completion targets having moderated since then based on project forecasts.

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

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

Key results

- Opened 1,100 new and renovated housing spaces for Downtown Eastside residents between March 2023 and March 31, 2026, including 392 units in 2025/26
- Supported local non-profit organizations, including the Aboriginal Front Door Society, Watari Counselling and Support Services Society, and the Downtown Eastside Women's Centre, through targeted investments in programs.
- Delivered operating funding to support a range of emergency shelters, single-room occupancy (SRO) buildings, and supportive housing in the DTES and surrounding areas.
- Completed the first Downtown Eastside SRO Fire Safety Conference, which convened fire safety professionals, housing providers and community partners to promote strategies for strengthening fire safety practices in SRO buildings in Vancouver.
- Appointed a DTES Advisor to provide focussed intergovernmental co-ordination and leadership.

Summary of progress made in 2025/26

The Province leads the implementation of Supporting the Downtown Eastside: Provincial Partnership Plan, a working framework launched in 2023 to help residents access integrated housing, health, social and cultural supports. The Province is continuing to work with the Government of Canada, City of Vancouver, and community partners to advance new actions and achieve the vision of a healthier, hopeful, and safer Downtown Eastside.

Key accomplishments achieved in 2025/26 include continuing to expand the supply of affordable and supportive housing for DTES residents, supporting daytime drop-in services operated by the Aboriginal Front Door Society and others, and completing the first Downtown Eastside SRO Fire Safety Conference. The Province also continues to provide a range of housing options, emergency shelters, outreach teams, and related services for DTES residents.

These continued efforts were further supported through the appointment of former Vancouver Mayor and Canadian Senator Larry Campbell.

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

The Ministry worked on strategies and initiatives that support people experiencing homelessness, or who were at risk of homelessness, to find stable housing through improved coordination between service partners, which reduced the burden on individuals to navigate access to the systems and supports they needed.

Key results

- Enhancement to provincial rent supplement programs, Rental Assistance Program (RAP) and Shelter Aid for Elderly Renters (SAFER), through additional Budget 2025 funding to boost the programs and deliver more supports for families and seniors. These changes will provide rent supplements to over 4,000 new recipients and improve supports that will benefit over 30,000 recipients.
- Support through administration and provincial cost matching of the Canada-BC Housing Benefit (CBCHB) to support priority populations including people at risk of homelessness through the Supported Rent Supplement Program (SRSP) and Survivors of Gender-Based Violence CBCHB enhancement.
- Continued partnership with Canadian Alliance to End Homelessness through $2 million investment over 3 years to enhance service coordination, streamline the delivery of local supports to people who are at risk of or experiencing homelessness, and provide resources and guidance to ten communities under the BC and Federal Coordinated Access System and Homeless Individuals and Families Information System (HIFIS) Expansion Alignment Project.
- Implemented and expanded the Homeless Encampment Action Response Team and Temporary Housing (HEART and HEARTH) programs with new investment in six new communities, bringing together various partners to support people sheltering in encampments with housing and shelter options and supporting services.
- Completed Point-in-Time Homeless Counts across the province, working in collaboration with the federal government, and released Point-in-Time Homeless Count community profiles for 20 provincially-funded communities, supporting a better understanding of homelessness trends and providing data for local homelessness response planning.
- The Province, through BC Housing, expanded delivery of housing and shelter options for people experiencing or at risk of homelessness, delivering over 700 new supportive homes and more than 300 new temporary housing and shelter spaces. In 2025/26 the Province funded, through BC Housing, 4,282 permanent shelter spaces, 1,308 temporary winter shelter spaces, 726 extreme weather response shelter spaces, and 567 HEARTH shelter spaces.

Summary of progress made in 2025/26

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. The ministry partners with the Ministry of Health, BC Housing, local governments, local health authorities, and Indigenous and community organizations to provide pathways to housing with wraparound health and social supports to support housing stability. 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 20 sites in 10 priority communities across the province.

Through Budget 2025, the Province has also invested in rent supplement programs. Additional funding through Budget 2025 will support recipients of B.C.'s Rental Assistance Program (RAP) and Shelter Aid for Elderly Renters (SAFER) rent supplement programs. RAP income thresholds increased to $60,000 from $40,000 and the average monthly benefit for families will rise from $400 to $700. The SAFER income threshold was also raised from $37,240 to $40,000 and the average monthly benefit will rise 30% to $337 per month. These enhancements will support over 4,000 new recipients to access rent supports and will benefit over 30,000 recipients to maintain housing.

The Province also provides cost matching for the federal Canada-BC Housing Benefit (CBCHB) that supports over 5,000 households in B.C. access and maintain private market housing. This includes recipients of the Supported Rent Supplement Program and funding for up to 1,700 survivors of gender-based violence, including women and their children and 2SLGBTQIA+ people, to transition to and maintain secure rental housing in the private market.

The ministry also provides rental support through contributions to the BC Rent Bank that supports renters with micro-loans during a short-term financial crisis. $4.45 million was distributed to BC Rent Bank in September, with an additional payment of $1.3 million in March, to support ongoing operations while the BC Rent Bank develops long term options for sustainable rent bank work in BC.

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

Performance measure(s) and related discussion

Performance Measure	2024/25 Actual	2025/26 Target	2025/26 Actual
[2a] Percentage of homeless individuals who accessed housing and remained housed after 6 months at BC Housing-managed housing programs.[1]	94%	94%	91%

Data source: The Housing Registry's Housing Connections software.
[1]PM [2a] targets for 2026/27 and 2027/28 were stated in the 2025/26 service plan as 94% and 94%, respectively.

In 2025/26, 91% of people previously experiencing homelessness remained housed 6 months after placement, missing the target for Measure 2a. This measure focusses on housing stability as key to breaking the cycle of homelessness. 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 being housed are included in this measure. This performance measure reflects BC Housing's collaboration with non-profit housing providers, health authorities, governments and other partners to bring needed supports to residents who are exiting homelessness. The 2025/26 result shows that housing stability is steady in supportive housing, with a slight decrease from the previous year from 94% to 91%. As of March 31, 2026, 91% of current tenants remained housed 6 months after placement, while 9% had not yet reached 6 months of tenancy at the time. The slight decrease in the proportion of tenants remaining housed for 6 months is primarily attributable to new units introduced through the HEARTH program in 2024/25 and 2025/26, and the temporary nature of these programs to stabilize people and support them to transition to permanent housing. The targets and metrics for this performance measure will continue to be reviewed and updated annually to ensure it reflects progress.

Performance Measure	2024/25 Actual	2025/26 Target	2025/26 Actual
[2b] Number of supported rental supplements for people experiencing or at risk of homelessness.[1,2]	1,195	1,185	1,195

Data source: The Housing Registry's Housing Connections software.
[1]PM [2b] targets for 2026/27 and 2027/28 were stated in the 2025/26 service plan as 1,185 and 1,185, respectively.
[2]Numbers reflect the number of supplements that BC Housing is committed to through operating agreements with providers.

In 2025/26, the ministry continued working with SRSP partners including BC Housing, the Ministry of Health, and the Ministry of Social Development and Poverty Reduction, to continue to support distribution of allocated rent supplements and supports. Through operating agreements with non-profit providers, rent supplements have been allocated across 17 communities in BC attached to clinical and non-clinical supports that improve housing stability.

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

The Ministry, through the Residential Tenancy Branch, fostered safe, secure, and sustainable tenancies by providing services that supported landlord and tenant relationships. The Residential Tenancy Branch (RTB) continued to focus on improving customer service through a continuum of information and dispute resolution services that were citizen focused, accessible, timely, fair, and flexible.

Key results

- Through the facilitated settlement process, the RTB has expanded the continuum of services available to landlords and tenants. In 2025/26, which was the first full fiscal year of facilitated settlements, nearly 78.5 per cent of disputes that entered the facilitation pathway were resolved and successfully diverted from a hearing.
- The RTB's public education team has increased public understanding of tenancy rights and responsibilities through targeted webinars and accessible learning materials.
- The RTB launched a Dispute Resolution Training Strategy and partnered with industry leaders to increase training to statutory decision-makers, including on trauma-informed practice.
- To enhance transparency, the RTB began publishing all monetary orders in a public and searchable database in July 2025.

Summary of progress made in 2025/26

In fiscal year 2025/26, the RTB experienced an increase in application volume of 6.8 per cent compared to the previous year. This increase was particularly pronounced in the fourth quarter of 2025/26 which saw an unprecedented 19.8 per cent increase in comparison to the same period in the previous year. The RTB was also impacted by the BC General Employees' Union labour action, operating with a significantly reduced staff complement from September 2 to October 27, 2025. Despite these challenges, a focus on efficient use of existing resources enabled the RTB to continue to make process improvements, deliver citizen-focused service, and find innovative ways to manage wait times for dispute resolution. The RTB completed 17.5 per cent (or 546) more participatory hearings in the last quarter of this fiscal year when compared to the same period the year prior.

To expand the continuum of services available to landlords and tenants, the RTB introduced a facilitated settlement process on May 1, 2024. In many cases, facilitation helps to preserve landlord-tenant relationships given the reliance on resolving the dispute through mutual agreement between parties. 2025/26 was the first full fiscal year of program operations, during which time facilitation has seen a high rate of success, with

78.5 per cent of disputes resolved through the facilitation process and diverted from a traditional hearing.

Through the public education team, the RTB has increased emphasis on educating landlords and tenants about their rights and responsibilities by providing new resources to prevent and resolve tenancy disputes. In March 2025, the public education team partnered with the Public Libraries Branch to develop informational resources that help connect vulnerable individuals to tenancy education and resources. Approximately 15,000 bookmarks were distributed to 72 public libraries across B.C. Also in 2025/26, the public education team began delivering regular webinars for landlords and tenants, including Renting Essentials, Essential Learning for Landlords, and How to Prepare for Dispute Resolution. These sessions address common questions and known knowledge gaps about tenancy rights and obligations. Attendees reported an increased understanding of residential tenancy rules following webinars.

Improvements have also enabled information, services, and decisions to be provided in a simple, accessible, and citizen-focused manner. To increase transparency and accessibility for citizens, the RTB began publishing all monetary orders in a public and searchable database in July 2025. An exemption process was also developed for parties who feel that publication could harm their safety. Additionally, to further support fair decisions, the RTB launched a new Dispute Resolution Training Strategy, for statutory decision-makers. Through this strategy, the RTB has partnered with industry leaders to enhance training on topics related to administrative fairness, including on trauma-informed practice.

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

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

Key results

- Represented British Columbia and the province’s construction sector’s interests in the development of the 2025 model National Building Code, published in December 2025.
- Worked directly with construction sector partners to develop proposed changes to the BC Building Code to help provide additional design flexibility and help reduce the cost of construction, including streamlined product approvals, greater flexibility for building secondary suites, and other changes to make it easier and less expensive to build. A package of proposed changes was distributed for public review in January 2026.
- The ministry has worked closely with local governments and First Nation Governments to deliver standardized digital permitting services across the province, through the Building Permit Hub.
- The ministry published five technical bulletins to support consistent interpretation of the BC Building Code on topics including requirements for before and after school care,

seismic design for housing, energy efficiency standards and manufactured homes, and other issues related to interpretation of the BC Building Code.

- The Ministry has worked with regulatory authorities and partners across Canada to identify opportunities to reduce internal trade barriers that arise from referenced safety standards. This work has resulted in a reconciliation agreement for the natural gas and propane safety codes, helping to remove barriers between provinces.

Summary of progress made in 2025/26

In fiscal year 2025/26 the Construction Standards and Digital Solutions Branch engaged with a broad range of partners at all levels of government, First Nation Government, and the construction sector to identify key challenges with building regulations and prioritize work on delivering solutions. The ministry partnered with the University of British Columbia and Engineers and Geoscientists BC to conduct research on more cost-effective ways to evaluate seismic conditions on building sites, in an effort to reduce the cost and challenge of building without undermining safety and due diligence. The results of this work are expected to be available in the 2026/27 fiscal year.

The Construction Standards and Digital Solutions Branch also worked closely with partners at the National Research Council of Canada technology innovators in the construction sector to develop a machine-readable version of the BC Building Code that can be read by computers so that time consuming manual processes like code compliance checking can be automated. This work is on track to be in a testing phase in 2026/27, and is Canada's first machine readable building code, unlocking significant opportunities to use digital tools to speed up design and construction of housing.

Performance measure(s) and related discussion

Performance Measure	2024/25 Actual	2025/26 Target	2025/26 Actual
[3a] Percentage of disputes heard within Residential Tenancy Branch service standards.[1,2]	74.48%	80%	78.59%

Data source: RTB Disputes Management System (DMS)
[1]PM [3a] targets for 2026/27 and 2027/28 were stated in the 2025/26 service plan as 90% and 95%, respectively.
[2]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).

Despite an unprecedented increase of 19.8 per cent in the volume of applications in the fourth quarter of 2025/26 and a significantly reduced staff complement during the 2025 labour action in the third quarter, the RTB conducted 78.59 per cent of dispute hearings within the established service standards for 2025/26. The RTB continues to work toward meeting future performance targets, as well as further improvements to enhance data precision that better enable monitoring and identification of ongoing operational improvements.

Financial Report

Financial Summary

	Estimated ($000)	Other Authoriz-ations[1] ($000)	Total Estimated ($000)	Actual ($000)	Variance ($000)
Operating Expenses					
Housing and Land Use Policy	18,648	(599)	18,049	7,203	(10,846)
Homelessness, Partnerships and Housing Supports	23,864	(1,685)	22,179	27,761	5,582
Strategy, Governance and Accountability	1,286	(41)	1,245	2,210	965
Housing Innovations Division	4,410	(50)	4,360	4,999	639
Local Government	225,224	34,539	259,763	272,520	12,757
Transfers to Crown Corporations and Agencies	1,224,953	83,229	1,308,182	1,303,182	(5,000)
Executive and Support Services	15,590	19,379	34,969	31,304	(3,665)
Sub-total	**1,513,975**	**134,772**	**1,648,747**	**1,649,179**	**432**[3]
Special Accounts					
Housing Endowment Fund Special Account	12,884	0	12,884	12,884	0
University Endowment Lands Special Account	15,112	0	15,112	14,416	(696)
Sub-total	**27,996**	**0**	**27,996**	**27,300**	**(696)**
Adjustment of Prior Year Accrual[2]	0	0	0	(72)	(72)
Total	**1,541,971**	**134,772**	**1,676,743**	**1,676,407**	**(336)**
Ministry Capital Expenditures					
Executive and Support Services	3	0	3	0	(3)
University Endowment Lands	1,813	0	1,813	0	(1,813)
Total	**1,816**	**0**	**1,816**	**0**	**(1,816)**
Capital Plan					
Housing	688,425	0	688,425	443,421	(245,004)
Total	**688,425**	**0**	**688,425**	**443,421**	**(245,004)**

[1] "Other Authorizations" include Supplementary Estimates, Statutory Appropriations, Contingencies and Government Reorganizations. Supplementary Estimates and Government Reorganization amounts in this column are included in the "estimated amount" under sections 5(1) and 6(1) of the Balanced Budget and Ministerial Accountability Act for ministerial accountability for operating expenses under the Act.
[2] The Adjustment of Prior Year Accrual of $0.072 million is a reversal of accruals in the previous year.
[3] The reported overspend of $0.432 million is balanced by an underspend of in-year funding transfer to CITZ through the 2025 government reorganization to establish Connected Services BC. The ministry's overspend is offset by this underspend at the vote level, resulting in no net variance.

Capital Expenditures

Major Capital Projects (over $50 million in total)	Targeted Year of Completion	Project Cost to Mar 31, 2026 ($m)	Estimated Cost to Complete ($m)	Anticipated Total Cost ($m)
1015 Hastings St. Development	2026	138	13	151
Objective: This project, a partnership between BC Housing, the Vancouver Aboriginal Friendship Center Society (VAFCS), and the City of Vancouver, aims to provide 80 shelter spaces, 25 supportive housing units, 87 affordable housing units, and 56 market rental housing units within a mixed-use building in the Downtown Eastside of Vancouver with a focus on housing urban Indigenous Peoples. PRHC signed a Development Agreement with Western Canadian Properties Group Ltd for the development and construction of the project. The market rental units will be subleased by PRHC to a third-party group. VAFCS will operate the shelter and supportive housing units at completion. The shelter spaces and supportive housing are funded through Homelessness Action Plan Enhanced (HAPE), and affordable housing units are funded through Affordable Rental Housing (ARH). **Costs:** The financing for this project includes $56 million through Provincial funding and financing, and $95 million from other sources. **Benefits:** • 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. **Risks:** • Delays due to labour shortages. Escalation due to delays and cost increases.				
Clark & 1st Avenue Housing Development	2028	55	133	188
Objective: This 10-storey, 97-unit, mixed-use, Affordable Rental Housing (ARH) building is being developed by BC Housing Management Commission, in partnership with Vancouver Coastal Health and the City of Vancouver. It will serve low-to moderate-income households, and include a social enterprise space for local residents, focusing on Indigenous healing and wellness through employment and alignment with culturally informed treatment. The ARH program establishes housing for people who may not be eligible for subsidized housing but fall within the low-to-moderate income threshold, providing access to rents equal to, or lower than, average rates in the private-market. The building will be operated by S.U.C.C.E.S.S. Affordable Housing Society. Vancouver Coastal Health will also operate a Withdrawal Management Centre and 20 short-term transitional housing units, with The City of Vancouver operating a Commercial Retail Unit focusing on Indigenous healing and wellness through employment. **Costs:** This project is receiving $32 million of Provincial funding and $156 million from other sources. **Benefits:**				

• The ARH program establishes housing for people who may not be eligible for subsidized housing but fall within the low-to-moderate income threshold, providing access to rents equal to, or lower than, average rates in the private-market. • This building will serve low-to moderate-income households, and include a social enterprise space for local residents, focusing on Indigenous healing and wellness through employment and alignment with culturally informed treatment. **Risks:** • Delays due to labour shortages. • Escalation due to delays and cost increases.				
128 to 134 E Cordova St	2026	65	108	173
Objective: The Salvation Army is redeveloping its existing aging emergency shelter and transition facilities in Downtown Eastside Vancouver. The project site has consolidated seven lots as 130 E Cordova St to create a total of 70 supportive residential units, 134 year-round shelter beds, 50 community residential units, and 46 long term housing units. Through the Supportive Housing Fund (SHF), the Provincial Rental Housing Corporation (PRHC) will purchase a total of 57 of these units, including 11 supportive residential units and 46 long-term housing units. Remaining units will be owned and operated by Vancouver Harbour Light Society. **Costs:** This project is receiving $29 million in Provincial funding and $144 million from other sources. **Benefits:** • The project meets the needs of residents with physical disabilities with 21% of all units being fully accessible. • It also meets the needs of residents with mental health and substance abuse issues by providing many wrap-around support services including counselling, vocational training, food services, amenity space and other programs. **Risks:** • Delays due to labour shortages. • Escalation due to delays and cost increases.				
58 W Hastings St	2024	155	5	160
Objective: This project, between partnership of BC Housing, the Vancouver Chinatown Foundation, the City of Vancouver, Vancouver Coastal Health, and Canada Mortgage & Housing Corporation (CMHC), has created a 10-story, concrete, mixed-use development building with 231 units, consisting of income assistance and affordable rental units plus an integrated health centre in Downtown Eastside. BC Housing is purchasing 120 units through the Supportive Housing Fund (SHF). **Costs:** This project is receiving $36 million through Provincial funding and financing and $124 million from other sources. **Benefits:** • The site is located on the southwest corner of East Hastings Street and Columbia Street in the Downtown Eastside area of Vancouver, close to transportation, commercial shops, and community facilities.				

• The project addresses housing need for low and moderate-income singles and families in Vancouver's Downtown Eastside with a mix of mainly studios, 1-bedroom and 2-bedroom units. • Health services, commercial and office units are located on the first three floors of the building, and the remaining area is housing units. **Risks:** • Delays due to labour shortages. • Escalation due to delays and cost increases.				
320 Hastings St E, Redevelopment	2026	82	4	86
Objective: 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. **Costs:** This project is receiving $45 million through Provincial funding and financing and $41 million from other sources. **Benefits:** • 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. **Risks:** • Delays due to labour shortages. • Escalation due to delays and cost increases.				
1410 E King Edward Ave	2029	4	75	79
Objective: 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. **Costs:** This project is receiving $73 million through Provincial funding and $6 million from other sources. **Benefits:** • The project will have an Indigenous focus and will support individuals by providing 24/7 wrap-around services and cultural programing for the tenants of the building. • The project will improve the quality of life for tenants by providing access to cultural programming, meal services, and life skills and employment opportunities.				

Risks: • Delays due to labour shortages. • Escalation due to delays and cost increases.				
926 & 930 Pandora	2029	10	143	153
Objective: 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. **Costs:** This project will receive $132 million through Provincial funding and financing and $21 million from other sources. **Benefits:** • The project will support the province's goal of creating more childcare space. • The project addresses the need for low to moderate income housing in Victoria, as almost one third of renters in the Regional District are in core housing need. **Risks:** • Delays due to labour shortages. • Escalation due to delays and cost increases.				
296 Angela Drive	2027	167	52	219
Objective: BC Housing is partnering with the Provincial Rental Housing Corporation (PRHC) for the construction of 328 units of below-market rate rental housing at 296 Angela Drive in Port Moody. The project will deliver three, six-storey buildings, which will sit above a common three storey underground parking structure. The proposed six-storey buildings will have a mix of one-, two-, and three-bedroom units. The affordable-housing portion of the project is a partnership between the Province, through BC Housing, the federal government, through the Canada Mortgage and Housing Corporation, Edgar Development, the City of Port Moody, M'akola Housing Society and the Entre Nous Femmes Housing Society. This project represents an opportunity to increase middle income market rental homes in Port Moody. **Costs:** This project is receiving $15 million through Provincial financing and funding and $204 million through other sources. **Benefits:** • Delivers housing at below market rents in an area with high need: occupancy rates are estimated to be below 1% for the surrounding tri-cities area. • Establishes affordable housing for individuals with varying incomes, supporting increased equity in the housing market by increasing access to housing to allow more individuals to find homes. **Risks:** • Delays due to labour shortages. • Escalation due to delays and cost increases.				

1451 Bertram St	2029	3	117	120

Objective: 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.

Costs: This project is receiving $120 million through Provincial financing and funding.

Benefits:

- 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.
- 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.

Risks:

- Delays due to labour shortages.
- Escalation due to delays and cost increases.

343 W Pender	2029	6	57	63

Objective: BC Housing is partnering with the Provincial Rental Housing Corporation (PRHC), Whole Way House Society, CHARD Development, and 625 Powell St Foundation for the construction of a 94-unit supportive housing project at 343 West Pender Street, Vancouver. The project will deliver an eight-storey, concrete and wood-framed building with 94 studio units, of which 8 will be accessible. This project aims to provide supportive housing to seniors who face systemic barriers to housing, specifically those at risk of or experiencing homelessness. This project will help seniors by providing significant rent reduction and reduced competition in the rental market.

Costs: This project is receiving $57 million through Provincial funding and $6 million through other sources.

Benefits:

- This project will provide access to various services, including those related to substance use, as well as life skills programming, referral to community services, and access to health support.
- The goal of this project is to ensure that low-income seniors who are homeless or at risk of becoming homeless have stable tenancy with additional support.

Risks:

- Delays due to labour shortages.
- Escalation due to delays and cost increases.

3468 Ketcheson Court (Talistar)	2026	0	62	62

Objective: BC Housing is partnering with the Provincial Rental Housing Corporation (PRHC) to acquire a turnkey 156-unit Affordable Rental Housing building at 3468 Ketcheson Court, Richmond. The Talistar project will provide affordable rental housing for low- and moderate-income households including individuals and families in need of stable affordable housing. The single 6-storey wood-framed building includes studios, one-, two- and three-bedroom units. 50% of the units are two- and three-bedrooms, addressing the need for more family sized units.

Costs: This project is receiving $62 million through Provincial financing and funding.

Benefits:

- The acquisition allows rapid delivery of housing in Richmond, a highly constrained rental market with low vacancy and sustained affordability pressures.
- This project supports seniors, families and essential works who are disproportionately affected by rental affordability pressure, particularly those requiring larger units that are not well supported by market rents.

Risks:

- Unlike traditional development timelines, the turnkey acquisition reduces construction and escalation risk while accelerating occupancy.

535 Columbia Street	2028	2	62	64

Objective: BC Housing is partnering with the Provincial Rental Housing Corporation (PRHC) and Connective Support Society (Connective) to deliver 126 units of affordable and market rental housing in Kamloops. The Creekside Phase 1 project is in government-owned land which is offered by the Ministry of Citizen Services (CITZ) at nominal cost to develop rental units for middle income families. The 6-storey wood-framed building includes studios, one-, two- and three-bedroom units of which 26 units will be adaptable. The site is centrally located in the downtown commercial core of the City of Kamloops within walking distance to amenities.

Costs: This project is receiving $59 million through Provincial funding and $5 million through other sources.

Benefits:

- By leveraging underutilized provincial land, the project demonstrates a scalable municipal-provincial-non-profit partnership model that can be replicated across the province.
- The project offers below-market rents to the residents of the city, with improved access to jobs and transits and long-term affordability in additional rental stock of new housing.

Risks:

- Delays due to labour shortages.
- Escalation due to delays and cost increases.

Appendix A: Public Sector Organizations

As of July 31, 2026, the Minister of Housing and Municipal Affairs is responsible and accountable for the following organizations:

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

Appendix B: Progress on Mandate Letter Priorities

The following is a summary of progress made on priorities as stated in the 2025 Mandate Letters.

2025 Mandate Letter Priority	Status as of March 31, 2026
In order to protect key services that British Columbians rely on, work with the Minister of Finance to review all existing Ministry of Housing and Municipal Affairs programs and initiatives to ensure programs are efficient and remain relevant to delivering affordable housing, growing the economy, and helping keep costs low for British Columbians. This is important in the context of the current Provincial budget constraints, the current capital environment and cost environment for homebuilders, and the threat of American tariffs.	• The Ministry is reviewing existing programs to ensure they are delivering as intended. Program areas have begun looking for opportunities to minimize duplication across government, gain efficiencies, find administrative savings, as well as identify programs that are not working or have served their purpose and run their course. • A decision was made to conclude the Secondary Suites Incentive Program pilot early in 2025. The low volume of submitted applications in the first year of the pilot indicated that other BC Housing programs may be better suited to deliver affordable rental housing with greater certainty than the private homeowners targeted by SSIP. • BC Builds continued to expand its project pipeline in 2025/26 to over 5,600 BC Builds homes in the program's pipeline which are in various stages of development from initiation, under construction, or completed across various communities.
Work to make homeownership a reality for more British Columbians.	• On September 17, 2024, the Province and the Musqueam, Squamish and Tsleil-Waututh Nations announced a partnership to construct 2,600 strata leasehold homes at an initial 40 percent below market value at the Heather Lands in Vancouver. Work continues by the partnership to

2025 Mandate Letter Priority	Status as of March 31, 2026
	confirm the terms and conditions of the Attainable Housing Initiative. • The Province continues to explore other pathways to ownership in BC to increase the number of British Columbians able to achieve home ownership.
Increase the supply of rental, co-op and non-market housing. Identify under-used capital that can be leveraged to construct new purpose-built rental housing across the province. To this end, work with the Minister of Citizens' Services to identify potential uses for surplus government real estate assets in a way that supports our overall housing and economic development goals.	• Since 2017, the Province has more than 95,000 new homes delivered or underway in B.C., of which over 60,000 (new homes) are being funded by the Province. • The Ministry continues to work with the Ministry of Citizens' Services to identify surplus or underutilized government real estate assets that could be used for housing. This includes working with the Ministry of Infrastructure to find opportunities to leverage health, education, and post-secondary lands to build middle income housing on top of/part of future capital planning projects.
Support tenants with interventions that deliver affordability and a high quality of living without compromising rental housing supply or rental housing standards.	• Government has taken significant steps to improve rental housing policies in BC that have saved renters money, increased protections, security of tenure, and improved the services that renters and landlords rely on. Recent improvements include: o Reducing wait times for dispute resolution services compared to 2022. o Detering bad faith evictions by launching the Landlord Use Web Portal, which requires landlords to generate a Notice to End Tenancy in cases of personal use (when a landlord or their close family member will move into the rental unit), or when a new owner plans to occupy the residence.

2025 Mandate Letter Priority	Status as of March 31, 2026
	o Increasing the amount of notice a tenant must receive when they are evicted for personal use and the amount of time tenants have to dispute the eviction. o Protecting growing families by restricting rent increases for an additional occupant if a tenant adds a child under 19 to their household. o Implementing a facilitated settlement process, during which a case facilitator assists parties to resolve their dispute by agreement. This expands the continuum of dispute resolution services that the RTB offers to tenants and landlords. o Continuing to improve the RTB website to enhance useability. The site (available in English and French) ensures access to up-to-date information, forms, guides, and tools to help landlords and tenants navigate the tenancy system. o Offering free, real-time interpretation services in more than 200 languages for dispute resolution and other information. o Aligning notice periods to end a tenancy to be consistent with the change requiring homebuyers to give renters three months' notice of eviction. • Over this mandate, we will continue to find more ways to support tenants including exploring policies to increase pet friendly rentals.
Work with small-scale landlords to identify interventions that will support them with establishing new rental units, including improving their ability to deal with issues of	• Landlords are an important and valuable partner in the provision of rental housing in British Columbia. The Residential Tenancy Branch (RTB) has introduced a number of process

2025 Mandate Letter Priority	Status as of March 31, 2026
non-payment of rent, crime, or property destruction.	improvements and resources that will benefit landlords, including: o A dispute stream that fast-tracks time-sensitive applications, such as unpaid rent or utilities, providing landlords with faster access to services when they have not received payment. o A new toolkit complete with templates designed to simplify landlord and tenant communication. This includes warning letters and repair request templates. o Launch of a new webinars, Landlord Essentials and Renter Essentials, designed to walk landlords and tenants through their rights and responsibilities. o Updates to the RTB website about the role of Court Bailiffs when evicting problematic tenants. o An expansion of the types of disputes eligible for direct request to include tenancies ending with cause, allowing for faster resolutions. Direct requests are used for straightforward applications where the other party does not dispute the application and, as a result, a full hearing is not required. o Improvements to the hearing verification and enhanced screening processes to reduce the number of dispute resolution hearings that are not needed or that have no merit. o Increasing the number of early interventions to resolve disputes without a hearing. o A facilitated settlement process, during which a case facilitator

2025 Mandate Letter Priority	Status as of March 31, 2026
	assists parties to resolve their dispute by agreement. o Changing landlords' requirements for holding onto a tenant's abandoned property o Creating more transparency by publishing the outcomes of monetary orders. • RTB will continue to look for ways to support small landlords.
Work with the Minister of Finance to remove barriers to the construction of small-scale multi-unit housing across the province.	• The Province took further steps to remove barriers to building small-scale multi-unit housing (SSMUH) by passing Bill 25 on November 27, 2025, which clarified and expanded where this type of housing must be allowed. Local governments that had not fully implemented SSMUH will have to adopt a compliant zoning bylaw by June 30, 2026. • Houseplexes, townhomes, duplexes with suites, and laneway/carriage homes are starting to get built in many areas of the province. • HMA is currently working with the Ministry of Finance to assess options to reduce regulatory requirements for SSMUH under the Real Estate Development Marketing Act.
Work with homebuilders to address barriers to new home construction in the current capital and interest rate environment.	• HMA continues to work with both the Ministry of Finance and homebuilders to break down barriers to increase the supply of new homes.
Work across ministries to expedite permits required for new housing construction.	• The Building Permit Hub was released in May 2024, and currently 10 local governments have adopted the Hub for use, an increase from 5 communities from March 2024. • Building Permit Hub is a no-cost permitting system that makes it easier for builders to work in multiple jurisdictions by standardizing and

2025 Mandate Letter Priority	Status as of March 31, 2026
	streamlining the approvals process, reducing unnecessary back and forth that cause project delays and increase costs. • We are working with local governments and industry to automate compliance checks that help ensure local governments receive submissions that are compliant with key parts of the Building Code, including the BC Energy and Zero Carbon Step Codes. • We have added 8 permit types to the platform, to streamline the process for builders so they can apply for all relevant permits at the same time, rather than filling out different forms with the same information. • The Housing Action Taskforce (HAT) was established in January 2023 and is led by WLRS and includes the Ministries of Environment and Parks (ENV), Forests (FOR), and Transportation and Transit (MOTT). • HAT provides dedicated oversight and solutions for provincial natural resource housing authorizations. This includes streamlining and accelerating decision processes for housing-related permits and authorizations • Overall, the average processing time of natural resource housing-related applications is 154 days • A total of 4410 decisions on housing-related applications were made since March 2023, and 100 percent of 914 initially identified housing-related applications have been completed.
Support local governments, the Minister of Transportation and Transit, the Minister of Environment and Parks, and others affected by	• Through Belonging in BC, provincial encampment coordination prioritizes the health and well-being of people

2025 Mandate Letter Priority	Status as of March 31, 2026
encampments with dignified, prompt, and effective interventions to move people living in encampments inside before encampments can become entrenched.	sheltering in encampments through outreach, housing, health, social and cultural supports to move indoors. • Encampments are best resolved and prevented by offering people a pathway out of homelessness, which includes shelter first, assessment and then support to move to a range of housing options that best meet individual needs. • The Province responds to requests for assistance with encampments through a Cross-Ministry Encampment Response Coordination table, which prioritizes outreach, health, and safety, and has led to numerous successful outcomes. • This table led 7 complex encampment responses in 2025 in partnership with local communities and other provincial ministries when encampments were on Crown land. For example, in Prince George, an encampment response was initiated in May 2024; there was significant legal involvement in actions at the site. At the time, 44 people were noted at the site. As of Dec. 2025, the encampment response was closed and Courts had granted permission to enforce daytime sheltering bans. • BC Housing, Ministry of Social Development and Poverty Reduction, and Ministry of Health outreach teams continue to work with people sheltering in encampments to connect them with housing and supports.

Work with local governments to achieve housing targets and address concerns related to infrastructure.	• Group 1: 10 municipalities issued Housing Target Orders in September 2023.
	  ○ Year 1: 8,312 net new homes built (87% of target).
	  ○ Year 2: 17,338 net new homes built (87% of cumulative targets).

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	• Group 2: 10 municipalities issued Housing Target Orders in June 2024.
	  ○ Year 1: 13,760 net new homes built (159% of target).
	• Group 3: 10 municipalities issued Housing Target Orders in July 2024.
	  ○ Year 1: 3,638 net new homes built (143% of target).
	• Group 4: 10 municipalities issued Housing Target Orders in August 2025.
	• Group 5 anticipated to be issued Housing Target Orders during FY 2026/27 as part of continued phased implementation.
	• Oak Bay and West Vancouver appointed advisors in January 2025 and issued directives in July 2025 based on advisor recommendations. Oak Bay complied and West Vancouver is under review.
	• The District of North Saanich was appointed an advisor in January 2026. An advisor report has been submitted to the Ministry and is under review.
	• The Ministry continues to engage with the federal government to explore options for a bilateral funding program to support housing enabling core public infrastructure for local governments and First Nations.

Work with the Cabinet Committee on Community Safety to ensure that initiatives identified by the committee are prioritized and delivered by your ministry as required.	• The Ministry of Housing and Municipal Affairs will support the mandate of the Cabinet Committee once the scope has been confirmed by Government.
Continue to enhance delivery of supportive and complex care housing in a manner that keeps residents and others safe.	• Supportive housing falls under the Residential Tenancy Act. In 2024, amendments were made to the Residential Tenancy Regulation to allow supportive housing operators to implement guest policies that can be tailored to the specific needs of a

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	housing site, and to do wellness checks. • In response to sector feedback following the 2024 amendment to the Residential Tenancy Regulation, the Province convened a working group in Summer 2025 to act on requests from supportive housing providers for more authority to respond to urgent safety issues and to explore the potential to remove supportive housing from the Residential Tenancy Act. • The working group consisted of supportive housing providers, law enforcement and union representatives, as well as staff from the Province and BC Housing. The Province also engaged with tenant advocates. • Based on this engagement, the Province is exploring ways to help better address problematic and dangerous individuals taking advantage of vulnerable people, and better respond to weapons and criminal activity within supportive housing under the Residential Tenancy Act.
Continue work with the Minister of Jobs, Economic Development and Innovation on standardized modular housing design.	• Collaborated with the Ministry of Jobs and Economic Growth to explore the standardized modular housing growth of the offsite manufacturing sector.