

# Ministry of Housing and Municipal Affairs

## 2025/26 – 2027/28 Service Plan

March 2025



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## Minister's Accountability Statement



The Ministry of Housing and Municipal Affairs 2025/26 – 2027/28 Service Plan was prepared under my direction in accordance with the *Budget Transparency and Accountability Act*. I am accountable for the basis on which the plan has been prepared.

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

Honourable Ravi Kahlon  
Minister of Housing and Municipal Affairs  
February 18, 2025

## Table of Contents

Minister's Accountability Statement .....	3
Strategic Direction .....	5
Purpose of the Ministry.....	5
Operating Environment .....	6
Economic Statement .....	7
Performance Planning .....	8
Financial Summary .....	18
Appendix A: Public Sector Organizations .....	26
Appendix B: Minister Mandate Letter.....	27

## Strategic Direction

In 2025/26, the Government of British Columbia will continue to prioritize delivering the services and infrastructure needed for people to build good lives in strong communities.

To support this objective, Government will focus on growing the economy, responding to the threat of tariffs, creating good paying jobs, improving affordability, strengthening health care and education, and making communities safer.

Government will also continue deepening relationships with Indigenous Peoples while advancing implementation of the Declaration on the Rights of Indigenous Peoples Act Action Plan.

This 2025/26 service plan outlines how the Ministry of Housing and Municipal Affairs will support the government's priorities and selected action items identified in the Minister's January 2025 [Mandate Letter](#).

## Purpose of the Ministry

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

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

options and supports on behalf of the provincial government across the housing ecosystem.

- Works closely with BC Housing to ensure government's social and supportive housing priorities are addressed, as well as homelessness supports and responses.
- Supports Indigenous housing priorities, needs and interests through meaningful partnerships, engagement and consultation.
- Takes leadership in supporting local governments and partners, public libraries, not-for-profit organizations and residents to build vibrant and healthy communities.
- Encourages communities and regions to be well governed, liveable, safe and diverse, as well as economically, socially and environmentally resilient.
- Provides local services and oversees land use in the University Endowment Lands.
- Works with public library and local government partners to sustain the public library system.

## Operating Environment

British Columbians continue to be challenged by the pressures of several years of high inflation, affecting affordability of housing and personal costs, coupled with the effects of a sustained period of low vacancy rates in both rural and urban communities. Societal priorities, such as the effects of building construction and operations on climate change and the need for buildings that are more resilient to the effects of climate change, are also affecting housing costs. At the same time, high rates of immigration and in-migration have contributed to record population growth in the province, further adding to growing housing pressures. These pressures are not limited to B.C., and growing national awareness of the challenge has resulted in federal action on both housing supply and immigration, though the full effects of these changes are yet to be seen.

The pressures of increasing housing costs have a larger impact on low-income households that are already struggling to make ends meet and contribute to housing instability as well as making it more challenging for people experiencing homelessness to find new housing. Statistics Canada and Canada Mortgage and Housing Corporation (CMHC) report that, in 2022, 16 per cent of B.C. households were living in core housing need (meaning that they lived in an unsuitable, unaffordable, or inadequate dwelling and could not afford alternative housing in their community).

A broad spectrum of new housing is required to meet current and future needs in communities across B.C., and bold steps are being taken to accelerate the creation of new homes through initiatives such as local government density initiatives, streamlining the development approvals process, strengthening regulations for short-term rentals, expanding access to shelters and supportive housing across communities while improving the responsiveness of the residential tenancy system for landlords and tenants.

The Province is committed to true, lasting, and meaningful reconciliation with Indigenous Peoples in B.C. in alignment with the *Declaration on the Rights of Indigenous Peoples Act*, and the Ministry is advancing this work across a number of initiatives, including through commitments in the Declaration Act Action Plan to work with Indigenous Peoples to build more on- and off reserve housing. Indigenous Peoples are disproportionately represented among people experiencing or at risk of experiencing homelessness and are more likely to experience challenges finding suitable, affordable housing both on- and off-reserve. Work will continue within the Ministry of Housing and Municipal Affairs to strengthen existing partnerships, build new relationships, and advance housing projects that support Indigenous leadership, input, and participation throughout the housing sector and across all ministry initiatives, including new legislation, policies, and programs.

As the strategic lead on housing, the Ministry of Housing and Municipal Affairs plays a central role in coordinating ongoing implementation of the [Homes for People](#) and [Belonging in BC](#) plans. Housing is complex, with numerous initiatives that touch on and are led by other ministries, local governments, health authorities and other government agencies. The Ministry has established structures, processes, and mechanisms to ensure appropriate and effective oversight, collaboration, coordination, and performance monitoring of social housing. Work continues to improve these processes and to strengthen partnership with BC Housing to ensure the delivery of affordable and attainable housing for people in B.C.

Local governments continue to focus on rapidly removing barriers to housing and development by modernizing planning, zoning, and development processes, and preparing services, infrastructure, and amenities to support growth at the local level.

Local governments, builders, and service providers continue to be challenged by external cost drivers related to labour markets, material shortages, and exchange rates, while working to support growth in communities. These pressures impact local services and, though moderated from past years, are a factor in capital project and operating costs. The ministry responds with tools and resources to support local governments and developers including but not limited to infrastructure funding.

The Ministry will continue to approach these challenges by strengthening relationships with local governments individually and collectively, by deepening understanding of the needs and realities of Indigenous communities, by renewing partnerships with provincial agencies involved in the development of urban and rural communities, and by seeking opportunities for increased partnerships with the federal government

## Economic Statement

B.C.'s economy experienced moderate growth last year amid relatively high interest rates, persistent price pressures and ongoing global economic uncertainty. The labour market ended the year on a positive note, supported by high immigration and strong population growth. Inflation in B.C. continued to moderate as the price growth of goods eased, while inflation for services remained elevated. Consumer spending and home sales activity were weaker for most of 2024 in the wake of still elevated interest rates and high prices. Subdued global demand

and lower prices for key commodities led to a decline in the value of the province's merchandise exports in 2024. Meanwhile, B.C. homebuilding activity remained relatively strong following record high housing starts in 2023.

The Economic Forecast Council (EFC) estimates that B.C. real GDP rose by 1.2 per cent in 2024. In the near-term, the EFC expects B.C.'s economy to grow by 1.8 per cent in 2025 and 1.9 per cent in 2026, in line with the national average. For Canada, the EFC estimates growth of 1.4 per cent in 2024 and projects national real GDP growth of 1.8 per cent in 2025 and 1.9 per cent in 2026. These projections do not fully include the impact of the evolving U.S. tariff situation.

Restrictive global trade policies, particularly potential U.S. tariffs, pose a risk to the outlook and there is uncertainty over the degree and timing of impacts on B.C.'s economy, and among the province's trading partners. Other risks include lower population growth due to changes to federal immigration policy, as well as the potential for renewed price pressures leading to interest rates remaining elevated for longer, weaker global demand, and commodity market volatility.

## Performance Planning

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

Municipalities and regional districts have broad authority to provide the services and programs for communities to thrive. Good governance, sound fiscal management, and the ability to plan for the long-term are essential to public confidence in local governments and creating places where people want to live, with a diversity of housing types that meet the communities' needs.

Market forces over the past several decades have driven owner-occupied and rental housing costs to levels that are not affordable for many individuals and families. The inadequate supply of the right types of housing, including affordable housing and deeply affordable housing, amplifies this issue. Despite recent increases in purpose-built rental housing supply, the financial feasibility of these buildings continues to be challenged by rising construction costs and persistently elevated interest rates, and recent gains have only begun to address the significant pent-up demand for rental housing.

Many communities in B.C. have historically had extensive single-family detached zoning, which limits more efficient use of the land to increase the supply of housing. The rise of short-term rentals led to the loss of housing in many communities, though this has begun to turn around as a result of recent provincial legislation and oversight.



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

The Ministry of Housing and Municipal Affairs will continue 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 Strategies**

- Continue implementing changes to enable small-scale multi-unit housing to be built throughout B.C., including working with the Minister of Finance to remove barriers to the construction of small-scale multi-unit housing across the province.
- Support the non-profit and co-op sector to preserve additional rental and co-op homes through the Rental Protection Fund.
- Continue to implement legislation to regulate short-term rentals to preserve and return housing to the long-term market.
- Increase the supply of rental, co-op, social, and non-market housing, including working with BC Housing to significantly expand the construction of publicly funded, affordable rental, co-op, social and supportive housing throughout B.C.
- Strengthen governance structures, communication and reporting tools, oversight, operating systems, and performance monitoring among and between partners across government and with BC Housing.

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

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

### **Key Strategies**

- Continue implementing changes to B.C.'s planning and land-use framework by supporting local governments to increase housing density, including planning and zoning for housing needs over the next twenty years.
- Continue to implement the *Housing Supply Act* by engaging municipalities with the highest housing needs to set housing targets which will increase the supply, availability, and affordability of housing for people with a range of incomes.
- Work across ministries to expedite permits required for new housing construction.
- Work with local governments, First Nations' governments and industry partners to develop a digital solution that makes building permit applications quicker, more consistent, and more collaborative.

**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 supports local governments' legislated financial responsibilities to promote the long-term sustainability of the local government system. This includes support for a system of debt borrowing that results in significant savings on interest costs, benefiting local governments of all sizes which is passed on to property tax payers. The Ministry also recognizes the need to examine economic issues that currently impact local governments and to monitor the financial system considering these issues.

#### **Key Strategies**

- Support ministries and other partners in reviewing the local government financial system, including pressures related to costs, revenues, and property tax impacts.
- Provide advice on local government finance and statutory approvals to support sound financial management practices and stewardship, ensuring fiscal viability.
- Deliver stable, predictable, and timely grant funding for professional administration to smaller and rural local governments throughout B.C. through the Small Community Grants and Regional District Grants and provide targeted funding to municipalities with over 5,000 people for community safety initiatives, through the Traffic Fine Revenue Sharing Program.
- Support the maintenance of the Municipal Finance Authority's (MFA) high credit rating, and low rates for borrowing, through oversight of the Municipal Finance Authority Act, by setting limits on local government borrowing; reviewing and approving loan authorization bylaws, and setting transparent financial reporting requirements, and ensuring local government financial data is publicly available
- Work with UBCM and Ministry of Finance, through the established Memorandum of Understanding, further to the [Ensuring Local Government Financial Resiliency: Today's Recovery and Tomorrow's New Economy](#) report and recommendations.

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

The Ministry will continue to work with local governments to implement strategies to improve community livability, sustainability, and affordability. This includes encouraging inter-local collaboration and innovative practices to provide the range of services, and service levels, that residents and businesses can afford and need to thrive.

#### **Key Strategies**

- Partner with the federal government, other ministries, and UBCM to fund community infrastructure for local governments and First Nations while leveraging ministry programs to drive innovation and prioritize environmental, economic, social, and housing benefits.

- Provide local governments with support through problem solving, guidance and 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.
- Support ministries and other partners to develop initiatives related to integrated planning, transit-oriented development, clean transportation, regional growth strategies, energy and the environment, and with a focus on housing supply and affordability.
- Support ministries and other partners to work with local governments on initiatives that improve the social and economic wellbeing of their communities, such as urban and rural economic development, First Nations’ relationships, emergency preparedness, viable transit options, reducing homelessness, addressing mental health and addictions, supporting childcare and poverty reduction.

**Performance Measures**

Performance Measure	2024/25 Forecast	2025/26 Target	2026/27 Target	2027/28 Target
[1a] <i>Housing Supply Act</i> : specified municipalities assigned housing targets (cumulative)	40	56-59	56-59	56-59

**Discussion**

The *Housing Supply Act* and regulation identifies 47 municipalities where housing targets can be issued based on greatest housing need and projected growth. Housing pressures exist province-wide; therefore, the program seeks to maintain alignment with speculation and vacancy tax municipalities to continue responding to housing shortages, low vacancy rates, and high housing demand. The Province consults with municipalities with significant housing needs in groups of eight to ten, aiming to establish housing targets and monitor progress toward achieving those targets to deliver the housing that British Columbians need.

Performance Measure	2024/25 Forecast	2025/26 Target	2026/27 Target	2027/28 Target
[1b] Number of affordable and supportive housing homes completed, including affordable rental, co-op, and social housing, as well as attainable rental and ownership housing units for middle-income households through HousingHub, BC Builds and the Attainable Housing Initiative. <sup>1</sup>	4,500	4,500	4,500	4,500

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

### Discussion

Measure 1b identifies the number of homes completed under all funding programs.<sup>1</sup> Targets for 1b are based on the completion of units created annually through acquisition or new construction, and forecasted units are based on known projects and estimated projects anticipated from funding calls to be awarded in 2025.

Performance Measure	2024/25 Forecast	2025/26 Target	2026/27 Target	2027/28 Target
[1c] Municipal Finance Authority's Credit Rating	AAA	AAA	AAA	AAA

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

### Discussion

Measure 1c shows the credit rating of the MFA, which results in more affordable borrowing for capital projects and reflects the sustainability of the local government financial system. Access to affordable borrowing gives local governments the freedom to engage in capital projects that touch the lives of people in B.C. every day. The value of the strong MFA credit rating which provides for lower interest rates increases as interest rates rise, allowing infrastructure that is financed over a 30-year term to be significantly more affordable for local governments and reduces property tax cost for residents and businesses.

<sup>1</sup>Programs included: Affordable Rental Housing; Rapid Response to Homelessness; Deepening Affordability of Investment in Housing Innovation/Provincial Investment in Affordable Housing; Community Housing Fund; Women's Transition Housing Fund; Supportive Housing Fund; Indigenous Housing Fund; Homelessness Action Plan; HousingHub and BC Builds programs focused on middle income housing; Canada Mortgage and Housing Corporation Rapid Housing Initiative and the Permanent Housing Plan. Other funding programs such as Community Partnership Initiative; Federal Social Infrastructure Fund; Group Home Program; Housing Endowment Fund; Investment in Housing Innovation; Mental Health Housing; Provincial Investment in Affordable Housing and the Provincial Matching of Federal Investment in Affordable Housing, amongst others.

Performance Measure	2024/25 Forecast	2025/26 Target	2026/27 Target	2027/28 Target
[1d] Funded community, culture, or recreation projects reaching completion. <sup>1</sup>	27	28	16	1

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

<sup>1</sup>Community, culture and recreation infrastructure may be funded under the ICIP Community, Culture and Recreation Program or Rural and Northern Communities streams.

Performance Measure	2024/25 Forecast	2025/26 Target	2026/27 Target	2027/28 Target
[1e] Funded water and wastewater projects reaching completion. <sup>1</sup>	13	46	19	11

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

<sup>1</sup>Water and wastewater infrastructure may be funded under the ICIP Green Infrastructure (Environmental Quality program), Rural and Northern Communities streams, or Critical Community Infrastructure funding.

Performance Measure	2024/25 Forecast	2025/26 Target	2026/27 Target	2027/28 Target
[1f] Funded energy efficiency projects reaching completion. <sup>1</sup>	10	17	12	9

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

<sup>1</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.

## Discussion

Measures 1d–1f track the completion of local government infrastructure projects that have received senior government funding. The Investing in Canada Infrastructure Program (ICIP) cost-shares infrastructure investments between the governments of Canada and British Columbia, local governments and other partners.

The three sub-categories reflect the range of projects that help local governments to build or improve community spaces, ensure British Columbians have access to clean water and effective wastewater treatment, and improve the energy efficiency of facilities to reduce operating costs and climate impacts. Capital projects typically take multiple years for planning, design and construction to be completed, with outcomes occurring after work has been completed; construction of funded projects is expected to continue through 2027. In the interim, the Ministry monitors funding and ensures accountability of projects through the review of regular progress reports, budget forecast reports and claims.

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

Addressing the needs of people experiencing homelessness requires a multi-level, cross-government, and cross-sector collaborative approach. The Province is a key partner in ensuring that vulnerable British Columbians have access to shelter, housing, health and social supports, safety, and stability, and can participate in their communities with dignity.

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

The Ministry is leading 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 Strategies**

- Lead the Province's ongoing implementation of the Provincial Partnership Plan with government, community, and Indigenous partners to improve health and wellness and prevent and reduce homelessness specifically in Vancouver's Downtown Eastside.
- Work across ministries, with BC Housing, and community partners to develop and implement encampment response and prevention through housing, supports, and services in Vancouver's Downtown Eastside.
- Work in partnership with the Government of Canada and the City of Vancouver to advance revitalization and replacement of single-room occupancy buildings in the Downtown Eastside.
- Improve systems and supports coordination across ministry and government partners, with BC Housing, and community partners in Vancouver's Downtown Eastside.

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

The Ministry is working on strategies and initiatives that will support people who are experiencing homelessness or who are at risk of homelessness to find stable housing through improved coordination between service partners that will reduce the burden on individuals to navigate access to systems and supports they need.

#### **Key Strategies**

- Continue to implement and expand the province's Integrated Support Framework, a model that enhances system coordination and access to health, social, and housing related supports, to address the varied needs of individuals at risk of or experiencing homelessness.
- Continue to implement the Homeless Encampment Action Response Team (HEART) and Homeless Encampment Action Response Temporary Housing (HEARTH) programs to support people in encampments to move indoors.

- Continued implementation of the Supported Rent Supplement Program to help people successfully transition and remain stably housed in market rental units.
- Continue to enhance delivery of supportive housing in a manner that keeps residents and others safe.
- Support ministry partner initiatives that link to Belonging in BC including: the expansion of Complex Care Housing, and supports and services to youth transitioning from government care.
- Establish a Provincial Encampment Response Framework to respond to and prevent unsafe encampments through housing and support services, in partnership with other ministries, BC Housing, and others.

## Performance Measures

Performance Measure	2024/25 Forecast	2025/26 Target	2026/27 Target	2027/28 Target
[2a] Percentage of homeless individuals who accessed housing and remained housed after 6 months at BC Housing-managed housing programs	94%	94%	94%	94%

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

Performance Measure	2024/25 Forecast	2025/26 Target	2026/27 Target	2027/28 Target
[2b] Number of supported rental supplements for people experiencing or at risk of homelessness <sup>1</sup>	1185	1185	1185	1185

Data source: Joint Provincial Rent Supplemental Framework

<sup>1</sup> Data reflects Budget 2024/25 funding for service-provider allocations.

## Discussion

These performance measures are indicators that BC Housing-managed supportive housing units and the Supported Rent Supplement Program are making progress on housing stability and the prevention of homelessness through the application of the Housing First model.

Measuring the percentage of individuals experiencing homelessness who access supportive housing and remain housed six months after placement is an important indicator of the success of a housing program, indicating that individuals are receiving the non-housing supports they need to remain stably housed. Individuals often experience homelessness more than once over the course of their lives, due to various life events and being precariously housed. The longer an individual is housed, the greater the likelihood they will remain housed. These targets focus on the number of individuals experiencing homelessness who have remained housed six months from the date in which they moved into their home. Only

individuals whose housing status can be verified at the six-month anniversary of being housed are included in this measure. The targets and metrics for this performance measure will continue to be reviewed and updated annually to ensure it reflects progress.

Targets for the Supported Rent Supplement Program have been adjusted from the original targets in Budget 2022 to meet current budget for service-provider allocations. The delivery of targets relies heavily on partnerships with other provincial, regional and community partners and is dependent on capacity and availability of market rental units. Funding provided through the Canada-BC Housing Benefit program initially directed to the SRSP will be allocated to eligible recipients through other BC Housing rent supplement programs.

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

All British Columbians are deserving of fair rental and building safety protections that are effective, efficiently applied, and enforced.

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

The Ministry, through the Residential Tenancy Branch, fosters safe, secure, and sustainable tenancies by providing services that support landlord and tenant relationships. The Residential Tenancy Branch is continuing to focus on improving customer service through a continuum of information and dispute resolution services that are citizen focused, accessible, timely, fair, and flexible.

#### **Key Strategies**

- Continue to find innovative ways to keep wait times low for landlords and tenants in dispute.
- Continue to expand new dispute resolution services, such as facilitation, to empower citizens to resolve their disputes on their own, resulting in better outcomes for all.
- Increased emphasis on public education and providing landlords and tenants with resources to prevent and resolve tenancy disputes.
- Provide information, services, and decisions in a simple, accessible, and citizen-focused manner.

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

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



## Key Strategies

- Play a leadership role in developing the national Building, Plumbing, Energy, and Fire Codes to ensure the needs and priorities of British Columbians are addressed when adopted as provincial regulations.
- Prioritize building and safety initiatives that provide more design flexibility for housing and reduce the costs of complying with existing standards.
- Work with local governments, First Nations Governments, and construction sector partners to identify and implement regulatory changes that encourage innovation while providing effective oversight.
- Play a leadership role in the development of building regulations that improve energy efficiency and reduce carbon emissions in new and existing buildings.

## Performance Measures

Performance Measure	2024/25 Forecast	2025/26 Target	2026/27 Target	2027/28 Target
[3a] Percentage of disputes heard within Residential Tenancy Branch service standards <sup>1</sup>	74%	80%	90%	95%

Data source: RTB Disputes Management System (DMS)

<sup>1</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).

## Discussion

Residential Tenancy Branch is currently meeting service standards for average hearing wait times. Introduction of facilitation services has allowed landlords and tenants to access a new dispute pathway that supports resolution through agreement which is already diverting some cases away from arbitration. This new pathway coupled with significant process efficiencies are expected to enable the Residential Tenancy Branch to conduct 80 percent of dispute hearings within the established service standards for 2025/26. The performance measure targets have been restated for the 20/25-27/28 service plan to reflect this.

## Financial Summary

(\$000s)	2024/25 Restated Estimates <sup>1</sup>	2025/26 Estimates	2026/27 Plan	2027/28 Plan
<b>Operating Expenses</b>				
Housing and Land Use Policy	17,664	18,648	18,526	18,526
Homelessness, Partnerships and Housing Supports	23,648	23,864	23,864	23,864
Strategy, Governance and Accountability	1,286	1,286	1,286	1,286
Housing Innovations Division	4,410	4,410	4,410	4,410
Local Government	221,809	225,224	225,407	225,585
Transfers to Crown Corporations and Agencies	980,293	1,224,953	1,196,991	1,138,671
Executive Support Services	15,132	15,590	15,497	15,497
<b>Ministry Operations Total</b>	<b>1,264,242</b>	<b>1,513,975</b>	<b>1,485,981</b>	<b>1,427,839</b>
Housing Endowment Fund Special Account	12,884	12,884	12,884	12,884
University Endowment Lands Special Account	14,882	15,112	15,299	15,299
<b>Total</b>	<b>1,292,008</b>	<b>1,541,971</b>	<b>1,514,164</b>	<b>1,456,022</b>
<b>Capital Expenditures</b>				
Executive Support Services	5	3	3	3
University Endowment Lands	4,833	1,813	1,300	1,500
<b>Total</b>	<b>4,838</b>	<b>1,816</b>	<b>1,303</b>	<b>1,503</b>
<b>Capital Funding Vote</b>				
Capital Vote	735,275	688,425	789,682	935,375
<b>Total</b>	<b>735,275</b>	<b>688,425</b>	<b>789,682</b>	<b>935,375</b>

<sup>1</sup> For comparative purposes, amounts shown for 2024/25 have been restated to be consistent with the presentation of the 2025/26 Estimates.

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

## Capital Expenditures

Major Capital Projects (over \$50 million in total)	Targeted Year of Completion	Project Cost to Dec 31, 2024 (\$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>				
<b>1015 Hastings St. Development</b>	2025	77	74	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 \$110 million through Provincial funding and financing, and \$41 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	10	178	188
<p><b>Objective:</b> This 10-storey, 97-unit, mixed-use, Affordable Rental Housing (ARH) building is being developed by BC Housing Management Commission, in partnership with Vancouver Coastal Health and the City of Vancouver. It will serve low-to moderate-income households, and include a social enterprise space for local residents, focusing on Indigenous healing and wellness through employment and alignment with culturally informed treatment. The ARH program establishes housing for people who may not be eligible for subsidized housing but fall within the low-to-moderate income threshold, providing access to rents equal to, or lower than, average rates in the private-market. The building will be operated by S.U.C.C.E.S.S. Affordable Housing Society. Vancouver Coastal Health will also operate a Withdrawal Management Centre and 20 short-term transitional housing units, with The City of Vancouver operating a Commercial Retail Unit focusing on Indigenous healing and wellness through employment.</p> <p><b>Costs:</b> This project is receiving \$32 million of Provincial funding and \$156 million from other sources.</p> <p><b>Benefits:</b></p> <ul style="list-style-type: none"> <li>The ARH program establishes housing for people who may not be eligible for subsidized housing but fall within the low-to-moderate income threshold, providing access to rents equal to, or lower than, average rates in the private-market.</li> <li>This building will serve low-to moderate-income households, and include a social enterprise space for local residents, focusing on Indigenous healing and wellness through employment and alignment with culturally informed treatment.</li> </ul> <p><b>Risks:</b></p> <ul style="list-style-type: none"> <li>Delays due to labour shortages.</li> <li>Escalation due to delays and cost increases.</li> </ul>				
<b>Crosstown Development</b>	2025	69	3	72
<p><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).</p>				

**Costs:** This project is receiving \$61 million through Provincial funding and financing and \$11 million from other sources.

**Benefits:**

- 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.

**Risks:**

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

<b>128 to 134 E Cordova St</b>	2026	30	136	166
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**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 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.

**Costs:** This project is receiving \$36 million in Provincial funding and \$130 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.

<b>58 W Hastings St</b>	2024	153	7	160
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**Objective:** This project, between partnership of BC Housing, the Vancouver Chinatown Foundation, the City of Vancouver, Vancouver Coastal Health, and Canada Mortgage & Housing Corporation (CMHC), will create a 10-story concrete building of 231 unit mixed-use development consisting of income assistance and affordable rental units plus an integrated health centre in Downtown Eastside. BC Housing is purchasing 120 units through the Supportive Housing Fund (SHF).

**Costs:** This project is receiving \$67 million through Provincial funding and financing and \$93 million from other sources.

<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>				
<b>320 Hastings St E, Redevelopment</b>	2025	40	46	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>				

**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 programming for the tenants of the building.
- The project will improve the quality of life for tenants by providing access to cultural programming, meal services, and life skills and employment opportunities.

**Risks:**

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

<b>926 &amp; 930 Pandora</b>	2029	2	138	140
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**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 \$130 million through Provincial funding and financing and \$10 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.

<b>2086 2098 W 7th Ave</b>	2027	3	105	108
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**Objective:** The project is one of five in the Permanent Modular Supportive Housing Initiative (PMSHI) portfolio, delivered under a partnership Memorandum of Understanding (MOU) between BC Housing, the City of Vancouver and Canada Mortgage and Housing Corporation (CMHC) to deliver a minimum of 300 units across five sites in Vancouver. The project will be the first 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.

**Costs:** This project is receiving \$92 million through Provincial funding and \$16 million from other sources.

**Benefits:**

- The project will serve the local community by providing housing support to those who are experiencing homelessness or who are at-risk of homelessness. In particular, it will support the Indigenous population that is overrepresented at approximately 33% of the homeless count in the City and surrounding area.
- This project provides an opportunity to further prepare for recovery and to support those needing to transition into long-term housing.

**Risks:**

- Delays due to labour shortages and a public challenge of the rezoning process.
- Escalation due to delays and cost increases.

<b>296 Angela Drive</b>	2026	85	136	221
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**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 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.

**Costs:** This project is receiving \$142 million through Provincial financing and funding and \$79 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.

<b>1451 Bertram St</b>	2029	1	119	120
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**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:** The financing for this project includes \$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.

## Appendix A: Public Sector Organizations

As of March 4, 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: Minister Mandate Letter



January 16, 2025

Honourable Ravi Kahlon  
Minister of Housing and Municipal Affairs  
Parliament Buildings  
Victoria, BC V8V 1X4

Dear Minister Kahlon:

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

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

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

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

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

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

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

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

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

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

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

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

The work we have ahead takes place in a profoundly challenging geopolitical environment. Close friends and neighbours to our south are contemplating imposing draconian tariffs on our products that would hurt both Americans and Canadians. Our allies internationally

face governmental instability. Hate and racism are on the rise around the world. Artificial intelligence breakthroughs with unclear implications and astonishing potential are announced daily. Global inflation, snarled supply chains, and war are threatening global economic growth and prosperity as well as the transition to a low-carbon economy.

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

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

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

Thank you for joining me in the work ahead.

Sincerely,

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

David Eby, KC  
Premier