



BRITISH
COLUMBIA

July 30, 2024

Reference: 69234

His Worship Simon Yu
Mayor of the City of Prince George
1100 Patricia Blvd
Prince George BC V2L 3V9
Email: simon.yu@princegeorge.ca

RE: Housing Target Order for the City of Prince George

Dear Mayor Yu:

Thank you for the City of Prince George's letter of July 16, 2024, in response to the proposed Housing Target Order (Order). I appreciate the feedback and have addressed the City's comments in this letter below.

I have attached the Order for the City of Prince George effective August 1, 2024 (see Appendix A). The Order sets out the total five-year housing target to be met by July 31, 2029, and annual cumulative housing targets (Schedule A), housing target performance indicators (Schedule B), and progress reporting dates (Schedule C). The Order will be published on BC Laws and must also be published on the City of Prince George's internet site.

I want to thank your staff for working with the provincial team throughout the consultation process and the commitment from the City of Prince George to achieving housing targets and addressing the housing crisis in your community. Strong action is required from all levels of government, and we will continue to work with municipalities to ensure provincial housing legislation supports the delivery of more housing.

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The Province launched the \$1 billion Growing Communities Fund, providing grants to every local and regional government to deliver infrastructure projects necessary to enable growth in their communities. The Province also allocated \$51 million to support local governments in meeting new density initiatives, including updating Housing Needs Reports, Official Community Plans, and zoning and development finance bylaws. Budget 2024 provided \$198 million in funding for BC Builds to support development of housing for middle-income earners through low-interest financing, grant funding, and leveraging government-, community- and non-profit-owned and underused land. BC Builds will benefit from an additional \$2 billion in recently announced financing from the Government of Canada to help deliver thousands of more homes. BC Housing's Community Housing Fund is also giving consideration to non-profits, co-operative and municipal housing providers, and First Nations delivering housing in municipalities issued Housing Target Orders. Together, these funding initiatives provide a foundation for municipalities to move forward with the implementation of housing targets within their communities, as well as contribute to the wider goal of addressing the housing crisis in BC.

Housing Targets

Housing targets set out in the Order reflect 75 per cent of the Province's total estimated housing need for the City of Prince George. This is the minimum number of net new units to be measured cumulatively each year for the five-year period of the Order. The City of Prince George should strive to achieve 100 per cent of the estimated housing need over the duration of the Order.

Appendix B includes the unit breakdown (size, tenure, unit affordability and supportive housing with on-site support) as interim guidance for the City of Prince George. I encourage the City of Prince George to strive toward meeting and monitoring the unit breakdown to deliver the right type of housing needed in your community. The unit breakdown is currently not required but can be reported as supplemental information.

Progress Reporting

Housing target progress reports must be received by Council resolution within 45 days after the end of each reporting period as set out in Schedule C. As soon as practicable after receiving the housing target progress report, the City of Prince George must submit the report to the Minister at Housing.Targets@gov.bc.ca and publish the report on its municipal website.

In addition to reporting on net new units, the City of Prince George must also report on information about actions taken and progress toward meeting the housing targets (see housing target performance indicators in Schedule B). If a housing target has not been met, the City of Prince George must also report any planned actions toward meeting the housing target within the two-year period following the report.

In response to your feedback, I am encouraged by the recent and ongoing work to enhance initiatives and policies to increase housing supply in the City of Prince George. Our evaluation of municipal progress toward meeting housing targets will include not only an assessment of net new units, but also the policy actions, partnerships and innovative approaches that the City has put in place to create the conditions to increase housing supply. The Province will also consider external factors such as market conditions that impact the pace of housing development.

First Nations Engagement

Municipalities have an important role to play in reconciliation, particularly with First Nations whose territory includes your municipality and Indigenous Peoples living in or near your community. I strongly encourage the City of Prince George to frequently and meaningfully engage with First Nations on land use planning to ensure that increased housing supply is responsive to Indigenous housing needs and does not negatively impact on culturally and environmentally sensitive lands.

I appreciate the City of Prince George's commitment to working toward our shared housing outcomes.

Sincerely,



Ravi Kahlon
Minister of Housing

Attachments:

Appendix A: Housing Target Order for the City of Prince George

Appendix B: Housing Unit Breakdown as Guidance for the City of Prince George

His Worship Simon Yu

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CC: Teri Collins, Deputy Minister, Ministry of Housing
Okenge Yuma Morisho, Deputy Minister, Ministry of Municipal Affairs
Bindi Sawchuk, Assistant Deputy Minister, Ministry of Housing
Tara Faganello, Assistant Deputy Minister, Ministry of Municipal Affairs
Walter Babicz, City Manager, City of Prince George
Housing Targets Branch, Ministry of Housing

PROVINCE OF BRITISH COLUMBIA

ORDER OF THE MINISTER OF HOUSING

Housing Supply Act

Ministerial Order No. M261

WHEREAS

- A. The minister has, prior to making this Housing Target Order, considered the information set out in section 3 (1), *Housing Supply Act*, S.B.C. 2022, c. 38, in relation to the City of Prince George.
- B. In accordance with section 3 (2) and (3), *Housing Supply Act*, S.B.C. 2022, c. 38, the minister has consulted with the City of Prince George regarding this housing target order.
- C. The minister has:
 - i. provided a description of the proposed Housing Target Order to the City of Prince George.
 - ii. in accordance with section 4 (1), Housing Supply Regulation, B.C. Reg. 133/2023, provided the City of Prince George an opportunity to provide written comments to the minister.
- D. An extension to the consultation period, if any, granted by the minister to the City of Prince George, pursuant to section 4 (2), Housing Supply Regulation, B.C. Reg. 133/2023, has elapsed.

NOW THEREFORE Pursuant to section 2, *Housing Supply Act*, S.B.C. 2022, c. 38, the Minister of Housing orders as follows:

- 1. A housing target order is made for the City of Prince George, effective August 1, 2024 (the “**Effective Date**”).
- 2. The housing targets for the City of Prince George under this housing target order are set out in the attached **Schedule A** (*Housing Targets*).
- 3. The performance indicators by which progress by the City of Prince George toward meeting each housing target is to be assessed are described in the attached **Schedule B** (*Performance Indicators*).
- 4. This Housing Target Order begins on the Effective Date and ends on July 31, 2029 (the “**End Date**”).

July 24, 2024

Date



Minister of Housing

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: *Housing Supply Act*, S.B.C. 2022, c. 38, s 2

Other: Housing Supply Regulation, B.C. Reg. 133/2023

5. The City of Prince George must prepare and submit a housing target progress report at the intervals set out in the attached **Schedule C** (*Housing Targets Progress Reporting*).

SCHEDULE A
Housing Targets

1. The five-year housing target for the City of Prince George is **1,803 units** which is the total minimum number of net new completed housing units required to comply with this Provincial Housing Target Order.
2. The above housing targets reflect 75% of total Provincial Housing Needs Estimate for the City of Prince George.
3. For each Progress Reporting Period as set out in Schedule C, the annual cumulative number of net new housing units will be measured as follows:
 - a. Year 1: 273
 - b. Year 2: 575
 - c. Year 3: 921
 - d. Year 4: 1,325
 - e. Year 5: 1,803

SCHEDULE B
Performance Indicators

1. The performance indicators to measure annual progress toward achieving the housing target are set out in Table 1 and are based on:
- a. Progress toward achieving the annual cumulative housing target; and
 - b. Actions taken by the municipality toward meeting the annual housing target.

Table 1 - Performance Indicators

Category	Performance Indicator	Data to Measure
Annual cumulative housing target	Satisfactory progress to meet annual cumulative housing target, measured by completed net new housing units.	Total number of net new housing units (completions minus demolitions) during the reporting period.
Actions taken by the municipality toward meeting the annual cumulative housing target	Satisfactory progress demonstrated by: <ol style="list-style-type: none"> 1. Update of land use planning documents to align with housing targets; 2. Adoption of policies and initiatives to meet housing targets; and 3. Residential approvals complete and/or in progress that met or will meet housing targets. 	<ol style="list-style-type: none"> 1. Relevant information about updates to land use planning documents such as the Official Community Plan, Zoning Bylaw, Housing Needs Report, Housing Action Plan/Strategy (other documents, e.g., Strategic Plan) including date of last update, and related policies that align with achieving annual housing targets. 2. Description of new/amended bylaws and policies, innovative approaches, and pilot projects undertaken to achieve housing targets. 3. The number of applications received and permits issued in relation to residential development such as development, building and rezonings.

SCHEDULE C
Housing Targets Progress Reporting

The City of Prince George must receive the progress report by resolution within 45 days of the end of the reporting period:

Reporting Period 1.1: August 1, 2024 – January 31, 2025

Reporting Period 1.2: August 1, 2024 – July 31, 2025

Reporting Period 2: August 1, 2025 – July 31, 2026

Reporting Period 3: August 1, 2026 – July 31, 2027

Reporting Period 4: August 1, 2027 – July 31, 2028

Reporting Period 5: August 1, 2028 – July 31, 2029

Progress Report Forms must be posted to the municipal website and submitted to the Minister as soon as practicable after being received.



Appendix B – Housing Unit Breakdown as Guidance for the City of Prince George

The following guidelines are based on 75 per cent of the Province’s estimated housing need by unit size, tenure, rental affordability, and rental units with on-site supports. Needs are estimated over a five-year timeframe between 2024 and 2029.

UNITS BY SIZE	GUIDELINE
Studio/One bedroom	1,179 (1-bedroom minimum: 307)
Two Bedroom	258
Three or More Bedroom	367

UNITS BY TENURE	GUIDELINE
Rental Units	1,278
Owned Units	525

Rental units: *Number of new rental units built in prescribed municipality, including purpose built rental and secondary rental (e.g. secondary suites, accessory dwellings, etc.).*

RENTAL AFFORDABILITY	GUIDELINE
Below Market	617
Market	661

Below Market: *Number of rental units which are at or below 30 per cent of the local Housing Income Limits (HIL) per unit size.*

SUPPORTIVE RENTAL UNITS	TOTAL
With On-site Supports	185

Supportive rental units with On-Site Supports: *Number of below-market rental units with on-site supports to provide permanent housing for people to transition out of homelessness.*