



City of Richmond

Report to Committee

To: Planning Committee
From: James Cooper
 Director, Building Approvals
Re: **Housing Target Order**

Date: February 23, 2026
File: 12-8360-01/2025-Vol
 01

Staff Recommendations

1. That the completed Housing Target Progress Report be forwarded to the BC Ministry of Housing and Municipal Affairs; and
2. That the Housing Target Progress Report be published on the City of Richmond website.

James Cooper
 Director, Building Approvals
 (604-247-4606)

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Development Applications	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Housing Office	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The provincial government has set housing targets, through the Housing Supply Act, for 40 municipalities to attain over a five-year period. Housing targets have been issued to four groups of 10 municipalities, and the City of Richmond is part of Group 4, which received its Housing Target Order (HTO) on August 18, 2025 (Attachment 1).

As part of the requirements, each municipality is to provide an interim six-month progress report, during the first-year reporting period, which is the timeframe this report covers. This report accompanies the housing target data, compiled in the Housing Target Progress Report Form (Attachment 2), to be provided to the Province.

Background

On August 18, 2025, the Province issued an HTO to the City of Richmond under the Housing Supply Act, which was brought into force by Regulation on May 31, 2023. It gives the Province authority to set housing targets for municipalities. The Act's intention is to build on the municipal Housing Needs Reports and the various provincial housing bills (Bill 44, 46 and 47) that were given Royal Assent in late 2023.

Although the Province has the authority to set housing targets, the City does not generally build housing, and investment from housing providers or the Provincial and/or Federal government is needed to advance housing projects. In addition, there are housing types, such as below market and supportive rental, included in the HTO guidelines (Attachment 3) and HTO reporting requirements that are not generally provided by the development industry and require support and funding from other levels of government to deliver.

The main goal of the HTO is to require the City to meet the total minimum number of net new completed housing units (new units granted occupancy minus those lost to demolition), set out annually over a five-year period. The Province's methodology has indicated that a total of 9,004 homes are needed in Richmond between 2025 and 2030. Based on this, the Province has determined that the housing targets would reflect 75 per cent of this total. As a result, the five-year housing target issued uniquely for the City of Richmond is 6,753 units, which is the total minimum number of net new completed housing units required. The five-year housing target is further broken down into yearly totals that include the total from the year before, as shown in Schedule A of the HTO.

If the City fails to meet the HTO requirements, specifically failure to meet targets or demonstrate satisfactory progress in reporting, the Province may intervene by appointing an advisor to review progress and make recommendations, issuing directives to force bylaw changes, or using Orders in Council to bypass local government approval processes for housing projects.

The interim report covers the reporting period between September 1, 2025, and February 28, 2026, and City housing data for the first six-month period has been compiled. The reporting for the five-year period ends on August 31, 2030. Generally, each reporting period is required to be

annual, except for the first year, when two reports are required. This report represents the six-month reporting in the first year.

All municipalities must use the Housing Target Progress Report Form to complete the requirements for progress reporting under the Housing Supply Act. The information provided will be evaluated by the Ministry of Housing and Municipal Affairs to determine whether targets have been met or satisfactory progress has been made towards meeting the targets.

The City must have Council receive the report by Council resolution within 45 days of the end of the reporting period, as per Schedule C of the HTO. Secondly, the report must be sent to the Province by April 14, 2026, since the initial reporting period ends on February 28, 2026. Lastly, the report must be published on the City of Richmond website.

Analysis

As outlined in Schedule A of the HTO, the annual number of net new housing units granted occupancy for the first-year housing target is 1,013 units. The number of net new units recorded at the occupancy stage in the City since September 1, 2025, is 2,054 units, as documented in Section 2 of the Housing Target Progress Report Form, and exceeds the number required for the first-year housing target. It is important to know that housing data generally reflect the cyclical nature of the development industry, so over shorter periods, the number of completed housing units may vary dramatically, and should not be interpreted as a trend.

The Housing Target Progress Report Form also requires subsequent reporting details, including the following:

- Section 3: number of housing units by category and type
- Section 4: municipal actions and partnerships to enable more housing supply
- Section 5: approved housing development applications
- Section 6: withdrawn or not approved housing development applications
- Section 7: other information; and
- Section 8: summary of planned actions to meet targets (not applicable for initial six-month reporting).

Sections 3 and 5 of the Housing Target Progress Report Form include a detailed breakdown of net new units by size, denoted by the number of bedrooms, which is not something the City has historically kept statistics on. As a result, City staff have implemented new data collection processes and systems. Collecting this housing data has added an administrative burden and has required the updating of various forms and systems in order to compile information in the manner legislated by the Province.

In addition, the Province has given guidelines for unit breakdown by size, tenure, rental affordability and those rental units with on-site supports specific to each municipality, as guidance for the delivery of diverse housing needs. The unit guidelines are not included as part of a Housing Target Order, but the City is expected to report on progress toward achieving a mix of housing types.

It is important to highlight that the rental affordability guideline indicates the Province is seeking more than 50 per cent of units to be below market, which requires federal and provincial investment. Also, the Province is seeking 334 supportive rental units with on-site supports, which requires third-party partnerships and investment to become feasible to attain and provide.

Financial Impact

None.

Conclusion

Complying with provincial legislation, staff have developed a reporting structure to satisfy the requirements of the HTO. The City is on track to exceed the housing target set by the Province for the first year, given the positive results of the current six-month reporting period.



Kathryn McCreary
Manager, Plan Review
(604-204-8515)

KM:jc

- Att. 1: Housing Target Order
- 2: Housing Target Progress Report Form
- 3: Housing Unit Guidelines

PROVINCE OF BRITISH COLUMBIA

ORDER OF THE MINISTER OF HOUSING AND MUNICIPAL AFFAIRS

Housing Supply Act

Ministerial Order No. M262

WHEREAS

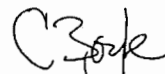
- A. The minister has, prior to making this Housing Target Order, considered the information set out in section 3 (1) *Housing Supply Act*, SBC 2022, c.38, in relation to the City of Richmond.
- B. In accordance with section 3(2) and (3) *Housing Supply Act*, SBC 2022, c. 38, the minister has consulted with the City of Richmond regarding this housing target order.
- C. The minister has:
 - i. provided a description of the proposed Housing Target Order to the City of Richmond.
 - ii. in accordance with section 4(1), Housing Supply Regulation, B.C. Reg. 133/2023, provided the City of Richmond 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 Richmond, pursuant to section 4(2), Housing Supply Regulation, Reg. 133/2023, has elapsed.

NOW THEREFORE Pursuant to section 2, *Housing Supply Act*, SBC 2022, c. 38, the Minister of Housing and Municipal Affairs orders as follows:

- 1. A housing target order is made for the City of Richmond, effective September 1, 2025 (the “**Effective Date**”).
- 2. The housing targets for the City of Richmond 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 Richmond 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 August 31, 2030 (the “**End Date**”).

August 18, 2025

Date



Minister of Housing and Municipal Affairs

(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 Richmond 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 Richmond is **6,753 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 Richmond.
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: 1,013
 - b. Year 2: 2,093
 - c. Year 3: 3,343
 - d. Year 4: 4,862
 - e. Year 5: 6,753

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 Richmond must receive the progress report by resolution within 45 days of the end of the reporting period:

- Reporting Period 1.1: September 1, 2025 – February 28, 2026
- Reporting Period 1.2: September 1, 2025 – August 31, 2026
- Reporting Period 2: September 1, 2026 – August 31, 2027
- Reporting Period 3: September 1, 2027 – August 31, 2028
- Reporting Period 4: September 1, 2028 – August 31, 2029
- Reporting Period 5: September 1, 2029 – August 31, 2030

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



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch

BC Ministry of Housing and Municipal Affairs

PURPOSE

Municipalities will use this form to complete the requirements for progress reporting under the [Housing Supply Act](#) (Act). The information provided will be evaluated to determine whether targets have been met or satisfactory progress has been made toward meeting targets.

REPORT REQUIREMENTS

The report must contain information about progress and actions taken by a municipality to meet housing targets as identified in the Housing Target Order (HTO).

The progress report must be received in a meeting that is open to the public and by Council resolution within 45 days after the end of the reporting period.

Municipalities must submit this report to the minister and post it to their municipal website as soon as practicable after it is approved by Council resolution.

ASSESSMENT

The Housing Targets Branch evaluates information provided in the progress report based on Schedule B - Performance Indicators in the HTO. If targets have not been met and satisfactory progress has not been made, the Minister may initiate compliance action as set out in the Act.

REPORT SUBMISSION

Please complete the attached housing target progress report form and submit to the Minister of Housing at Housing.Targets@gov.bc.ca as soon as practicable after Council resolution.

Do not submit the form directly to the Minister's Office.



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

Section 1: MUNICIPAL INFORMATION	
Municipality	City of Richmond
Housing Target Order Date	August 18, 2025
Reporting Period	September 1, 2025 – February 28, 2026
Date Received by Council Resolution	March 23, 2026
Date Submitted to Ministry	March 30, 2026
Municipal Website of Published Report	April 14, 2026
Report Prepared By	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info	Kathryn McCreary, Manager Plan Review, kmccreary@richmond.ca, 604-204-8515
Contractor Contact Info	<input type="checkbox"/> N/A (name, position/title, email, phone)

Section 2: NUMBER OF NET NEW UNITS				
Record the number of net new housing units delivered during the reporting period, and cumulatively since the effective date of the HTO. Net new units are calculated as completions (occupancy permits issued) minus demolitions. <u>Legalizing existing unpermitted secondary suites or other housing types does not count toward completions.</u>				
Section 8 must be completed if a housing target has not been met for the reporting period.				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since HTO Effective Date)
Total	2088	34	2054	2054

Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Unit Breakdown Guidelines)				
Record the number of housing units in each category below for the reporting period and cumulatively since the effective date of the HTO. Definitions are provided in the endnote.				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since Effective HTO Date)
Units by Size				
Studio	34	0	34	34
One Bedroom	912	0	912	912
Two Bedroom	846	0	846	846
Three Bedroom	190	34	156	156
Four or More Bedroom ¹	106	0	106	106

Units by Tenure				
Rental Units ² – Total	176	0	176	176
Rental – Purpose Built	116	0	116	116
Rental – Secondary Suite	60	0	60	60
Rental – Accessory Dwelling	0	0	0	0
Rental – Co-op	0	0	0	0
Owned Units	1912	34	1878	1878
Units by Rental Affordability				
Market	60	0	60	60
Below Market ³ - Total	116	0	116	116
Below Market - Rental Units with On-Site Supports ⁴	0	0	0	0

Note: The City of Richmond has not historically collected bedroom data and the following assumptions have been made when compiling housing unit data: Single Family demolished are all 3-Bedroom units, Secondary Suites are 1-Bedroom units and Single Family constructed units are all 4-Bedroom or more units.

Section 4: MUNICIPAL ACTIONS AND PARTNERSHIPS TO ENABLE MORE HOUSING SUPPLY

A) Describe **applicable actions** taken in the **last 12 months** to achieve housing targets, in line with the Performance Indicators in the HTO. Each entry should include a description of how the action aligns with achieving the housing target, the date of completion, and links to any publicly available information. For example:

- Streamlined development approvals policies, processes or systems.
- Updated land use planning documents (e.g., Official Community Plan, zoning bylaws).
- Updated Housing Needs Report.
- Innovative approaches and/or pilot projects.
- Partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations except First Nations – see Section 4 B).
- Other housing supply related actions.

Targeted OCP Update: In February 2026, Council adopted Phase 1 of the City’s targeted OCP update which included a new 2050 land use map, new housing policies and an update to the Environmentally Sensitive Area (ESA) maps and guidelines. The OCP provides additional capacity for approximately 100,000 new dwelling units and includes incentives for rental and below-market housing.

Bill 44 - Small-Scale Multi-Unit Housing (SSMUH): In June 2024, Council amended the zoning of almost 27,000 single-family and duplex lots throughout the City to permit SSMUH. These

changes permit up to three, four and six ground-oriented units per lot subject to criteria. As part of the City's ongoing monitoring of SSMUH implementation, Council has adopted subsequent amendments to the City's SSMUH zoning in March 2025 and in February 2026 to support project viability and design flexibility.

Housing Priorities Grant Program: The City launched a three-year grant program in 2025 to help address financial barriers that limit the delivery of affordable rental housing. Funded by the HAF, the program has allocated \$9,355,000 to support the delivery of 347 affordable rental units over five projects, exceeding the Grant Program's target of 220 units. The 347 units represent a portion of housing within larger market rental housing developments. In total, the proposed projects will deliver approximately 956 new units, including affordable and market rental. Each successful applicant has until November 2027 to receive a BP to receive the grant funding.

Fast-Track Program for 100 per cent Rental Housing: The City has established a fast-track program to expedite the review of development applications for 100 per cent residential rental housing projects, and those including a portion of below-market housing. The City has created a team dedicated to processing rental projects. In the past 12 months, Council has granted third reading for 533 rental units, of which 85 are below market.

Pre-Zoning Strategic Sites for Affordable Housing: Council adopted new OCP policies to support potential opportunities to pre-zone strategic sites in Richmond. This may include pre-zoning for rental housing and/or pre-zoning based on ownership/operation to facilitate the construction of below-market and/or non-market housing.

Affordable Housing Non-Profit Partnership Program: In 2025, a Richmond-focused network of NPOs was established to build partnerships and advance the delivery of affordable housing. There are currently over 20 local NPOs engaged in the program who meet with staff periodically. Meetings enable the City to provide updates on housing initiatives, seek input on affordable housing policy and share collective lessons learned and market updates.

A City-initiated Rezoning Application for Rental Development on City-owned Land

Through an open RFP process, Council approved selection of a NPO partner, and authorized a Rezoning submission on City-owned land for a six-storey rental development application on Sexsmith Road in the Aberdeen area, which is due to be submitted prior to the end of Q1 2026. If approved, the project would deliver approximately 220 units geared to low and moderate-income individuals or families.

Automated Plan Review: Council has approved the funding for advancing an Automated Plan Review system, which is under development, using software that evaluates design documents, presented as Building Information Modelling files, to determine conformance to the BC Building Code and critical elements of the Zoning Bylaw.

Permit Optimization Program (POP): The City launched the online MyPermit portal to reduce approval times by optimizing and digitizing the permitting process, which Council approved funding to advance. The advantage of the online MyPermit portal is it leverages new technology to improve the customer experience and support end-to-end modernization, including digital submissions, review/approval, and permit issuance. MyPermit currently accommodates plumbing, gas, sprinkler, demolition and tree removal permits, Servicing Agreements (SA) and rezoning applications and in spring

2026 will be expanded to include BPs, DP permits and subdivision applications. Staff have hosted industry engagement sessions to inform MyPermit enhancements, with a strong turnout. To date, over 1,600 applications have been submitted via MyPermit.

Development Permit (DP) Exemption Criteria: In December 2025, Council approved updates to the City's DP exemption criteria. Changes included an inflationary increase to the construction value for exterior renovations from \$75,000 to \$150,000.

Surety Bond Pilot Program

On July 14, 2025, Council approved a Pilot Program to permit the use of Surety Bonds as an alternative form of security for DCC installment payments, DP landscape securities, and SA works. On November 10, 2025, Council approved the expansion of the Pilot Program to permit the use of Surety Bonds for tree survival securities.

The City is in active engagement and collaboration in the following initiatives:

Getting Ready for Pre-Fabricated Housing: The study will focus on recent Richmond pre-fab projects, including the Harbour House, a 25-unit transitional housing development for women and their children funded in part by the CMHC's Rapid Housing Initiative, to document lessons learned in plan checking and permitting. The City will then develop a simplified approval process for such future buildings with the goal to support accelerated approvals.

Preapproval for Standardized Apartment Design: The City has been working with Metro Vancouver on an initiative to bring about preapproval of a six-storey wood frame apartment design that may be introduced into sites with appropriate size and dimensions.

B) Please provide any information about First Nation partnerships and/or agreements including planning, servicing and infrastructure that support delivery of housing on First Nation land including delivered and/or projected housing units.

Council has approved potential funding pending the outcome of the proposed Rezoning / Development Permit for the redevelopment of Bill Ribgy Manor into a 104-unit building for seniors and families. Bill Ribgy Manor is currently owned by BC Indigenous Housing Society.

Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS

Report the number of approved applications issued by type since the effective date of the HTO. Each project should only be recorded once for the most current application type. Provide the estimated number of new housing units to be delivered for each application category.

NOTE: units issued occupancy permits should be recorded in Section 2.

	Rezoning	Development Permit	Building Permit	Total
Applications	0	4	101	105
New Units	0	15	232	247
Unit Breakdown				
Units by Size				
Studio	0	0	0	0
One Bedroom	0	0	60	60
Two Bedroom	0	3	13	16
Three Bedroom	0	2	84	86
Four or More Bedroom ¹	0	10	75	85
Units by Tenure				
Rental Units ² – Total ²	0	0	0	0
Rental – Purpose Built	0	0	0	0
Rental – Secondary Suite	0	0	59	59
Rental – Accessory Dwelling	0	0	0	0
Rental – Co-op	0	0	0	0
Owned Units	0	15	173	188
Units by Rental Affordability				
Market	0	0	59	59
Below Market ³ - Total	0	0	0	0
Below Market - Rental Units with On-Site Supports ⁴	0	0	0	0

Note: The City of Richmond has not historically collected bedroom data and the following assumptions have been made when compiling housing unit data: Single Family demolished are all 3-Bedroom units, Secondary Suites are 1-Bedroom units and Single Family constructed units are all 4-Bedroom or more units.

Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS

A) Indicate the number of applications and the estimated number of proposed units withdrawn by applicants, and /or not approved by staff or Council during this reporting period. Please include rezoning applications, development permits, and building permits.

	Applications Withdrawn	Applications Not Approved
Applications	5 (RZ+DP) ,1 (BP)	0
Proposed Units	15 (RZ+DP), 134 (BP)	0

B) Provide a description of each application (e.g., rezoning, development permit, building permit) and brief summary of why each project was withdrawn or not approved.

Address	Rational for Project Being Withdrawn or Not Approved	Project Description	Total Units
140 Wellington Cres	Due to new SSMUH policies implemented, rezoning application is not required	Applicant had applied to the City of Richmond for permission to rezone 140 Wellington Cres. from Single Detached (RS1/E) to Coach House (ZS20) - Burkeville to permit a coach house above a detached garage, with vehicle access to a rear lane, with One Unit proposed.	1
10511 Lassam Road	Cancelled due to inactivity	Applicant had applied to the City of Richmond to rezone 10511 Lassam Road from Single Detached RS1/E to Single Detached RS2/B to subdivide to two equal lots, with Two Units proposed.	2
6660 Francis Rd	Cancelled due to inactivity	Applicant had applied to the City of Richmond to rezone 6660 Francis Road from Single Detached (RS1/E) to Arterial Road Two-Unit Dwelling (RDA).	2
10840 Bonavista Gate	Applicant withdrawn	Applicant had applied to the City of Richmond to rezone 10840-10860 Bonavista Gate from the RD-1 (Two-Unit Dwellings) zone to the RS2/C (Single Detached) zone to subdivide the existing duplex lot into Two single family lots.	2
6560 and 6580 Williams Road	Applicant withdrawn due to change in development plans	Applicant had applied to the City of Richmond to develop two 3-storey townhouses at 6560 and 6580 Williams Road with Five units building fronting Williams Road and Three units building at the rear.	8



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

8131 Westminster Highway	Applicant recently canceled Building Permit and the City is not sure of what the rationale was at this time	Applicant had applied to the City of Richmond for permission to develop 8131 Westminster Hwy to construct a 14 storey Mixed-Use building, with 122 Residential Units and 13 LEMR Units.	134
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Section 7: OTHER INFORMATION

Provide any other information not presented above that may be relevant to the municipality's effort and progress toward achieving the housing target.

The City has implemented new data collection processes and systems at intake, including demolition and housing declaration forms.



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

Section 8: SUMMARY OF PLANNED ACTIONS TO MEET TARGETS

If the housing target has not been met for the reporting period, please provide a summary of planned and future actions in line with the Performance Indicators that the municipality intends to take to meet housing targets during the two-year period following this report. For each action, provide:

- a description of how the action aligns with achieving the housing target;
- dates of completion or other major project milestones;
- links to any publicly available information; and
- the number of units anticipated by completing the action.

NOTE: THIS SECTION IS NOT APPLICABLE FOR INITIAL SIX-MONTH REPORTING.

Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:

Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:

Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:

**Copy/Paste above description tables as needed*

¹ If needed due to data gaps, it is acceptable to report "Three Bedroom" and "Four or More Bedroom" as one figure in the "Three Bedroom" row.

² **Rental Units** include purpose built rental, certain secondary rentals (secondary suites, accessory dwellings) and co-op.

³ **Below Market Units** are units rented at or below 30% of the local Housing Income Limits (HIL) per unit size.

⁴ **Below Market Rental Units with On-Site Supports** are units rented at the Income Assistance Shelter rate providing permanent housing and on-site supports for people to transition out of homelessness.



Appendix B - Housing Unit Breakdown as Guidance for the City of Richmond

The following guidelines are based on 75% of the Province's estimated housing need by unit size, tenure, rental affordability, and rental units with on-site support. Needs are estimated over a five-year timeframe between 2025 and 2030.

UNITS BY SIZE	GUIDELINE
Studio/One bedroom	4,475 (1-bedroom minimum: 1,430)
Two Bedroom	1,141
Three or More Bedroom	1,137

UNITS BY TENURE	GUIDELINE
Rental Units	5,166
Owned Units	1,587

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	2,728
Market	2,438

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

SUPPORTIVE RENTAL UNITS	TOTAL
With On-site Supports	334

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.