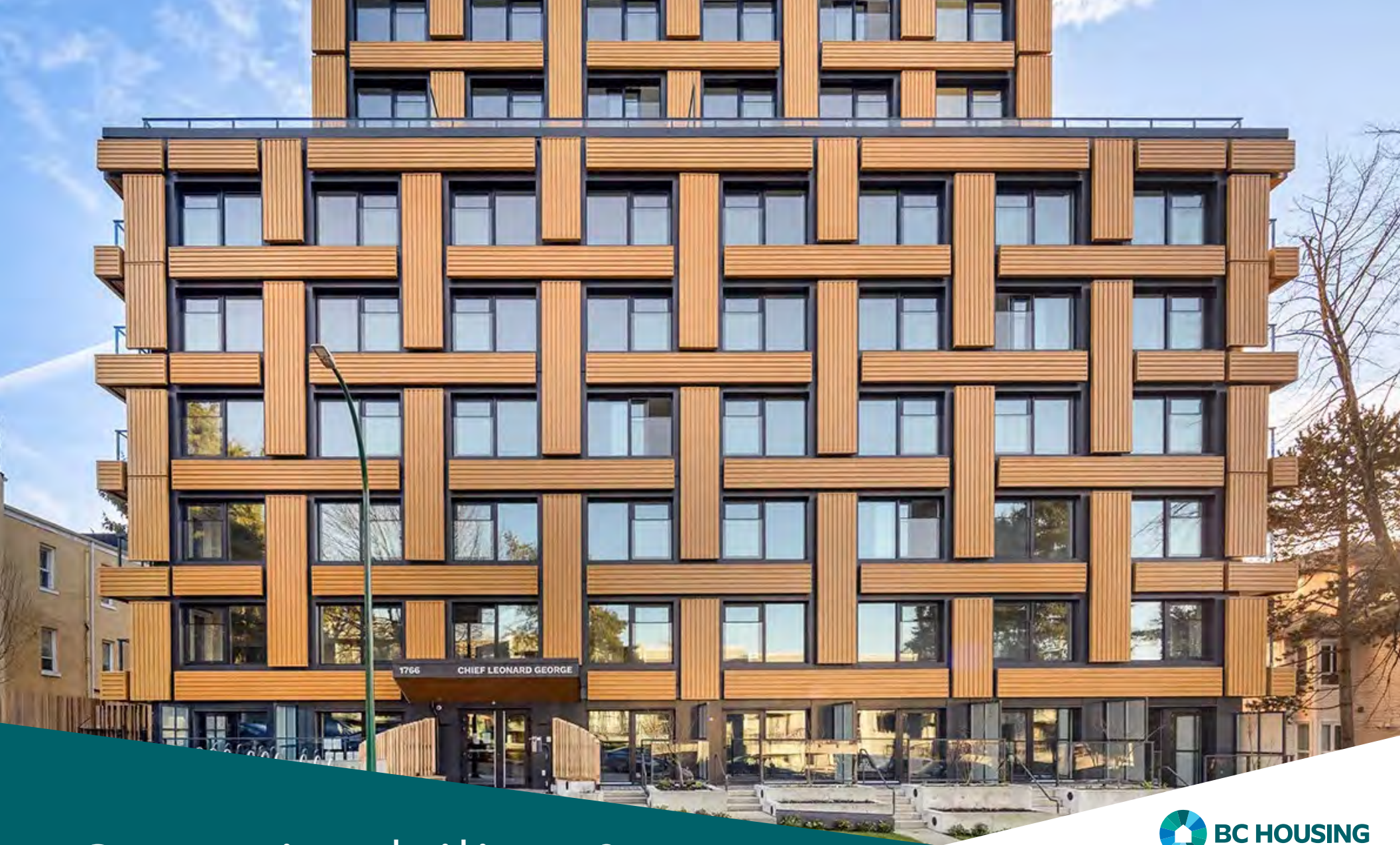




Sustainability & Resilience Strategy 2026 – 2030

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Cover: Chief Leonard George • Vancouver

This page: Yalestone • Abbotsford



Introduction

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Meeting British Columbia's evolving housing needs requires sustainability and resilience to be embedded into housing planning, delivery and management. BC Housing is strengthening how these considerations guide decisions as climate change, aging assets, rising operating costs and shifting needs shape our operating environment.

The 2023 Sustainability & Resilience Strategy established a foundation for this work. Since then, our understanding of climate-related risks and opportunities has matured and organizational priorities have evolved.

This strategy reflects evolving organizational priorities, provincial direction and the broader fiscal environment in which public sector organizations are expected to demonstrate prudent stewardship and maximize long-term value. Within this context, it provides a practical framework for integrated decision-making to support homes that are healthy, inclusive, affordable to operate and maintain, and resilient to climate-related hazards such as extreme heat, wildfire and flooding.

Over the next five years, this strategy will guide BC Housing's efforts to strengthen sustainability and resilience across planning, development, operations and asset management, supporting healthier, more efficient housing and long-term value for tenants, housing assets and the people we serve.



i spa-us • Kelowna

Territorial Acknowledgement

Since our establishment in 1967, BC Housing has operated on the traditional, unceded territories and ancestral homelands of Indigenous Peoples across British Columbia. We recognize that colonization disrupted Indigenous Peoples' relationships with these lands and continues to have lasting impacts today.

BC Housing is committed to advancing reconciliation by strengthening relationships with Indigenous Peoples. We acknowledge the enduring stewardship of Indigenous Peoples, whose knowledge and connection to these lands extends back since time immemorial.

We also recognize that many Indigenous communities, including many in rural and remote areas, experience disproportionate impacts from climate change. The enduring knowledge and stewardship of Indigenous Peoples provide important perspectives that can strengthen resilience and inform better decision-making.



Message from the CEO

BC Housing understands the importance of delivering housing that is not only affordable, but also resilient, energy-efficient and designed to support the long-term well-being of the people we serve.

Climate change, rising costs and evolving housing needs are increasingly influencing how we plan, deliver and manage housing across British Columbia. Sustainability and resilience are therefore key commitments under Strategy2030 and support our efforts to deliver safe, healthy and affordable homes today and into the future.

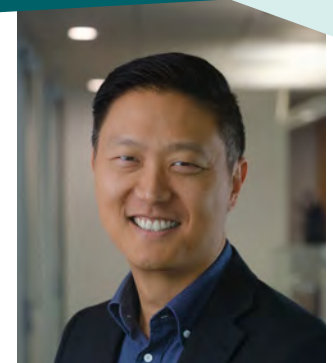
Over recent years, we have advanced our sustainability commitments through investments in energy-efficient buildings, tenant and client health, safety and well-being initiatives, climate-resilient design and improved environmental performance across our portfolio. We will continue to integrate sustainability and resilience

into planning, development and asset management to support better outcomes for tenants and long-term value for the province.

This work depends on the commitment of our employees, partners and communities. We also recognize that BC Housing operates on the traditional territories of Indigenous Peoples across the province. Their enduring stewardship of these lands offers important knowledge that can continue to inform our work.

As we look ahead, our focus remains clear: delivering more affordable homes, strengthening climate resilience and creating long-term value for the people we serve.

Vincent Tong



Vision: Our North Star

Everyone has a place to call home.



Mission: What we do

Provide access to safe, quality, accessible, and affordable housing.



Purpose: Why we do it

Promote strong inclusive communities where people can thrive.

Our Role

As a Crown Corporation, BC Housing's mandate spans both the social housing system and the residential construction sector. BC Housing develops, manages and administers affordable housing programs and services across British Columbia, while also delivering builder licensing, research, education and consumer protection under the Homeowner Protection Act.

By delivering thousands of new homes each year, stewarding one of the province's largest housing portfolios, and partnering with hundreds of non-profit and Indigenous housing providers, BC Housing has a significant influence on the built environment. As a major funder, developer, owner, asset manager and sector partner, BC Housing is positioned to integrate sustainability and climate resilience into housing decisions across the housing lifecycle.



[Strategy2030](#) is BC Housing's five-year corporate strategy. It guides how BC Housing will become a responsive and resilient organization that is well-positioned to deliver the homes and housing services that people need.

Key Commitments



**Indigenous
Reconciliation**



**Equity, Diversity,
Inclusion, and Belonging**



**Sustainability
and Resilience**

These commitments form the foundation of Strategy 2030.

Our Reach and Impact

Sustainability and Resilience Support

Homes

Healthy, safe, affordable

Assets

Lower operating costs,
increased durability

People

Well-being, resilience, equity



Strategic Context

BC Housing operates in an increasingly complex environment where climate risks, affordability, tenant and client well-being, energy performance and long-term asset management are increasingly interconnected. Meeting the needs of the people we serve requires housing that is safe, resilient, affordable to operate and designed to perform over its lifecycle.

Climate risks are increasing

More frequent extreme heat, wildfire, wildfire smoke, drought and flooding.

Growing impacts on tenants, housing assets, resources and service continuity.

Long-term value

Homes support tenants for decades. Considering sustainability and resilience alongside other priorities helps ensure decisions support building performance, affordability and durability over the asset lifecycle.

Growing vulnerability

Housing affordability pressures, rising living costs and climate impacts are increasing vulnerability. Many people supported through BC Housing programs are disproportionately affected by these pressures.



Policy context

BC Housing's sustainability and resilience work is guided by provincial legislation, government direction and the annual mandate letter from our ministry.

About This Strategy

This strategy builds on BC Housing's 2023 Sustainability & Resilience Strategy and aligns with Strategy2030. It reflects the evolving operating environment, organizational priorities, and lessons learned through implementation to date and was informed by stakeholders across BC Housing.



A framework for integrated decision-making

Delivering safe, quality, accessible and affordable housing increasingly requires sustainability and resilience considerations to be integrated alongside other organizational priorities. Climate risk, affordability, tenant and client well-being, housing delivery, operating costs and long-term asset performance are interconnected, requiring decisions that balance multiple objectives and trade-offs.

The Sustainability & Resilience Strategy supports integrated decision-making across BC Housing by embedding sustainability and resilience into planning, investment, development, operations and asset management. It recognizes that success is measured not only by the number of housing units delivered, but also by the quality of those homes. This includes homes that are healthy, inclusive, affordable to live in and maintain, and resilient to climate-related hazards such as extreme heat, wildfire, and flooding.

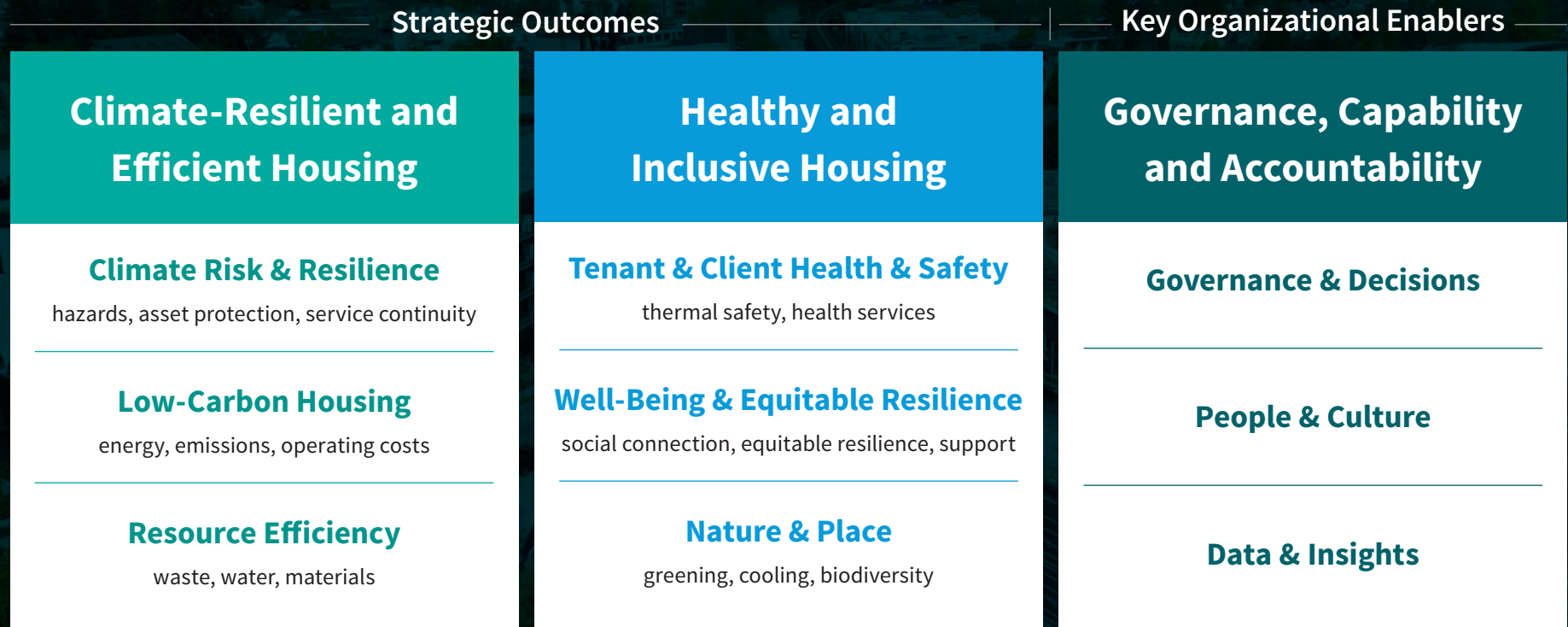
Delivering the strategy

This strategy establishes BC Housing's direction for sustainability and resilience through 2030. Delivery will be supported through implementation plans and embedded within corporate and branch planning, decision-making, and reporting processes. Progress will be measured through five key performance indicators (KPIs) and reported annually.

Implementation will be led across the organization by integrating sustainability and resilience into existing business processes and operations, including the corporate performance management framework. Resource requirements and investment priorities will be considered through established business planning, budgeting, and governance processes with the view towards achieving value for money.

Sustainability & Resilience Framework

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The Sustainability & Resilience Framework is organized around two strategic outcomes that define our long-term direction and desired impact. Three key organizational enablers support implementation across the framework, helping to build the governance, capability and accountability needed to achieve these outcomes. The focus areas within each strategic outcome and organizational enabler describe the key themes and areas of work.

Climate-Resilient and Efficient Housing

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Climate Risk & Resilience

hazards, asset protection, service continuity

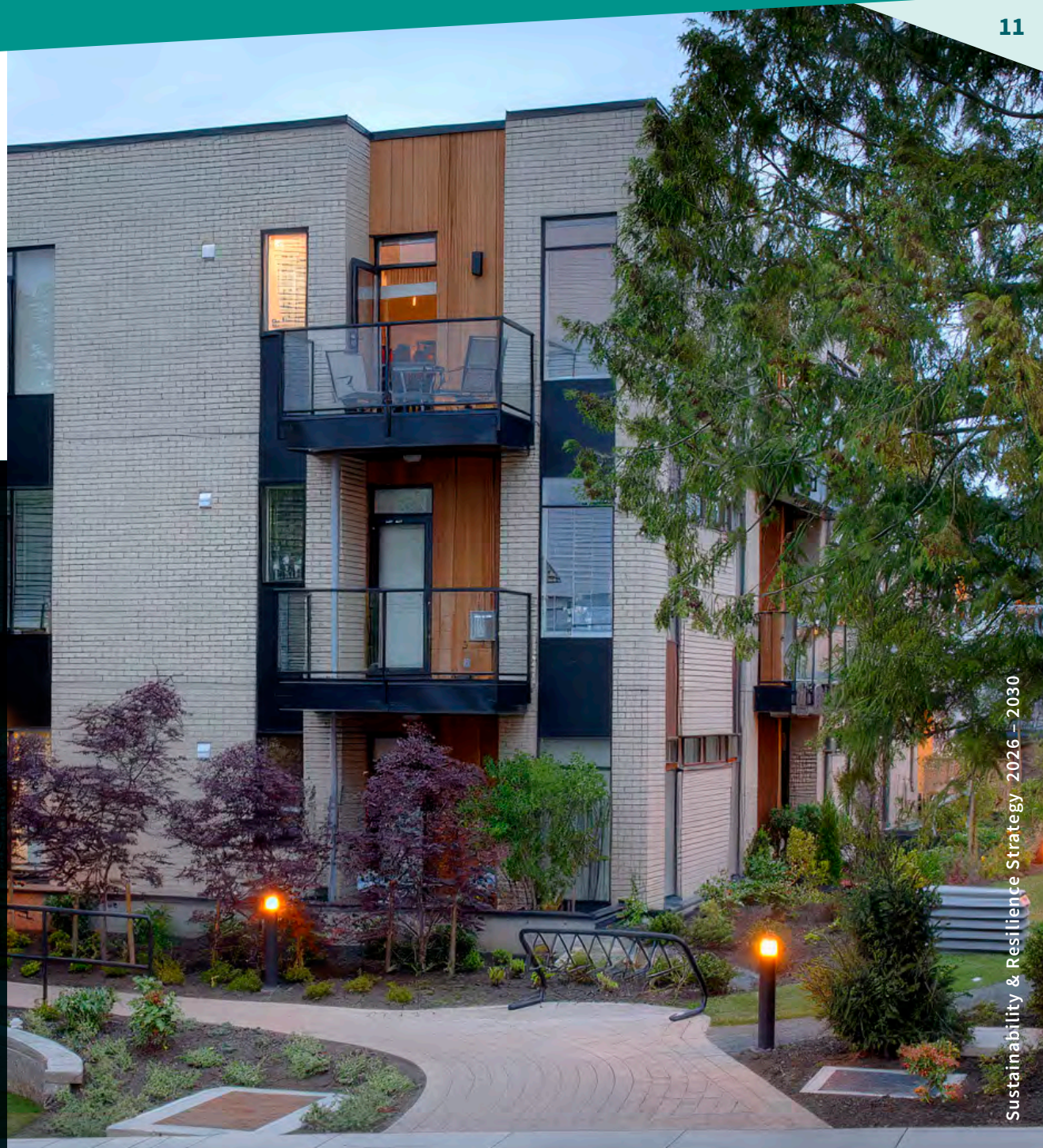
Low-Carbon Housing

energy, emissions, operating costs

Resource Efficiency

waste, water, materials

Climate change, rising construction and operating costs and aging assets are influencing how housing is planned, delivered and managed. We aim to support housing that is affordable to operate, resilient to extreme weather events driven by climate change and performs well over the long term, while advancing knowledge and innovation that benefit the residential construction sector.



Climate-Resilient and Efficient Housing

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Strategic Actions – How we will deliver (2026-2030)

- Integrate physical climate risk into planning, investment and asset management decisions through consistent assessment and decision-support tools across new construction, existing buildings and the housing portfolio for proactive planning.
- Develop and operationalize BC Housing's five-year Climate Risk Management Action Plan* to strengthen climate resilience across planning, development, asset management and operations.
- Continue implementing existing GHG reduction strategies toward the 2030 target and engage with government on risks and challenges to achieving it.
- Design homes to lower operating costs, improve affordability over the life of assets, provide thermal safety, reduce greenhouse gas (GHG) emissions and enhance long-term building performance.
- Demonstrate the value of sustainability and resilience initiatives through clear measurement of cost savings, avoided costs, and long-term benefits.
- Identify and prioritize cost-effective passive cooling and other resilience strategies that maximize thermal safety and building performance.
- Support better housing outcomes through BC Housing's applied research, knowledge mobilization, practical guidance and partnerships that strengthen sustainability and resilience across the residential construction sector.



Helios • Colwood

* The Climate Risk Management Action Plan is BC Housing's first five-year roadmap for identifying, assessing, managing, and disclosing climate-related risks across its portfolio and operations, while supporting its responsibilities under the Homeowner Protection Act.

Climate-Resilient and Efficient Housing

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Key Performance Indicators – How we will measure results

GHG Reduction

50% GHG reduction by 2030*
Year over year improvements in GHG
Intensity (emissions per floor area)

*Provincial GHG reduction target for public sector buildings

Climate Hazard Screening

80% of new construction projects funded or
financed by BC Housing screened for
climate hazards by 2030

Measures projects assessed for climate hazards during planning and design, excluding BC Builds.

Riverbend Manor • Prince George



Healthy and Inclusive Housing

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Tenant & Client Health & Safety

thermal safety, health services

Well-Being & Equitable Resilience

social connection, equitable resilience, support

Nature & Place

greening, cooling, biodiversity

Safe, affordable and resilient housing can support tenant and homelessness services client health, safety, well-being and social connection, while helping people adapt to a changing climate.

BC Housing contributes to healthy and inclusive housing environments through tenant and client support, partnerships with service providers and integrating nature where it enhances health, resilience and environmental outcomes. We aim to influence these outcomes through the decisions we make, the actions we take and the partnerships we build.

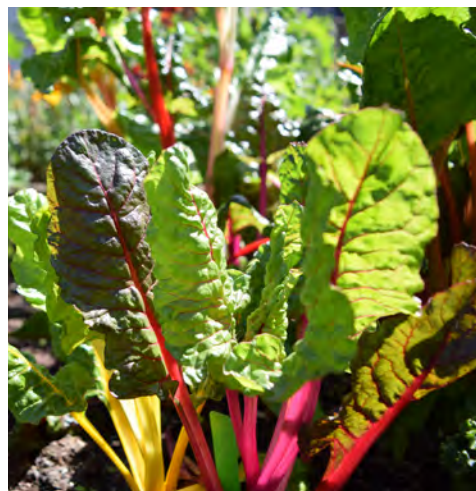


Healthy and Inclusive Housing

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Strategic Actions – How we will deliver (2026-2030)

- Support healthy, safe and climate-resilient housing through preparedness, tenant programs and actions that reduce the impacts of extreme heat, wildfire smoke and other climate hazards.
- Improve consideration of the differing climate-related needs, vulnerabilities and strengths of tenants and clients in housing planning and decision-making.
- Integrate nature, outdoor spaces and opportunities for social connections into housing where it delivers benefits for tenant well-being, climate adaptation and biodiversity.
- Advance residential waste management practices that support healthier housing environments and tenant well-being.
- Improve preparedness, well-being, and resilience among tenants and clients by working with the community housing sector, Indigenous partners, and service organizations to deliver education, supports, and community-based programs.
- Continue adding cooling in tenant units during major upgrades and renovation where feasible.



Healthy and Inclusive Housing

Key Performance Indicators – How we will measure results

Strong social connections and networks are an important part of resilience, helping people prepare for, respond to and recover from extreme weather events and other climate-related disruptions. This KPI provides an overall measure of community resilience and preparedness supported by the strategic actions in this focus area.



Tenant Resilience Score

75% by 2030

A composite measure of neighbourhood connectedness and preparedness, including residents' relationships with neighbours, preparedness for extreme weather events, and confidence to offer or seek help during climate-related emergencies.

Governance, Capability and Accountability

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Governance & Decisions

People & Culture

Data & Insights

Delivering safe, sustainable and resilient housing depends on more than individual projects; it requires sustainability and resilience to be embedded in how decisions are made, risks are managed, people are supported and organizational performance is measured. This focus area strengthens the governance, capability, data and insights needed to support consistent, evidence-informed decision-making and continuous improvement across BC Housing.



Governance, Capability and Accountability

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Strategic Actions – How we will deliver (2026-2030)

- Embed sustainability and resilience into branch business planning and reporting through coordinated implementation planning, streamlined processes and improved data management.
- Formalize cross-functional governance and accountability to support coordinated delivery of sustainability and resilience priorities, including development and implementation of a Sustainability & Resilience Accountability Framework.
- Continue reducing environmental impacts, including GHG emissions, from corporate operations by implementing the Green Fleet Strategy and improving workplace practices, paper use, employee travel and electronics recycling.
- Continue advancing social and sustainable procurement.
- Build organizational capability through foundational climate literacy and role-specific learning where relevant to employees' responsibilities.
- Foster a culture of sustainability and resilience through the livegreen Employee Council, employee engagement and opportunities to contribute to organizational sustainability initiatives.
- Continue maturing BC Housing's climate risk approach by leveraging hazard information, climate risk assessments and decision-support tools to support preparedness, business continuity and enterprise risk management.
- Promote understanding of the value of sustainability and resilience through practical examples and knowledge sharing.



Governance, Capability and Accountability

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Key Performance Indicators – How we will measure results

Employee Sustainability and Resilience Engagement

NEW
measure

baseline and target TBD

A composite measure of whether employees feel supported to make good sustainability decisions at work through BC Housing's governance, systems, leadership, learning and organizational culture.

Social and Sustainable Procurement

50%

of competitive or public solicitations that incorporate social and sustainable evaluation criteria.

A composite measure of how social and sustainability considerations are embedded across BC Housing's procurement practices.

Burdock House • Penticton



Looking Ahead

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Margaret Mitchell Place • Vancouver

Sustainability and resilience are increasingly important to BC Housing's ability to deliver safe, quality, accessible and affordable housing in an increasingly complex operating environment. This strategy provides a practical framework for embedding these considerations into everyday decision-making while balancing the many priorities involved in housing delivery.

As one of the three organizational commitments under Strategy2030, implementation will continue through coordinated planning across branches and business areas, supported by annual sustainability & resilience reporting and ongoing performance monitoring. As organizational priorities, best practices and the operating environment continue to evolve, implementation priorities and supporting measures will be reviewed and refined to support continuous improvement.



Glossary

Sustainability: Meeting today's needs in ways that support environmental, social and economic well-being over the long term, without compromising the ability of future generations to meet their own needs.

Resilience: The capacity of individuals, communities, institutions, businesses, and systems to survive, adapt and thrive, no matter what kinds of chronic stresses and acute shocks they experience

Physical climate risk: Climate-related risks arising from physical hazards, including acute events (extreme heat, flooding, wildfire) and chronic shifts (long-term temperature increases, changing precipitation patterns, sea level rise).

Adaptation: Adaptation refers to changes in processes, practices, and structures to moderate potential damages or to benefit from opportunities associated with climate change. In simple terms, countries and communities need to develop adaptation solutions and implement actions to respond to current and future climate change impacts.

Mitigation: Actions that reduce GHG emissions or increase carbon storage to limit future climate change.

Active cooling: The use of permanently installed mechanical systems to remove heat and maintain safe indoor temperatures. Examples include heat pumps, air-conditioning systems, and other fixed cooling equipment that support thermal safety and occupant health.

Passive cooling: Building design features that reduce indoor temperatures without mechanical refrigeration or cooling equipment, including shading, building orientation, solar control, natural ventilation, reflective surfaces, thermal mass, and high-performance building envelopes. Passive cooling can also enhance building resilience by helping maintain safer indoor temperatures during power outages, equipment failures, and extreme heat events, and lower the demand for active cooling.

Thermal safety: The condition in which indoor environments protect occupants from adverse health impacts caused by excessive heat or cold. It refers to the provision of indoor conditions that protect occupants from health and safety risks associated with overheating by maintaining at least one living space within a dwelling at or below 26°C, providing relief from elevated temperatures during extreme heat events, and by avoiding prolonged exposure to indoor temperatures above 31°C.



Sustainability & Resilience Strategy 2026 – 2030