

REPORT

Planning and Development

To: Mayor Johnstone and Members of Council
Date: August 25, 2025

From: Serena Trachta, Acting Director,
Planning and Development
File: 13.2610.01
#2716938

Item #: 2025-240

Subject: Provincial Housing Target Order – Year One Progress Report

RECOMMENDATIONS

THAT the Housing Target Order Year One Progress Report, as contained in Attachment 1: Housing Target Order Year One Progress Report of the report titled “Provincial Housing Target Order – Year One Progress Report” from the Acting Director of Planning and Development, dated August 25, 2025, be received for information.

PURPOSE

To provide Council with the Housing Target Order Year One Progress Report for New Westminister for the period between August 1, 2024 and July 31, 2025, as per Section 4 of the Housing Supply Act.

SUMMARY

In July 2024, the Province issued a Housing Target Order for New Westminister which requires 4,432 net new units to be completed in the city over five years (from August 1, 2024 to July 31, 2029). The Year One housing target for New Westminister is 656 new units. During the Year One reporting period, from August 1, 2024 to July 31, 2025, there have been **1,175 net new housing units completed in the city**. This exceeds the Year One target by 519 units. To meet the City’s five year housing target, an additional 3,257 net new units are required by 2029. To satisfy Housing Target Order requirements, Council must receive the progress report included in Attachment 1 within 45 days of the specified reporting period.

While the City has met its Year One housing target, this achievement is a result of long-term efforts initiated long before the Housing Target Order took effect. While the City will continue to strive to meet the targets, the completion of new units relies on developer timelines, which are in turn largely driven by market conditions. As such, completion of projects is largely outside of the City’s control and a project may not reach occupancy within the Housing Target Order timeframe, despite every effort taken by the City.

BACKGROUND

In July 2024, the Province issued a Housing Target Order for New Westminster. The Order is one of the legislative changes implemented by the Province through the [Housing Supply Act](#) with the goal of addressing the housing crisis.

The Target Order requires a total of 4,432 net new units to be built in New Westminster over five years from August 1, 2024 to July 31, 2029. Net new units are calculated as completions (occupancy permits issued) minus demolitions. The target is 75% of the total estimated housing need. The Province encourages the City to meet 100% of the total estimated housing need, which would be 5,909 net new units. Both the target and the need are generated by a methodology from the Province.

The Province will measure progress in their program by both the annual net new housing units constructed, as well as other actions taken by the City toward meeting the target (e.g. adoption of other initiatives toward meeting the targets). Net new units will be measured as an annual cumulative number for each Progress Reporting Period, as shown in Table 1 below:

Table 1: Required Net New Units over Years of the Provincial Target Order

| Year of the Order | Cumulative Net New Units |
|--------------------------|---------------------------------|
| Year 1 | 656 |
| Year 2 | 1,388 |
| Year 3 | 2,236 |
| Year 4 | 3,238 |
| Year 5/ Total | 4,432 |

In order to satisfy the requirements set out in the Housing Supply Act, the City must prepare a Progress Report (see Attachment 1 for the Year One report) to submit to the Province. Council must receive the interim report within 45 days of the specified reporting period end date. Council receiving the attached interim progress report will fulfil this requirement.

Also as part of the Target Order, the Province issued guidelines for how the required new units should be distributed; based on number of bedrooms, rental, below market, and supportive units. Table 2 below summarizes those guidelines:

Table 2: Unit Distribution Guidelines from the Province

| Unit Category | | Guideline | Percent of Total (%) |
|----------------------------------|---------------------------|--|----------------------|
| TOTAL UNITS | | 4,432 | - |
| Units by Size | Studio/ One Bedroom | 2,423 (One Bedroom Minimum: 909) | 55% |
| | Two Bedroom | 832 | 19% |
| | Three or More Bedrooms | 1,176 | 26% |
| Units by Tenure | Rental | 2,298 | 52% |
| | Owned | 2,133 | 48% |
| Rental Units by Affordability | Market | 1,109 | 48% |
| | Below-Market | 1,189 | 52% |
| Below-Market Rental Units | With On-Site Supports | 63 | 1% |

ANALYSIS

Net New Housing Units

The Year One housing target for New Westminster is 656 new units. During the Year One reporting period, from August 1, 2024 to July 31, 2025, there have been 1,175 net new housing units completed in the city, as shown in Table 3 below:

Table 3: Net New Units for the Year One Reporting Period (August 1, 2024 - July 31, 2025)

| | Provincial Target Order (Y1) | Housing Completions | Demolitions | Net New Units |
|-------|------------------------------------|------------------------|-------------|---------------|
| Units | 656 | 1,201 | 26 | 1,175 |

Net new units in New Westminster exceeds the Year One target by 519 units, which will count toward the City’s Year Two cumulative target of 1,388 new units in total (see Table 1). Therefore, to meet the City’s Year Two target of 1,388, an additional 213 net new units are required by July 31, 2026.

Distribution of Units

Ownership and Affordability

As shown in Table 4 below, during the Year One reporting period, new housing units were relatively balanced between owned (708 or 59%) and rental units (493 or 41%). While no new below-market units were completed in the reporting period, the City issued a building permit for 52 supportive housing units at 602 Agnes Street, which

received zoning approval in February 2022. The City actively advocates for and supports affordable housing projects but continues to remain reliant on partnerships and secured funding from Provincial and Federal agencies to realize these. Without increased funding from senior levels of government, it is expected that the gap between the demand and supply of affordable housing units will continue to grow.

Unit Size

The majority of new housing units completed in the reporting period were two bedrooms (552 or 46%) while 146 units (12%) were three or more bedrooms. Recently, the City updated its Family Friendly Housing Policy in November 2024. The update increased the requirement for large-scale private development projects to provide family friendly sized units, as well as increased the required proportion of those units to be three plus bedrooms. This demonstrates New Westminster’s ongoing commitment to meeting family housing needs. For comparative purposes, during the reporting period, the percentage of family friendly units exceeded the City’s updated policy requirements for ownership projects (40%), but it is 3% short of the three-bedroom requirement (15%).

Table 4: Housing Units by Category and Type (August 1, 2024 - July 31, 2025)

| | Housing Completions (Reporting Period) | | Demolitions (Reporting Period) | Net New Units (Reporting Period) | Net New Units (Since Order Effective Date) | |
|-------------------------------|---|---------|-----------------------------------|-------------------------------------|---|---------|
| Units by Size | | | | | | |
| Studio | 64 | (5.3%) | 0 | 64 | 64 | (5.4%) |
| One Bedroom | 439 | (36.6%) | 3 | 436 | 436 | (37.1%) |
| Two Bedroom | 552 | (46.0%) | 11 | 541 | 541 | (46.0%) |
| Three Bedroom | 99 | (8.2%) | 3 | 96 | 96 | (8.2%) |
| Four Plus Bedroom | 47 | (3.9%) | 9 | 38 | 38 | (3.3%) |
| Units by Tenure | | | | | | |
| Total Rental Units | 493 | (41.0%) | 3 | 490 | 490 | (41.7%) |
| <i>Purpose Built</i> | 428 | | 0 | 428 | 428 | |
| <i>Secondary Suite</i> | 45 | | 3 | 42 | 42 | |
| <i>Accessory Dwelling</i> | 20 | | 0 | 20 | 20 | |
| <i>Co-op</i> | 0 | | 0 | 0 | 0 | |
| Total Owned Units | 708 | (59.0%) | 23 | 685 | 685 | (58.3%) |
| Units by Affordability | | | | | | |
| Market | 1,201 | (100%) | 26 | 1,175 | 1,175 | (100%) |
| Below-Market | 0 | (0%) | 0 | 0 | 0 | (0%) |

Factors Influencing Progress

While the City met its Year One housing target within the first six months of the reporting period, this is primarily due to long-term efforts that were initiated well before the Housing Target Order took effect. Of the total new units completed:

- 423 (35%) are within the One Fifty Braid tower development (100 Braid Street). Making up 86% of all new rental units completed during Year One, this 100%

purpose-built rental project received building permit approval in May 2022 and had been under construction from that time until occupancy in 2025.

- 652 (54%) are within the two Pier West towers (660 Quayside Drive). Making up 92% of all new owned units completed during Year One, this large and unique project received zoning approval in November 2014 and has been under construction from that time until occupancy in 2025.

Since the effective date of the Housing Target Order, no applications were withdrawn or not approved. During the reporting period, the City approved a total of 1,088 new units for development, including 141 below market units (via 2 rezonings, 11 development permits, and 46 building permit applications). The completion of these new units relies on developer timelines, which are in turn largely driven by market conditions.

The City will continue to monitor approvals and work to approve as many units as possible to enable completions. However, as completion of units is largely outside of the City's control, there is no guarantee that units will be completed within the timeframes required by the Housing Target Order, despite every effort taken by the City.

Actions Taken by the City to Achieve the Housing Target

The City has been proactively working on various housing initiatives which have been completed during the reporting period including the Family Friendly Housing Policy update, 22nd Station Area Long Range Vision, Development Approval Process Review, and Affordable Housing Accelerator initiative.

The City is working towards an Official Community Plan (OCP) update which will align land use designations with new provincial housing legislation, including Transit Oriented Development (TOD) Areas and Small Scale Multi-Unit Housing, as well as other City initiatives including the Infill and Townhouse Accelerator Programs. These initiatives support the delivery of housing across the city and are part of both the City's implementation of provincial legislation and delivering on commitments under the Canada Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund. The Housing Accelerator Fund is a federal program that provides funding nationally for municipalities towards addressing housing need.

NEXT STEPS

The report in Attachment 1 will be made publicly available on the City's website and submitted to the Province to satisfy Housing Target Order requirements. The next provincial reporting deadline is July 31, 2026, and thereafter annually until 2029.

INTERDEPARTMENTAL LIAISON

The Planning and Development Department is responsible for reporting on Housing Target Order progress.

OPTIONS

The following options are presented for Council’s consideration:

- 1. That the Housing Target Order Year One Progress Report, as contained in Attachment 1: Housing Target Order Year One Progress Report of the report titled “Provincial Housing Target Order – Year One Progress Report” from the Director of Planning and Development, dated August 25, 2025, be received for information; or
- 2. That staff be provided with alternative direction.

Staff recommend Option 1.

ATTACHMENTS

Attachment 1: Housing Target Order Year One Progress Report

APPROVALS

This report was prepared by:
Liyang Wan, Housing Planner

This report was reviewed by:
Linda Gillan, Supervisor, Housing
Britney Dack, Acting Manager, Housing and Land Use Planning
John Stark, Acting Deputy Director, Planning

This report was approved by:
Serena Trachta, Acting Director, Planning and Development
Lisa Spitale, Chief Administrative Officer

Attachment 1

Housing Target Order Year 1 Progress Report Form



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 New Westminster |
| Housing Target Order Date | July 24, 2024 |
| Reporting Period | Year 1 (August 1, 2024 – July 31, 2025) |
| Date Received by Council Resolution | |
| Date Submitted to Ministry | |
| Municipal Website of Published Report | https://www.newwestcity.ca/new-provincial-housing-legislation/housing-supply-act-and-target-order |
| Report Prepared By | <input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External |
| Municipal Contact Info | Lynn Roxburgh Manager, Housing and Land Use Planning lroxburgh@newwestcity.ca (604) 515 3805 |
| Contractor Contact Info | <input checked="" type="checkbox"/> N/A |

| 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 | 1,201 | 26 | 1,175 | 1,175 |

| 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 | 64 | - | 64 | 64 |
| One Bedroom | 439 | 3 | 436 | 436 |
| Two Bedroom | 552 | 11 | 541 | 541 |

| | | | | |
|--|-------|----|-------|-------|
| Three Bedroom | 99 | 3 | 96 | 96 |
| Four or More Bedroom ¹ | 47 | 9 | 38 | 38 |
| Units by Tenure | | | | |
| Rental Units ² – Total | 493 | 3 | 490 | 490 |
| Rental – Purpose Built | 428 | - | 428 | 428 |
| Rental – Secondary Suite | 45 | 3 | 42 | 42 |
| Rental – Accessory Dwelling | 20 | - | 20 | 20 |
| Rental – Co-op | - | - | - | - |
| Owned Units | 708 | 23 | 685 | 685 |
| Units by Rental Affordability | | | | |
| Market | 1,201 | 26 | 1,175 | 1,175 |
| Below Market ³ - Total | - | - | - | - |
| Below Market - Rental Units with On-Site Supports ⁴ | - | - | - | - |

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.

| Action | Description | Completion Date |
|---|---|------------------------|
| Supported Aunt Leah's to permit an affordable rental building at 1923-1927 Marine Way | Council approved a rezoning application on August 26, 2024 to permit an affordable rental building at 1923 and 1927 Marine Way. The project incorporates approximately 90 units of affordable housing for youth transitioning from the foster care system and families at risk of homelessness. The project has been awarded funding through BC Housing's Community Housing Fund (CHF). | August 26, 2024 |

| | | |
|---|---|-------------------|
| | Council Report: City of New Westminster, Regular Council Meeting – Agenda, July 8, 2024 | |
| Updated Family Friendly Housing Policy | <p>Council adopted an update to the Family Friendly Housing Policy to ensure that residential buildings meet the needs of households with children. The updated policy mandates that multi-unit ownership projects include a minimum of 40% two- and three-bedroom units, with at least 15% of the total units containing three-bedrooms or more. Multi-unit rental projects must include a minimum of 30% two- and three-bedroom units, with at least 10% of the total units containing three-bedrooms or more. This initiative was funded by the CMHC Housing Accelerator Fund and will help towards advancing the Housing Target Order Unit by Size Guidelines with regard to enabling two- and three-bedroom plus units.</p> <p>Updated Policy: https://newwestcity.ca/database/files/library/Family_Friendly_Housing_Policy_2024.pdf Zoning Amendment Bylaw: https://pub-newwestcity.escribemeetings.com/filestream.ashx?DocumentId=19934 Project Webpage: https://www.newwestcity.ca/housing/family-friendly-housing</p> | November 18, 2024 |
| Completed Interim Housing Needs Report | <p>The City completed the <i>Understanding Housing and Homelessness in New Westminster: Interim Housing Needs Report 2024-2044</i> in alignment with the Provincial legislative changes. The report identifies the 5- and 20- year housing unit need, calculated using the new standardized method. New Westminster will need 8,137 additional units by 2029 and 27,523 additional housing units by 2044.</p> <p>Additional deeper analysis was conducted by the City to further breakdown the projected 5-year housing need numbers by housing type. This breakdown allows for better tracking of progress based on new units approved, and advocacy for senior government funding for supportive, below- and non-market housing projects.</p> <p>Council Report: City of New Westminster, Council Workshop – Agenda, December 9, 2024 Interim Housing Needs Report: https://www.newwestcity.ca/database/files/library/Interim_Housing_Needs_Report_2024_Final_2024_11_28.pdf</p> | December 9, 2024 |
| Ten-Year Supportive Housing and Wrap-Around Services Plan | <p>The City identified longer-term sustainable actions focusing on the construction of permanent, purpose-designed supportive housing that would be equitably distributed in neighbourhoods across the city. A priority identified in the plan includes a partnership with BC Housing to support expedited construction of 52-unit supportive housing development at 602 Agnes Street with occupancy anticipated in spring 2026.</p> <p>Council Presentation: https://pub-newwestcity.escribemeetings.com/filestream.ashx?DocumentId=21078 Ten Year Plan: https://pub-newwestcity.escribemeetings.com/filestream.ashx?DocumentId=21073</p> | February 10, 2025 |
| Completed Phase 1 of Affordable Housing Acceleration | <p>Council adopted a Non-Profit Housing Development Zoning Amendment Bylaw to reduce regulatory barriers and facilitate the delivery of affordable rental housing projects that are owned and operated by non-profit housing providers. This zoning change permits affordable rental housing projects of up to six</p> | February 10, 2025 |

| | | |
|---|---|--|
| Initiative: Pre-zoning for Non Profit Housing | storeys to forego the rezoning process if they meet certain eligibility criteria and zoning requirements for non-profit housing developments. This initiative was funded through the CMHC Housing Accelerator Fund, and will increase the supply of affordable rental housing. Council Report: https://pub-newwestcity.escribemeetings.com/filestream.ashx?DocumentId=20723 Zoning Amendment Bylaw: https://pub-newwestcity.escribemeetings.com/filestream.ashx?DocumentId=20724 Project Webpage: https://www.beheardnewwest.ca/affordable-housing | |
|---|---|--|

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.

N/A

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 net 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 | 2 | 11 | 46 | 59 |
| New Units | 112 | 29 | 947 | 1,088 |
| Unit Breakdown | | | | |
| Units by Size | | | | |
| Studio | 50 | - | 73 | 123 |
| One Bedroom | 26 | 2 | 544 | 572 |
| Two Bedroom | 15 | 6 | 252 | 273 |
| Three Bedroom | 20 | 11 | 60 | 91 |
| Four or More Bedroom ¹ | 1 | 10 | 18 | 29 |
| Units by Tenure | | | | |
| Rental Units ² – Total ² | 89 | 9 | 439 | 537 |
| Rental – Purpose Built | 89 | - | 405 | 494 |
| Rental – Secondary Suite | - | - | 20 | 20 |



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

| | | | | |
|--|----|----|-----|-----|
| Rental – Accessory Dwelling | - | 9 | 14 | 23 |
| Rental – Co-op | - | - | - | - |
| Owned Units | 23 | 20 | 508 | 551 |
| Units by Rental Affordability | | | | |
| Market | 23 | 29 | 895 | 947 |
| Below Market ³ - Total | 89 | - | 52 | 141 |
| Below Market - Rental Units with On-Site Supports ⁴ | 89 | - | 52 | 141 |

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 | 0 | 0 |
| Proposed Units | 0 | 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.

N/A

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.

While we have successfully met our yearly housing target within the first reporting period, this achievement is a result of long-term efforts that were initiated before the Housing Target Order took effect. Below are key points that offer additional context to our current progress:

- The occupancy figures include a major development project that has been underway for many years.

- The recent building permit approvals for 52 supportive housing units at 602 Agnes demonstrate our progress in addressing the housing needs of vulnerable populations and is a result of planning approvals that predate the Provincial Target Order taking effect.

In the last 12 months the City has launched a number of housing initiatives, which contribute towards achieving the Provincial Housing Target. These initiatives include:

- **Infill Accelerator Program:** This initiative, funded through CMHC’s Housing Accelerator Fund, explores allowing multiplexes of up to six units to be built on properties in the city that currently allow houses, suites, and laneway houses.
- **Townhouse Accelerator Program:** This initiative, funded through CMHC’s Housing Accelerator Fund, aims to increase the number of townhouse projects and new townhouse units constructed. This program is exploring: pre-zoning parts of the city to allow townhouses outright; increasing the density permitted; allowing secondary suites; and making regulatory and policy improvements based on lessons learned.
- **Inclusionary Housing Policy Update:** This initiative, funded through CMHC’s Housing Accelerator Fund, aims to update the City’s 2019 Inclusionary Housing Policy, which requires new strata residential developments seeking additional density to contribute to the affordable rental housing supply.

These initiatives support the delivery of housing across the city in the medium- to long-term.

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.

N/A

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



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| | |
|---|-------------------------|
| Completion/Milestone Date: | |
| Link: | Number of Units: |
| Name of Action: | |
| Description of Action: | |
| Completion/Milestone Date: | |
| Link: | Number of Units: |
| <i>*Copy/Paste above description tables as needed</i> | |

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.