



BRITISH COLUMBIA

July 30, 2024

Reference: 69234

His Worship Nathan Pachal
Mayor of the City of Langley
20399 Douglas Crescent
Langley BC V3A 4B3
Email: npachal@langleycity.ca

RE: Housing Target Order for the City of Langley

Dear Mayor Pachal:

Thank you for the City of Langley's letter of July 17, 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 Langley 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 Langley'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 Langley to address 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.

Page 1 of 4

**Office of the
Minister of Housing**

Website:
www.gov.bc.ca/housing

Mailing Address:
PO Box 9074 Stn Prov Govt
Victoria BC V8W 9E9
Phone: 236 478-3970

Location:
Parliament Buildings
Victoria BC V8V 1X4
Email: HOUS.Minister@gov.bc.ca

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.

In response to your feedback, I note that Council passed a resolution requesting additional funding to support below market and supportive housing options in the City of Langley, specifically for future phases of the Langley Lions Housing Society Project. Thank you for bringing this to my attention and I look forward to seeing how this project progresses.

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 Langley. 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 Langley 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 Langley. I encourage the City of Langley 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 Langley 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 Langley 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 Langley must also report any planned actions toward meeting the housing target within the two-year period following the report.

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 Langley 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 Langley'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 Langley
- Appendix B: Housing Unit Breakdown as Guidance for the City of Langley

His Worship Nathan Pachal

Page 4 of 4

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
Francis Cheung, Chief Administrative Officer, City of Langley
Housing Targets Branch, Ministry of Housing