



2025 Climate Change Accountability Report

Land Acknowledgement

BC Housing gratefully acknowledges that we carry out our work on the unceded, traditional and ancestral homelands of hundreds of Indigenous Peoples and Nations throughout British Columbia, each with their own unique traditions, history and culture. We offer our sincere respect and gratitude to their people past and present and commit to meaningful Reconciliation.

Our Reconciliation Strategy will provide a framework for how the organization operates in a way that demonstrates our commitment to and implementation of *Declaration on the Rights of Indigenous Peoples Act* and the Truth and Reconciliation Calls to Action.

For more information about BC Housing's Reconciliation Update, please visit: [Reconciliation Strategy | BC Housing](#)



Sunset along the shoreline at Wild Pacific Trail in Ucluelet, Vancouver Island, B.C.

Cover: China Creek Housing. Full redevelopment including building-envelope renewal, seismic upgrades, and interior improvements.



Blooming trees at Queen Elizabeth Park, Vancouver.

Contents

4	Declaration Statement
5	About BC Housing
6	2025 Greenhouse Gas Emissions and Offsets Overview
7	Emission Reductions: Actions & Plans
22	Climate Risk Management & Resilience
27	Other Sustainability Initiatives

Declaration Statement

This PSO Climate Change Accountability Report for the period January 1, 2025 to December 31, 2025 summarizes our greenhouse gas (GHG) emissions profile, the total offsets to reach net-zero emissions, the actions we have taken in 2025 to minimize our GHG emissions, and our plans to continue reducing emissions in 2026 and beyond.

By June 30, 2026 BC Housing's 2025 Climate Change Accountability Report will be posted to our website at www.bchousing.org



A beautiful hike through a lush green forest ends at Christie Falls near Ladysmith on Vancouver Island.



Quadra Village Day, where BC Housing shared updates with local residents on the ongoing Evergreen Terrace redevelopment.

About BC Housing

BC Housing's mission is to provide access to safe, quality, accessible, and affordable housing options for people across British Columbia. We oversee the development, management, and administration of a wide range of subsidized housing programs, including emergency shelters, rent assistance in the private market, and affordable homeownership initiatives. In collaboration with approximately 800 housing providers, we support more than 121,000 households in communities throughout the province. Under the [Homeowner Protection Act](#), BC Housing is also responsible for improving the quality of residential construction in B.C. through builder licensing, home warranty oversight, and industry research and education.

As a Public Sector Organization (PSO) in British Columbia, our sustainability and resilience work adheres to the [Climate Change Accountability Act](#). Under this legislation and the Carbon Neutral Government program, PSOs have been required to achieve carbon-neutral operations every year since 2010 by measuring, reducing, and offsetting their greenhouse gas (GHG) emissions. BC Housing's Community Housing portfolio accounts for the majority of our reported GHG emissions (96 percent). In 2025, this portfolio represented approximately 2,900 housing assets and more than 87,000 units under active management or financial relationship, underscoring BC Housing's significant influence across the social housing system in British Columbia.

In April 2025, we launched [Strategy2030](#), our five-year plan designed to advance our vision and deliver on our mission and purpose. Sustainability

and resilience is one of our three key commitments in the strategy, alongside Indigenous reconciliation and equity, diversity, inclusion, and belonging (EDIB). Throughout the year on the building side, we continued to support energy efficiency programs for social housing providers, advanced energy retrofit projects across our existing portfolio, and delivered new developments designed to meet higher levels of BC Energy Step Code and Zero Carbon Step Code that significantly reduce carbon emissions. We also maintained our leadership in research, guidance, and education that support a low carbon, climate resilient transition in the residential construction sector. In 2025, BC Housing supported the Province's [BC Builds](#) program by advancing development expertise, technical guidance, and delivery capacity to help accelerate the construction of attainable purpose-rental housing. We also made significant progress on the [Digitally Accelerated Standardized Housing \(DASH\)](#) initiative, which applies digital tools and standardized, prefabricated building systems to reduce construction timelines, costs, and emissions while maintaining design quality.

As the impacts of climate change grow, BC Housing remains dedicated to advancing our purpose: to promote strong, inclusive communities where people can thrive. We will continue to fulfill our [mandate](#) by implementing strategies that reduce greenhouse gas emissions and proactively manage climate risks in collaboration with provincial partners. Through these partnerships, evidence-based planning, and a commitment to ongoing improvements, we continue to make meaningful impacts in the lives of the people and communities we serve.

2025 Greenhouse Gas Emissions and Offsets Overview

Emissions and Offset Summary Table:

BC HOUSING 2025 GHG EMISSIONS AND OFFSETS	
GHG Emissions created in Calendar Year 2025	
Total Emissions (tCO ₂ e)	35,396
Total BioCO ₂	738
Total Offsets (tCO ₂ e)	35,396
Adjustments to Offset Required GHG Emissions Reported in Prior Years	
Total Offsets Adjustment (tCO ₂ e)	562
Grand Total Offsets for the 2025 Reporting Year	
Grand Total Offsets (tCO ₂ e) to be Retired for 2025 Reporting Year	35,958
Offset Investment (\$25 per tCO ₂ e)	\$898,950

Total Emissions for Offsets for the 2025 Reporting Year

BC Housing purchased carbon offsets from the Government of B.C. for the equivalent of 35,958 tonnes of CO₂e to obtain carbon neutral status for 2025.

Zero tonnes of CO₂e emissions from the combustion of biomass and biomass-based fuels were reported as part of our greenhouse gas emissions profile in 2025. While CO₂e emissions from these sources must be reported, they do not require offsets.

Retirement of Offsets

In accordance with the requirements of the [Climate Change Accountability Act](#) and [Carbon Neutral Government Regulation](#), BC Housing (the Organization) is responsible for arranging for the retirement of the offsets obligation reported above for the 2025 calendar year, together with any adjustments reported for past calendar years (if applicable). The Organization hereby agrees that, in exchange for the Ministry of Energy and Climate Solutions ensuring that these offsets are retired on the Organization’s behalf, the Organization will pay within 30 days, the associated invoice to be issued by the Ministry in an amount equal to \$25 per tonne of offsets retired on its behalf plus GST.



Peter Goldthorpe
Vice President, Strategy and Innovation
BC Housing
May 30, 2026



Vienna House: a 123-unit affordable housing project in East Vancouver, advancing climate-resilient, energy-efficient living through a partnership between Vancouver and Vienna.

Emission Reductions: Actions & Plans

Stationary Sources

BC Housing reports on energy use and related greenhouse gas emissions from all the buildings that we own or lease as required by the Carbon Neutral Government Regulation. With the exception of our offices, our building inventory is made up of various types of affordable housing, including:

- ▶ Residential towers (high-rise buildings)
- ▶ Low- and mid-rise buildings
- ▶ Supportive and complex care housing buildings
- ▶ Single-room-occupancy hotels (SROs)
- ▶ Townhouses
- ▶ Group homes

Some of these buildings are managed directly by BC Housing, while others are operated by non-profit housing providers.

In 2025, our portfolio included 927 affordable housing sites owned or leased by BC Housing, totaling just under 19 million square feet of floor area. During the year, we added 41 new sites to our greenhouse gas reporting inventory through new construction or purchase of existing buildings and divested seven sites.

Greenhouse Gas Results for Buildings

Our 2025-28 Service Plan sets a target of a 30 to 35 percent reduction in greenhouse gas emissions from buildings for 2025, compared to a 2010 baseline. This target is also included in our [Sustainability and Resilience Strategy](#), which includes a target of a 50 percent reduction in building emissions by 2030, in alignment with CleanBC and the Climate Change Accountability Act. As one of the largest developers and landlords in B.C. BC Housing has increased our stock of affordable housing buildings significantly over the years to meet our Provincial Mandate. This increase makes meeting our GHG reduction targets more challenging.

In 2025, our greenhouse gas emissions related to energy used to provide heat, water and electricity for our buildings totaled 34,116 tonnes of CO₂ equivalent. Since 2010, we have decreased emissions from our buildings by 18 percent. However, there has been a seven percent increase in emissions compared to 2024 (see explanation below).

2025 Buildings GHG Emissions

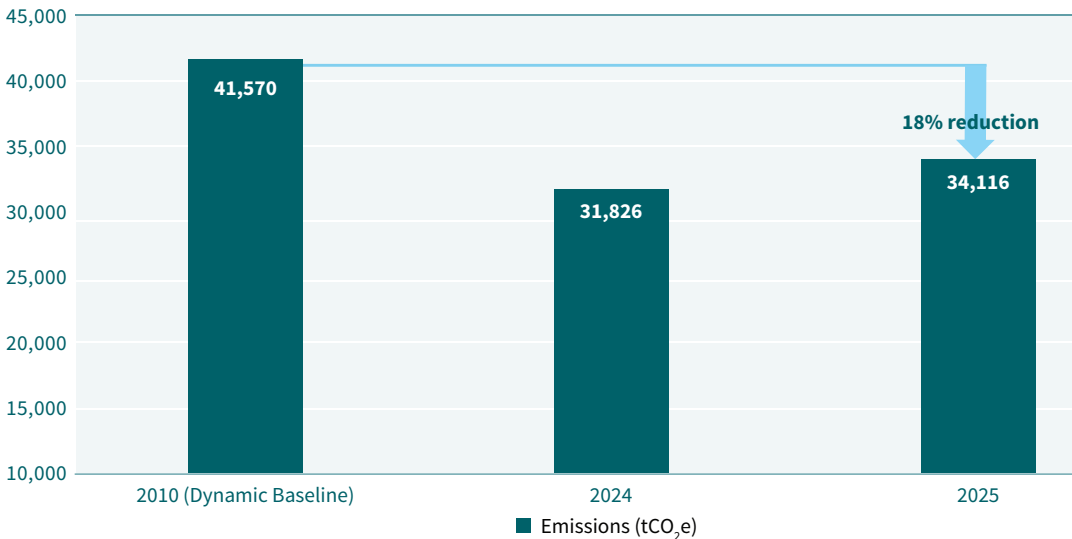
Compared with 2010 baseline and 2024 results

EMISSION SOURCE	2025 GHG EMISSIONS (Tonnes of CO ₂ e)	2025 RESULTS COMPARED WITH THE 2010 BASELINE	2025 RESULTS COMPARED WITH 2024
Buildings (Stationary combustion)	34,116	18% decrease	7% increase

In 2025, our greenhouse gas emissions in the building portfolio were 18 percent lower than our 2010 baseline, meaning we did not meet the 30-35 percent target outlined in our Service Plan and Sustainability and Resilience Strategy. However, the average normalized greenhouse gas emission intensity (GHGI, kgCO₂e/m²) has decreased by 45 percent since 2010.

BC HOUSING BUILDING GHG EMISSIONS OF BASELINE, PREVIOUS YEAR AND CURRENT YEAR

This chart shows GHG emissions from BC Housing buildings for 2010, 2024, and 2025. Emissions were 41,570 tCO₂e in 2010. Emissions decreased to 31,826 tCO₂e in 2024. Emissions then increased slightly to 34,116 tCO₂e in 2025. Overall, emissions in 2025 remain 18% lower than the 2010 baseline.



In 2025, BC Housing recorded a modest increase in emissions compared to 2024. This increase was primarily driven by the addition of new sites to our building portfolio and ongoing challenges with natural gas consumption data collection. Notwithstanding these factors, continued investment in energy efficiency and emission reduction initiatives helped limit the magnitude of the increase, demonstrating the effectiveness of our ongoing long-term decarbonization efforts.

Buildings added to BC Housing's portfolio in 2025 contributed to 2.6 percent of total emissions, which includes:

- ▶ Redevelopment and densification of existing site contributed 0.5 percent of our overall emission. New buildings constructed to high energy-efficiency standards and that are fully electric have low greenhouse gas emissions and will only slightly increase our overall

emissions. In contrast, new buildings that are not energy efficient and/or rely on natural gas generate significantly higher emissions and will have a much greater impact.

- ▶ BC Housing also develops on vacant lands to provide affordable housing across BC. As these sites do not have a 2010 baseline from which to reduce emissions, this development directly impacts our GHG emissions target. This organic growth resulted in approximately one percent of total emissions.
- ▶ The acquisition of existing buildings also contributed over one percent of our greenhouse gas emissions in 2025. Acquiring older or less energy-efficient buildings increases current emissions relative to the 2010 baseline and may have a greater short-term impact on reported emissions until retrofit and upgrade opportunities can be implemented.

While the annual contribution from new construction and acquisition may appear modest, accumulative effect is material. Over the past eight years, emission associated with portfolio growth have account for approximately 34 percent of total emission cumulatively to date.

The most significant emission reductions continue to be observed in larger portfolios where substantial capital upgrades and energy-efficiency improvements have been implemented. In 2025, emissions from Directly Managed portfolio were 28 percent lower than 2010 baseline. Similarly, the Single Room Occupancy (SRO) portfolio achieved 33 percent reduction, as a result of extensive retrofit and capital planning program, reflecting the cumulative impact of these investments.

Data Quality and Estimation Considerations

In the 2025 reporting year, over 35 percent of natural gas consumption data was estimated, which accounts for 15 percent of total emission. Our data estimation rate has increased by more than five percent compared to 2024.

This high reliance on estimated data is primarily due to FortisBC's privacy policy, which limits the release of aggregated, building-level consumption data to building owners, even in cases where BC Housing has direct ownership or provides operational support at these sites. BC Housing has made significant efforts to obtain consumption data directly from non-profit housing partners through manual data-collection processes. Where data remains unavailable, consumption is estimated using standardized methodologies based on comparable building types to

ensure consistency across reporting years. This limitation has significantly constrained our ability to conduct accurate data analysis and validation, reducing the overall level of confidence in the reported data.

Floor Area Comparison and Emission Intensity

Our emissions have decreased relative to our floor area since 2010. However, our portfolio has increased by 314 sites since 2018, and by 41 sites in 2025. This has resulted in increasing greenhouse gas emissions over the past five years.

The graph below shows the GHG emissions intensity (GHGI) and floor area changes from 2011 to 2025. GHGI is calculated by dividing GHG emissions by floor area.

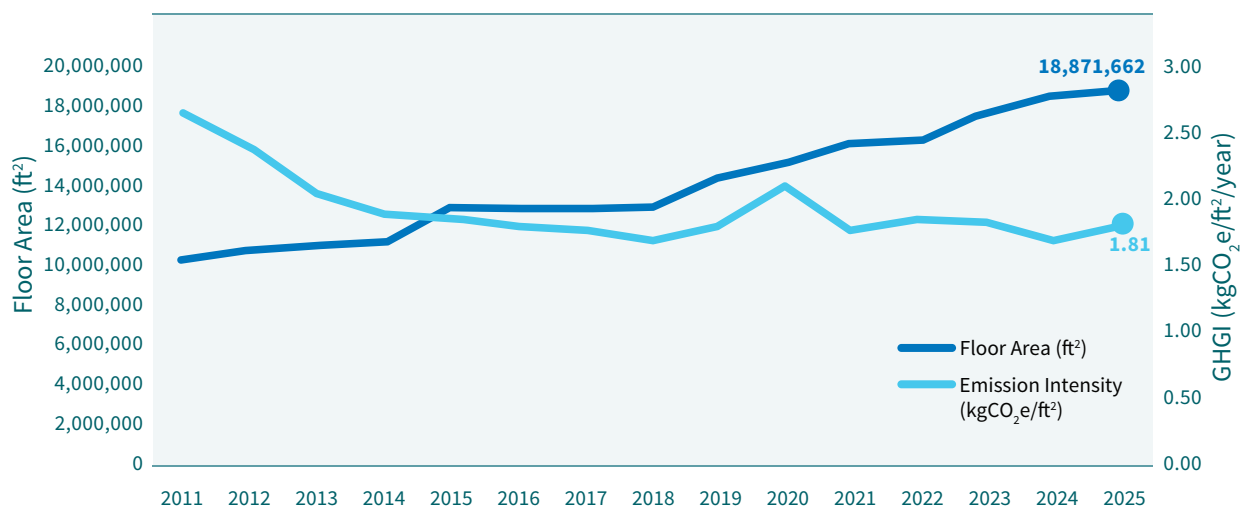
We have continually reduced GHGI throughout the years due to energy conservation and electrification efforts in our existing portfolio with our Asset Strategy team. These efforts (described in more details in the next section of this report) include:

- ▶ multi-year building upgrades
- ▶ fuel switching
- ▶ energy programs

Further efforts have been made to increase energy efficiency standards for new construction. These initiatives are also described in the following section of this report.

FLOOR AREA AND GHGI CHANGE (2011 - 2025)

This chart shows total floor area and GHG intensity for BC Housing from 2011 to 2025. Floor area increased from about 10 million square feet in 2011 to 18,871,662 square feet in 2025. Over the same period, GHG intensity decreased overall, from a higher level in 2011 to 1.81 kgCO₂e/ft² in 2025, with some small fluctuations between years.





Heritage Manor renovation project in Burns Lake: before construction (left) vs. after construction (right).

Actions Taken in 2025

In 2025, BC Housing worked with our partners, staff, and tenants to ensure lasting energy performance in our existing building stock, as well as in our new housing developments.

We undertook initiatives related to buildings in the following areas:

- ▶ Energy conservation initiatives for existing affordable housing buildings
- ▶ Energy conservation training and education in the affordable housing sector
- ▶ Low carbon, energy efficiency (higher levels of BC Energy Step Code and Zero Carbon Step Code) in new affordable housing development
- ▶ Asset management capacity building for Indigenous communities
- ▶ Technical research and education in the residential construction sector

ENERGY CONSERVATION INITIATIVES FOR EXISTING AFFORDABLE HOUSING BUILDINGS

BC Housing administers or supports a range of energy efficiency programs for social housing providers, in collaboration with our partners. In 2025, these programs included:

- ▶ The **Energy Efficiency Retrofit Program (EERP)**, along with our partners the BC Non-Profit Housing Association (BCNHPA), BC Hydro, and FortisBC. This program enabled seven electric energy retrofit projects, for a total estimated savings of 713,926 kWh in 2025, a small increase from 2024. The program offers non-profit housing providers additional funding to complete small-scale, energy-saving retrofits such as lighting upgrades and simple electrification projects, that support provincial GHG reduction targets.

- ▶ The Columbia Basin Trust (CBT) **Energy Retrofit and Recharge Program**, and Affordable Housing Renewal Energy Program (AHREP), are delivered by the BCNHPA in partnership with BC Housing. These programs provide grants for non-profit organizations that operate affordable housing in the Columbia Basin region. The grants provide support for:

- heating
- ventilation, and air conditioning systems
- building envelope upgrades such as windows and insulation
- hot water heaters
- lighting
- solar energy generation arrays;

Currently 65 sites and 1,200 units are at different stages of the CBT programs (ERP, AHREP, Recharge). The 2026 applications for the program are currently in the review phase. The CBT funding program has been extended through 2028, and a new intake has been launched for both ERP and AHREP projects.

- ▶ In 2025, BC Housing completed 20 energy audits and electrical load assessments on all major retrofit projects. These assessments identified current energy consumption patterns and opportunities for energy and GHG emission reductions. Funding for the audits and repairs came from the Capital Renewal Fund.
- ▶ Several significant energy retrofits were completed at BC Housing and non-profit partner sites in 2025. These retrofits are expected to result in substantial energy and GHG emission savings. Several additional projects were initiated in 2025 and are currently in various phases of design and construction.

ENERGY CONSERVATION TRAINING AND EDUCATION IN THE AFFORDABLE HOUSING SECTOR

BC Housing continues to make significant strides in climate mitigation and reducing GHG emissions within the residential housing sector. Recent initiatives include:

- ▶ Efforts to strengthen energy literacy across all departments within BC Housing are ongoing. This initiative supports a culture of energy awareness and conservation by equipping staff with the knowledge and tools to implement energy-saving measures. The Energy and Sustainability team continues to play a key role in informing the design of new housing, while also supporting the retrofit of existing buildings to meet higher energy performance standards.

Over the past year, targeted training and knowledge-sharing initiatives have included:

- Basics of Heat Pumps (multi-part series)
- Ventilation Strategies (delivered in partnership with BCIT)
- Active and Passive Cooling Strategies
- HVAC Design Strategies
- Domestic Hot Water Design Selection
- BCIT High Performance Building Lab training

In addition, the team developed and delivered technical guidance and research to support capacity building across the organization, including:

- All-Electric Commercial Kitchen Study
 - Domestic Hot Water Design Guideline
 - Hybrid Heat Pump DHW Case Study
 - Dual-Fuel Space Heating & Ventilation Study
 - Energy Modeling Guide for Renovation Projects
 - EV Municipal Regulation & Charging Guideline
- ▶ The Energy & Sustainability team collaborates with government and municipal partners to advance sustainable housing development that balances energy performance objectives with long-term operational cost considerations.
 - ▶ In 2025, BC Housing continued to support the BCNHPA in the delivery of their Operations and Maintenance program. This program builds energy management capacity in the housing sector, enhances energy and greenhouse gas savings, and tenant buy-in and engagement.

Courses offered through the Operations and Maintenance program include:

- Asset Management Foundations
- Building Systems
- New Construction and Redevelopment
- Green Asset Management



Eagle Valley Senior Housing: A BC Energy Step Code Step 3, fully electrified seniors' housing project featuring a high-performance building envelope to reduce energy demand and support low-carbon operation.

ENERGY EFFICIENCY IN NEW AFFORDABLE HOUSING CONSTRUCTION

- ▶ BC Housing Development Strategies branch is committed to advancing sustainability initiatives through collaboration with our project partners to achieve environmentally and socially sustainable development of new affordable housing.
 - In 2025, we completed 47 projects that have achieved Step 3 or higher of the BC Energy Step Code. Since the inception of BC Energy Step Code in 2017, our projects have consistently targeted higher steps of this code, a performance-based approach that will result in energy savings over base building code in new buildings constructed through our programs. This effort not only provides carbon emission reduction but also helps our builder operator with reduced utility cost.
 - Among these projects, 21 are fully electrified, boasting a greenhouse gas intensity (GHGI) under 1.8 kg/m²—equivalent to EL-4 of the Zero Carbon Step Code. An additional three projects are classified as low carbon, with emissions under 3.0 kg/m², demonstrating our commitment to reducing our carbon footprint.



1975 Bowser Ave: Affordable, supportive housing managed by the Aboriginal Housing Society of Prince George.

ASSET MANAGEMENT CAPACITY BUILDING FOR INDIGENOUS COMMUNITIES

- ▶ In 2025, BC Housing's Indigenous Asset Management (IAM) team worked in partnership with First Nations across British Columbia to support Indigenous led housing governance, planning, and asset management. Activities included:
 - Continuing the implementation of five Indigenous Asset Management Memorandum of Understandings (MOUs) with 23 First Nations across British Columbia.
 - Delivering housing governance training and capacity building supports to strengthen Nation led housing systems and long term planning.
 - Completing Building Condition Assessments (BCAs) and housing audits across multiple Nations, resulting in over 1,400 homes assessed to support asset management and capital planning.
 - Providing technical support and oversight for housing audits, including quality assurance and quality control (QA/QC) of third party Building Condition Assessments.
 - Supporting the development of Nation specific housing plans and governance models using audit data to inform priorities and decision making.
 - Connecting BC Housing technical staff and leadership with MOU Nations through Steering and Project Committees to advance implementation of MOU commitments.
 - Advancing readiness for future capital investment by supporting robust capital planning, prioritization of Nation owned housing assets, and identification of urgent housing needs aligned with UCHF criteria.
- ▶ We have wrapped up MOU activities to two MOUs in the province, serving ten Nations. We are at a post program evaluation stage where we determine how the program was rolled out, successes of the program, lessons learned and potentially revise how we offer Indigenous Asset Management to First Nations across the province.

TECHNICAL RESEARCH AND EDUCATION IN THE RESIDENTIAL CONSTRUCTION SECTOR

Under the [Homeowner Protection Act](#), BC Housing is mandated to improve the quality of residential construction in B.C. through industry research and education. In 2025, we undertook the following initiatives which contributed to improved quality of residential construction and better building energy efficiency:

► Digitally Accelerated Standardized Housing (DASH)

In 2025, BC Housing advanced the [Digitally Accelerated Standardized Housing \(DASH\)](#) project, a research initiative that leverages digital innovation and industrialized construction to accelerate housing delivery.

- Developed by BC Housing in collaboration with research partners, DASH combines standardized, open-source prefabricated housing components with digital tools and processes that can be adopted by architects, builders, developers, and manufacturers. By enabling repeatable, scalable housing solutions—initially focused on mid-rise buildings—DASH reduces delivery time and costs while supporting design quality, low-carbon construction, and greater predictability across the housing supply chain.
- In recognition of this work, Denisa Ionescu, Senior Manager Technical Research and Education at BC Housing received the [2025 CMHC President's Medal for Outstanding Housing Research](#), the highest honour under the National Housing Strategy Research Awards, highlighting DASH's contribution to accelerating housing supply through construction innovation.



DASH pairs open-source prefabricated housing components with digital tools and processes.

► Best Practices in Building Systems (BPiBS)

In 2025, we accelerated the [Best Practices in Building Systems \(BPiBS\)](#) project, expanding it into a collaborative, interdisciplinary initiative focused on improving how housing and building systems function. The project now aims to strengthen alignment across industry, regulatory, and education sectors to support the rapid adoption of emerging best practices and address Canada's evolving housing needs.

- In early 2026, BPiBS convened in-person and virtual gatherings of a total of four days that brought together participants from community organizations, government, industry, research, design, construction, and education sectors. The event created space for cross-sector dialogue, systems-level discussion, and futures-oriented thinking, helping identify trends and barriers likely to shape housing over the next several decades.
- A key outcome of the gathering was contributions to the Living Compendium (beta), an evolving digital resource that integrates research, practice insights, and lived experience to support better housing and building systems across British Columbia and Canada.

► Learning On Demand and Building Smart Seminars

BC Housing is educating the residential construction sector through our [Learning On Demand](#) online platform. In 2025–2026, more than 5,000 learners took part in 42 Learning On Demand courses, completing over 15,000 hours of learning. BC Housing, working with industry partners and subject matter experts, continued to expand its collection of webinars and educational videos.

The webinars and courses provide up-to-date BC Step Code information, research, and best practices for residential construction and design in B.C. These sessions support licensed residential builders, contractors, building officials, architects, engineers, and trades by sharing current technical information and applied research on sustainable and climate-aligned building practices. These initiatives support BC Housing's Strategy 2030 by helping industry deliver more energy-efficient, lower-emission housing across British Columbia.

The Building Smart seminars are available on demand as e-learning modules on the BC Housing website: [BC Housing - Learning On Demand](#)

- BC Housing conducts technical research and provides education to help improve the quality of residential construction and increase building energy efficiency. In 2025, we released 15 publications in collaboration with our partners.

Examples of the Technical Research Publications

- **Guide to Mitigating Thermal Bridging at Roofs and Decks** - This guide offers an example of how to apply the Building Envelope Thermal Bridging (BETB) Guide to modern multi-unit high-rise residential buildings that have decks and roofs on multiple floors. It explores the impact of thermal bridging at roofs and decks on the overall thermal performance, as well as the details and components that contribute to thermal bridging. It also looks at how to mitigate thermal bridging.
- **Climate-ready Housing Design Guide V.02 (Interactive spreadsheet)** - This Climate-ready Housing Design Guide is an interactive spreadsheet. It is intended to serve as a reference tool for housing providers, developers, and other building industry professionals across B.C. on emergent best practices and recommended technical standards for more climate-ready housing design.
- **Barriers and Opportunities to Energy Sharing Between Vehicles and Buildings During an Emergency, and Vehicles and Grids at Other Times** - This project investigated the barriers and opportunities associated with energy sharing between EVs and buildings during emergencies, and EVs and the grid during normal operations. The research combined literature review, jurisdictional and policy scan, and interviews with experts from utilities, academia, government, and technology sectors.

More reports are available online from [BC Housing's Research Centre](#).

Guide to Mitigating Thermal Bridging at Roofs and Decks, published in June 2025 on BC Housing Research Center.

MOBILIZING BUILDING ADAPTATION AND RESILIENCE (MBAR)

Mobilizing Building Adaptation and Resilience (MBAR) is a multi-year, multi-stakeholder knowledge and capacity building project led by BC Housing. Over 30 organizations participate and contribute, including national, provincial, and local agencies, and industry partners. In 2025, among other activities, BC Housing worked with MBAR staff on several BC Housing MBAR Roundtable events, including the following topics:

- Balancing Short-Term Cost and Long-Term Value
- Changemakers: Lending Your Talents to Meaningful Change in the Building Sector

We initiated two Deeper Dive circles to provide space and opportunity for further engagement. Around 150 participants attended the MBAR sessions in 2025.



June 2025

Guide to Mitigating Thermal Bridging at Roofs and Decks



With increasing focus on building energy efficiency, more attention is being paid to thermal bridging and building envelope thermal performance. Most of the focus on mitigating the impact of thermal bridging has been on walls. However, the impact of thermal bridging at decks and roofs has not received as much as attention and there are overlooked opportunities to mitigate the impact.

As demand increases to provide outdoor amenity spaces and meet new standards, careful consideration is needed to meet all project requirements. These requirements include thermal performance, accessibility, fire protection, durability, embodied carbon, rainwater management and constructability.

Considering a modern multi-unit high-rise residential building with decks and roofs at multiple floors, there are three critical questions:

1. What is the expected impact of thermal bridging at roofs and decks on the overall performance?
2. What are the details or components that have a significant contribution to thermal bridging?
3. How can the thermal bridging be mitigated?

This guide addresses these questions as an example application of the Building Envelope Thermal Bridging (BETB) Guide and provides insight into the design of thermally efficient roofs and decks.

1

Success Story

CASA SERENA VITAL INFRASTRUCTURE UPGRADE

Casa Serena, built in 1987, is operated by the Italian Cultural Centre Senior Citizens Housing Society and provides 90 apartments for seniors aged 60 and over, including four units designed for residents aged 55+ with minor disabilities. In recent years, the building underwent upgrades to two critical systems: roof replacement and the modernization of its Make-Up Air (MUA) units. The original roof had reached the end of its service life; the new roof not only mitigates risks of water ingress and structural deterioration but also improves thermal performance and overall energy efficiency.

Following the upgrade, the new MUA units now provide both heating and cooling. This improvement is particularly important for seniors, who are more vulnerable to temperature extremes due to age-related changes in thermoregulation, higher rates of chronic health conditions, reduced mobility, and a decreased ability to perceive or respond to heat and cold, which can delay protective actions during extreme weather events¹.

As climate change increases the frequency and intensity of heat waves and cold weather events, access to reliable heating and cooling is critical to maintaining health, safety, and comfort for older adults. These upgrades help ensure residents can remain safely housed and resilient in the face of increasingly extreme weather conditions.



Casa Serena after roof replacement.



Casa Serena MUA before (top) and after (bottom) replacement.

¹ Núñez-Rodríguez, S., Collazo-Riobó, C., Sedano, J., Sánchez-Iglesias, A. I., & González-Santos, J. (2025). Heat tolerance in older adults: A systematic review of thermoregulation, vulnerability, environmental change, and health outcomes. *Healthcare*, 13(21), 2785. <https://doi.org/10.3390/healthcare13212785>



The electric truck at the 2025 Pride Parade.

Mobile Sources

In 2025, our vehicle fleet consisted of 82 vehicles, primarily trucks and vans used by grounds and building maintenance staff. Fuel-efficient vehicles (electric, hybrid, or Smart Cars) made up 13 percent of our fleet. Notably, we purchased our first electric truck in 2024 for daily use by our People, Plants and Homes (PPH) program staff, along with four hybrid vehicles for staff in the Vancouver Coastal and Interior regions.

We also maintain a corporate account with Modo, a car-sharing cooperative, which provides staff with access to a wider range of vehicles and more flexibility in vehicle locations. Since 2016, emissions from staff trips taken in Modo vehicles have been included in our annual reporting alongside those from BC Housing’s owned fleet. In 2025, staff drove 6,568 kilometres in Modo vehicles, with 22 percent of that distance travelled in hybrid or electric models.

In 2025, our greenhouse gas emissions from mobile sources (BC Housing owned fleet vehicles, Modo vehicles, and grounds equipment) totaled 220 tonnes. This represents a 23 percent increase compared to our 2010 baseline and a 21 percent decrease compared to 2024.

Our grounds equipment includes, but is not limited to, lawn mowers, leaf blowers, and other off-road equipment. Fuel consumption for this equipment has remained relatively consistent over the past five years. In some cases, equipment purchases, and other maintenance-related usage have been coded under fuel consumption records. To ensure accuracy, we apply a conservative approach when calculating grounds equipment fuel use by including all records that do not specify their exact purpose.

EMISSION SOURCE	2025 GHG EMISSIONS (Tonnes of CO ₂ e)	2025 RESULTS COMPARED WITH THE 2010 BASELINE ²	2025 RESULTS COMPARED WITH 2024
Fleet Only	220	23% increase	21% decrease
All Mobile Combustion (Fleet, Modo and Ground Equipment)	243	33% increase	18% decrease

2 Note that the 2010 baseline mobile emissions do not include emissions from Modo vehicles, since BC Housing did not have a Modo account back then.

2025 Fleet Emissions

CleanBC sets a target of reducing greenhouse gas emissions from government fleets by 40 percent by 2030. This target is also reflected in our Sustainability and Resilience Strategy.

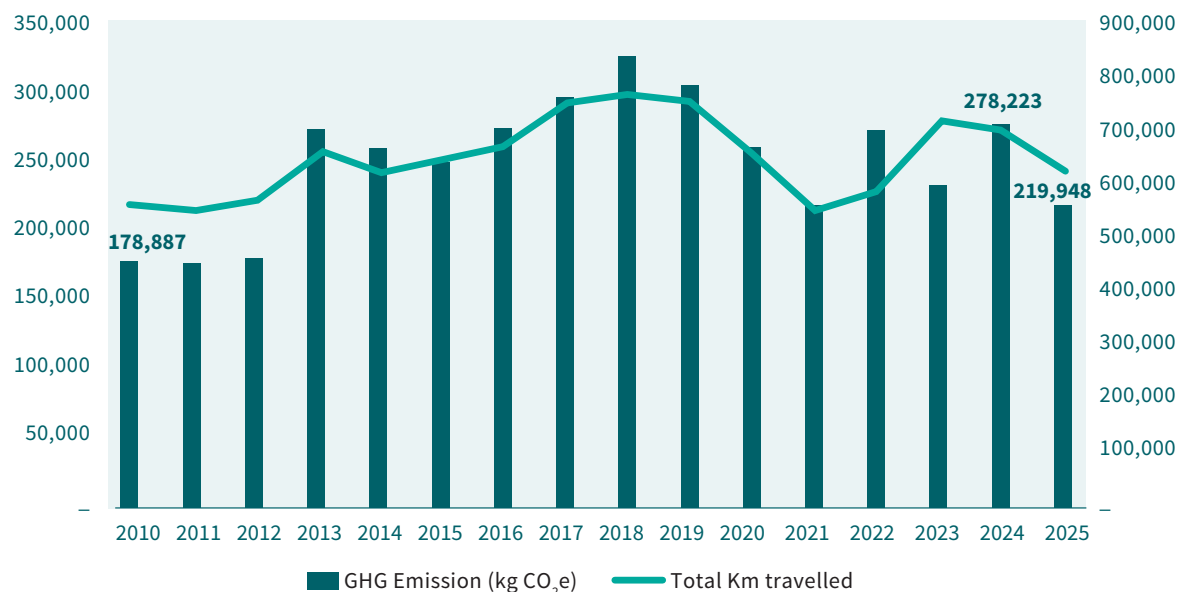
Compared to our 2010 baseline, emissions from our fleet have increased in line with the growth of our organization. Our fleet has expanded from 43 vehicles in 2010 to 82 vehicles in 2025 (a 91 percent increase).

In 2025, the kilometres travelled by the BC Housing-owned fleet decreased by 11 percent compared to 2024. However, emissions decreased by 21 percent, driven by the procurement and use of energy-efficient vehicles, including hybrid and plug-in hybrid models.

For the 2025 reporting year, we calculated greenhouse gas emissions using both vehicle mileage and reported fuel consumption data. For electric vehicles, electricity consumption was calculated using charging records.

BC HOUSING FLEET TOTAL EMISSION & KM TRAVELLED, 2010-2025

This chart shows total GHG emissions and total kilometres travelled for the BC Housing fleet from 2010 to 2025. GHG emissions increased from 178,887 kgCO₂e in 2010 to a peak around 2018, then generally declined to 219,948 kgCO₂e in 2025. Over the same period, total kilometres travelled increased overall, with some year-to-year fluctuations.



Actions Taken in 2025

- Green Fleet Strategy:** Approved by the Executive Committee in summer 2025, the Green Fleet Strategy outlines our approach to enhancing sustainability and operational efficiency. Covering fiscal years 2024/25 to 2030/31, it aligns with the provincial goal of reducing GHG emissions from provincial fleets by 40 percent by 2030.
- Charging stations:** To support the pilot and prepare for future electric vehicle additions, we installed three Hypercharge Level 2 charging stations at the **səmiqwa?elə** (Riverview) site in 2024. These stations are used by the electric truck as well as BC Housing staff for personal vehicles, laying the groundwork for broader EV adoption. We are moving ahead with piloting additional electric vehicles in our maintenance and grounds fleet, and we will be installing Level 2 chargers at four directly managed sites to support this transition.

Paper

Our Sustainability and Resilience Strategy targets a 70 percent reduction in greenhouse gas emissions from paper compared with the 2010 baseline. In 2025, greenhouse gas emissions from office paper totaled 27.6 tonnes of CO₂e.

Since 2010, annual greenhouse gas emissions from paper consumption have decreased by eight percent. Despite this long-term reduction, the 2025 target was not achieved due to a procurement oversight that significantly increased overall paper consumption. In 2025, the weight of non-recycled paper purchased was four times higher than in 2024. Overall, the organization purchased 70 percent more paper by weight than in the previous year, resulting in a 50 percent increase in greenhouse gas emissions. In addition, only four percent of total paper purchases in 2025 consisted of 100 percent recycled content, representing a 28 percent decrease from 2024. This issue has been identified and is being addressed. BC Housing is strengthening communication and awareness and will work with internal partners to ensure purchasing practices align with organizational sustainability targets going forward.

The number of full-time employees remained relatively stable in 2025 compared to 2024, at approximately 1,300. Greenhouse gas emissions per employee associated with paper use declined by 56 percent compared to the 2010 baseline, representing a more significant reduction than the change in absolute emissions.



2025 Paper GHG Emissions

PAPER	2025 GHG EMISSIONS (TONNES OF CO ₂ e)	2025 RESULTS COMPARED WITH THE 2010 BASELINE	2025 RESULTS COMPARED WITH 2024	2025 RESULTS COMPARED WITH THE 2010 BASELINE, PER EMPLOYEE
	27.6	8% decrease	49% increase	56% decrease

Actions Taken in 2025

- **Social and Sustainable Procurement Policy:** In September 2025, BC Housing’s Executive Committee approved a new Social and Sustainable Procurement Policy, reinforcing our commitment to embedding sustainability and equity into procurement processes, evaluation criteria, and supplier performance management. As part of these procurement measures, we are working toward a paperless tendering process to reduce printing, distribution, and overall paper consumption. Employees will generate contracts digitally and use e-signature processes through our Contract Life Cycle Management System.
- **Human Resources Branch:** The HR Branch has been transitioning operations into digital formats, shifting BC Housing away from traditional paper-based procedures to automated, digitized, and application-based processes.

Fugitive Emissions

Fugitive emissions are released unintentionally through equipment leaks, servicing, and end-of-life disposal of systems such as refrigerators, air conditioners, and heat pumps. For public sector organizations, the most common source of fugitive GHG emissions is the leakage of refrigerants from cooling and refrigeration equipment, including hydrofluorocarbons (HFCs) and legacy ozone-depleting substances (ODSs).

HFCs are synthetic refrigerants widely used in air conditioning, refrigeration, and heat pump systems. Although HFCs do not deplete the ozone layer, they are highly potent greenhouse gases. At BC Housing, fugitive emissions primarily originate from refrigerants used in building systems, with HFC-134a and HFC-410A accounting for the majority of reported emissions. HFC-134a, commonly used in refrigeration and vehicle air conditioning, has a 100-year Global Warming Potential (GWP)

of approximately 1,400, while HFC-410A, widely used in heat pumps and air-conditioning systems, has a GWP of approximately 2,100³.

BC Housing's main sources of fugitive emissions include:

- ▶ Approximately 26,000 in-suite refrigerators within the reporting scope in 2025
- ▶ Heat pumps and small in-suite air-conditioning systems used for tenant cooling
- ▶ Portable air-conditioning units located in common areas to support tenant access to cooling during extreme heat events
- ▶ Vehicle air-conditioning systems within the 82 BC Housing-owned fleet vehicles

2025 Fugitive GHG emissions

FUGITIVE	2025 GHG EMISSIONS (TONNES OF CO ₂ e)	2024 GHG EMISSIONS (TONNES OF CO ₂ e)	2025 RESULTS COMPARED WITH 2024
	993	926	7% increase

Actions Taken in 2025

▶ Methodology Development:

Fugitive emissions reporting for refrigerants became mandatory for public sector organizations beginning with the 2024/25 reporting cycle. BC Housing did not report refrigerant emissions in that cycle because the estimation tool provided by the Climate Action Secretariat resulted in significant overestimation when applied to BC Housing's portfolio. During the 2025 reporting year, we refined our approach to better reflect our asset types and operational realities and reported refrigerant emissions for both the 2024/25 and 2025/26 reporting periods, using the refined methodology described above.

▶ Efforts in Cooling and Tenant Safety and Implications for Emissions:

To better protect tenants during extreme heat and wildfire smoke events, BC Housing expanded access to cooling and clean air across the portfolio. All common rooms within BC Housing directly managed buildings are now equipped with air-conditioning units and portable air filters and are designated as clean-air and cooling rooms during

the summer. Misting stations have also been installed at select sites with appropriate outdoor spaces.

BC Housing continues to advance a cross-branch, annual approach to expanding access to cooling in tenant units during major building renovations. Led by Operations, Asset Strategies, and Sustainability, this work focuses on prioritizing locations and building types where tenants may have limited access to common areas or face higher heat vulnerability, and on integrating in-unit and amenity-space cooling as part of planned capital upgrades.

As cooling infrastructure is expanded to address increasing health and safety risks associated with extreme heat, fugitive emissions from refrigerants, including HFCs, are expected to increase in the near term. This reflects a necessary and intentional response to protecting tenant wellbeing, particularly for seniors and medically vulnerable residents, and highlights the importance of improving refrigerant management practices and transitioning to lower-impact technologies over time.

3 U.S. Environmental Protection Agency (EPA). *Fluorinated Gas Emissions*. Washington, DC. <https://www.epa.gov/ghgemissions/fluorinated-gas-emissions>

Plans to Continue Reducing Greenhouse Gas Emissions in 2026



Energy Conservation Initiatives in the Social Housing Sector

- ▶ The British Columbia government has invested \$1.1 billion over eight years to make B.C.'s social housing stock more energy efficient, less polluting and safer. Investments also aim to significantly reduce heating and cooling costs for residents. Of this Capital Renewal Fund, \$10 Million annually has been dedicated to the incremental cost of energy savings measures on our own and our non-profit partner's projects. Other retrofits include fuel switching, building envelope upgrades, and other energy efficiency measures.
- ▶ We will continue to work on the climate mitigation projects from \$36M of secured funding from CMHC's National Housing Co-Investment Fund to repair provincially owned affordable housing units. This funding, in combination with the Capital Renewal Funding, will support Energy/GHG reduction measures in 3,600 units. These units are expected to achieve 45 percent GHG reduction and 25 percent energy reduction by end of 2027.
- ▶ In 2026, the Energy Efficiency Retrofit Program (EERP) will continue to address the energy efficiency of social housing through smaller scale projects such as lighting and heat pumps.

Zero Carbon and Energy Efficiency Initiatives in the Social Housing Sector

- ▶ BC Housing remains dedicated to fostering awareness and understanding of sustainable practices by continuing to offer educational resources to consultants and municipalities. Building on this foundation, we will expand our focus to include targeted technical guidance, knowledge-sharing initiatives, and the integration of emerging best practices into program delivery. In alignment with BC Housing's Strategy 2030 Framework, we will continue to support sustainable development through cost-effective, smart design approaches that balance environmental performance with long-term operational and financial viability. Through these initiatives efforts, we aim to empower stakeholders with the tools and insight needed to embed environmentally responsible approaches into their projects and policies, contributing to a collective effort in combatting climate change.

The Residential Construction Sector

- ▶ BC Housing will continue to provide residential construction industry education by developing and delivering Building Smart workshops, seminars, and webinars across B.C. Topics will include information on intermediate steps of the BC Energy Step Code, and innovative and best construction practices to comply with these requirements



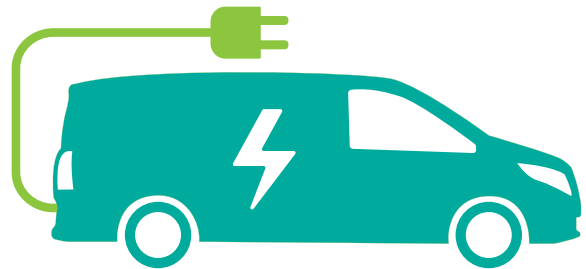
- ▶ We will continue to take action to facilitate the implementation of the BC Energy Step Code, including:
 - Performance monitoring of high-performance social housing buildings meeting high levels of the BC Energy Step Code.
 - Engaging with the design teams early on to establish sustainability target and conduct peer review process to ensure efficient building design
 - Developing other educational materials. This includes a series of customized seminars and webinars, videos, animation, online interactive guidance tools, and tool kits for hands-on training. The materials will be useful and accessible to builders and designers in both urban and remote regions of B.C.
 - Administering a local government survey to gauge the barriers and successes in adoption of the BC Energy Step Code.
- ▶ In partnership with our research partners, BC Housing will publish additional reports designed to assist the residential construction sector meet market demand and transition to sustainable and resilient design.
- ▶ We will update our Owner Builder Authorization exam to include questions that address BC Energy Step Code requirements. The exam tests home-building basics, including statutory obligations and requirements under the Homeowner Protection Act. In addition, our Licensing and Consumer Services department will work with partners to update general contractor qualification course materials to address new BC Energy Step Code requirements.

Fleet

The Green Fleet Strategy was approved in summer 2025. Covering fiscal years 2024/25 to 2030/31, the strategy sets out a clear path for expanding our EV fleet to meet a range of operational needs. By transitioning a portion of our fleet to EVs, BC Housing is projected to reduce greenhouse gas emissions by approximately 587 tonnes over the project period, with additional reductions anticipated as more vehicles are transitioned in future years. To put this into perspective, it would take roughly 29,000 trees to absorb that amount of CO₂.

We are working on the installation of more charging stations at four of the directly managed sites to help build the foundation for expanded EV integration. The EV pilot marks only the beginning of our long-term transition. As we advance implementation of the Green Fleet Strategy, we will:

- ▶ Complete the additional installation of Level 2 charging infrastructure
- ▶ Expand EV deployment across programs and regions
- ▶ Engage staff in shaping the future of fleet operations and supporting behaviour change



Paper

BC Housing is committed to increasing the proportion of paper sourced with 100 percent recycled content. In 2026, we aim to meet our target of a 70 percent reduction in emissions from office paper consumption by ensuring procurement practices align with our sustainability objectives. This includes improving communication with Business Services staff responsible for paper purchasing to prevent orders of paper with low or zero recycled content. These measures will help ensure that future paper procurement consistently supports our greenhouse gas reduction goals.



Climate Risk Management & Resilience

Climate change is increasing risks to BC Housing’s assets, operations, and tenants. In response, BC Housing is evolving from a reactive approach to a more systematic, enterprise-wide climate risk management (CRM) approach.

BC Housing is beginning to embed climate risk management across strategy, capital planning, asset management, operations and governance, spanning from portfolio-level risk understanding to building-level decisions and operations.

This work is still evolving. Current efforts are focused on understanding risk across the portfolio, identifying gaps, and developing the tools and processes needed to better integrate climate risk into decision-making over time.

BC Housing has reactivated its Enterprise Risk Management (ERM) processes, with climate risk identified as a top corporate risk by BC Housing Executive Committee and the Board of Commissioners. This provides a foundation for strengthening governance and accountability as this work develops.

Climate Hazards in Scope

BC Housing’s work is focused on priority physical climate hazards most relevant to housing assets, operations and tenant wellbeing in BC, including flooding and rainfall, extreme heat, wildfire and smoke, air quality, wind, earthquakes, and water scarcity. Seismic risk, while not a climate hazard, is also addressed under BC housing’s broader resilience program given its material relevance to the housing portfolio.

These hazards are informed by provincial assessments and reflect where risks to buildings, operations, and tenant health are most material. This focus will continue to evolve.

Climate Impacts in 2025

In 2025, British Columbia experienced a range of extreme weather events driven by a changing climate, reinforcing the increasing frequency, intensity, and complexity of climate-related hazards and their growing impacts on communities, housing, and infrastructure.

Key climate conditions included:

- ▶ **Extreme heat:** Prolonged heat affected both southern and northern regions, with temperatures exceeding 40°C in parts of the province, including Lytton and Ashcroft, increasing risks of heat-related illness and contributing to building overheating.
- ▶ **Severe wildfire and smoke:** An intense wildfire season resulted in approximately 886,000 hectares burned, with widespread smoke exposure and repeated air quality advisories affecting communities across the province, including Metro Vancouver.
- ▶ **Water scarcity:** Persistent drought conditions reduced community and ecosystem resilience while increasing the likelihood and severity of wildfire and heat impacts.
- ▶ **Intense rainfall and flooding:** Late-season atmospheric river events led to localized flooding and renewed concerns about infrastructure and watershed resilience.

For social housing, these impacts translate directly into health and safety risks for tenants.

- ▶ **Indoor conditions drive risk:** Overheating and poor air quality disproportionately affect residents with limited ability to adapt.
- ▶ **Extreme heat is an equity issue:** Repeated heat events are creating cumulative health risks for vulnerable populations.
- ▶ **Compound events create the greatest strain:** Concurrent heat, smoke, and drought reduce access to safe indoor and outdoor environments.
- ▶ **Existing building stock is not aligned with current climate conditions:** Many buildings are not designed to manage heat or smoke, highlighting the need for integrated retrofit and resilience approaches.



Emerging Approach to Climate Risk Management

BC Housing's approach to climate risk management is taking shape across several interconnected areas of the organization. These efforts reflect a shift from reactive, event-based responses toward a more coordinated and forward-looking approach, while recognizing that this work is still in development.

This emerging approach reflects stronger alignment between strategy and implementation, clearer connections between asset-level risks and corporate decision-making, and more consistent governance of climate-related risks across the organization.

Climate risk management is currently being advanced across the following areas:

OPERATIONS AND TENANT-FOCUSED RESPONSE

Climate risk is actively managed at the operational level, particularly in response to extreme heat and smoke events. Efforts include tenant wellness checks, cooling and preparedness supports, and initiatives to strengthen community resilience.

EMERGENCY PREPAREDNESS AND RESPONSE

BC Housing manages climate related emergency risks through an all hazards approach aligned with provincial emergency management and business continuity frameworks. As climate driven events such as wildfire, extreme heat, flooding, and smoke become more frequent and complex, clear role definition, coordination, and governance are increasingly important.

In 2025, BC Housing's Security and Emergency Services team took a strengthened leadership role in preparing and coordinating the organization's emergency response activities. This work focuses on organizational readiness, coordination across branches, and alignment with provincial and local emergency authorities, ensuring a consistent and structured response to climate-related and non-climate emergencies.

Emergency response authority, including evacuation decision making and incident command, rests with local authorities operating through Emergency Operations Centres, supported by provincial emergency management systems. BC Housing's role is distinct: supporting preparedness, coordination, communication, and recovery within its mandate, while working alongside emergency authorities, nonprofit housing providers, and community partners.

Key elements of BC Housing's emergency preparedness approach include:

- ▶ An all hazards emergency management framework aligned with provincial standards
- ▶ Clear internal roles and escalation pathways during emergency events
- ▶ Coordination across Operations, Asset Strategies, Security and Emergency Services, and Communications
- ▶ Collaboration with local governments, provincial ministries, and nonprofit housing providers
- ▶ Integration of tenant safety considerations, including extreme heat, smoke, and displacement risks



Different aspects of Climate Risk Management at BC Housing.

PORTFOLIO RISK AND ENTERPRISE RISK MANAGEMENT (ERM)

Work is underway to better understand climate risk across the portfolio and begin integrating it into ERM processes. Hazard exposure mapping supports early risk identification and prioritization, while climate risk has been identified as a corporate risk. Initial engagement with insurance is also underway.

EXISTING BUILDINGS (ASSET MANAGEMENT AND RETROFIT PLANNING)

Climate risk is beginning to be integrated into asset management and capital planning, building on a 2023 screening tool aligned with Building Condition Assessments. Work to date has focused on awareness and process integration, with further development needed to link risk to investment decisions.

NEW DEVELOPMENT (DESIGNING FOR FUTURE CLIMATE)

Climate risks are being assessed on selected pilot projects through a structured approach. The Climate Risk Assessment Framework (CRAF) tool supports consideration of future conditions and design responses. Work is underway to integrate this approach more consistently across new development project processes.

Progress to Date

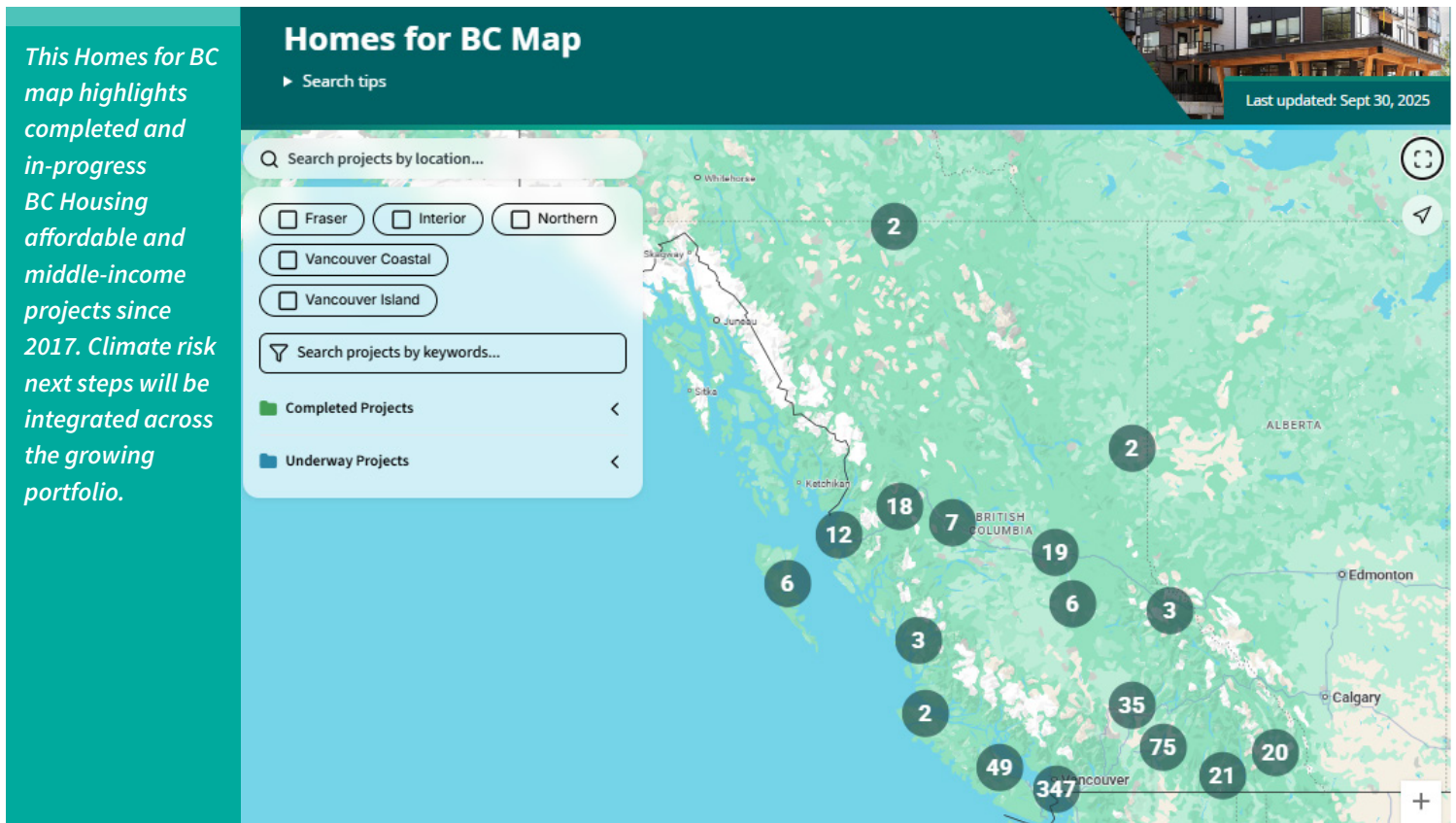
In 2025, BC Housing continued to build its understanding of climate risk and test approaches across the organization. These efforts reflect steps toward a more integrated approach, rather than a fully established system. Work to date has focused on developing tools, piloting approaches, and strengthening internal and external capacity.

Key areas of progress include:

- ▶ **Building portfolio-level risk understanding:** Hazard exposure mapping using provincial datasets has improved understanding of how climate risks are distributed across the portfolio, and will support more informed, risk-based prioritization. Internal engagement is underway to ensure this information is decision-useful, integrated into planning processes, and communicated to senior leadership.
- ▶ **Piloting climate risk assessments for new construction:** Climate risk assessments have been applied to nearly 50 projects using the CRAF tool, supporting consideration of future climate conditions and informing design and decision-making. Stage-gate due diligence processes are being developed with project teams to enable a more consistent approach to climate risk integration.
- ▶ **Exploring long-term investment approaches:** Total Cost of Ownership (TCO) analysis has been applied to new and existing projects to assess the long-term value of bundled energy conservation measures and building system investments, reflecting real-world retrofit conditions. This work is strengthening the business case for upfront investment and exploring application to climate adaptation.
- ▶ **Advancing high-performance and resilient building approaches:** Participation in a Living Future Core Certification pilot is demonstrating the feasibility of high-performance affordable housing that integrates energy, water, and broader sustainability outcomes, including equity. Construction commenced in 2025, marking a key milestone.
- ▶ **Strengthening community resilience and emergency preparedness:** Since 2023, BC Housing has piloted initiatives at select housing sites to strengthen social connections and build community resilience. Through staff training, community partnerships, and programming, the initiative supports emergency preparedness among tenants while fostering stronger neighbour to neighbour relationships. These efforts complement physical risk reduction measures by improving tenants' ability to respond to and recover from climate related emergencies.
- ▶ **Developing guidance and building industry capacity:** Low-carbon and climate-resilient building guides and bulletins have been developed to support the residential construction sector, alongside research, training, and collaboration with industry and academic partners. In 2025, the [Best Practices in Building Systems \(BPiBS\)](#) project was advanced into an innovation program to support sustainable housing solutions.
- ▶ **Supporting transparency and ongoing learning:** Annual sustainability and resilience reporting supports transparency and ongoing learning as approaches to climate risk management evolve.



Tenant engagement activities to strengthen social connections and build capacity for emergency preparedness.



Maturity and Next Steps

Climate risk management at BC Housing is at an early stage of development, with foundational work underway across the organization. Efforts to date have focused on building understanding, testing approaches, and identifying where climate risk can inform decision-making. Further work is needed to strengthen consistency, integration, and application across the system. Priorities moving forward include:

- **Strengthening integration into decision-making:** Integrating climate risk information to capital planning, asset management, and development processes, including through structured climate risk screening at key project decision points, with initial progress underway across asset management and retrofit planning.
- **Advancing tools and methodologies:** Refining climate risk assessment tools, portfolio analysis, and approaches to investment decision-making.
- **Strengthening emergency preparedness alignment:** Ensuring emergency preparedness remains closely linked to enterprise risk management, asset resilience, and tenant-focused supports. Improved alignment between climate risk, emergency management, and business continuity frameworks will support clearer accountability, reduce ambiguity during high-pressure events, and improve outcomes for tenants, particularly vulnerable populations, during emergencies.
- **Scaling implementation across the portfolio:** Expanding application of climate risk approaches across new development and existing buildings, with a focus on practical, building-level outcomes.
- **Enhancing tenant-focused and operational responses:** Supporting work on extreme heat, air quality, and community resilience in collaboration with partners.
- **Building knowledge, partnerships, and capacity:** Advancing research and collaboration with industry, academic, and non-profit partners.
- **Strengthening governance and oversight:** Continuing to embed climate risk within enterprise risk management processes, with early engagement underway to better understand financial exposure, including insurance considerations.

Other Sustainability Initiatives

Strategic Planning

In 2023, BC Housing launched our Sustainability and Resilience Strategy to guide action on climate mitigation, adaptation, and broader sustainability priorities. In 2024, the Sustainability and Resilience Strategy continued to serve as a foundation for advancing sustainability, climate action and resilience across the organization. Sustainability also became one of three commitments in BC Housing's corporate strategy, reinforcing its role in organizational decision-making.

PLANS TO CONTINUE THIS WORK IN 2026

- ▶ Continue implementation of our Sustainability and Resilience Strategy:
 - This involves actively tracking the performance measures outlined in our Sustainability and Resilience strategy. We will also focus on promoting initiatives and building staff capacity to actively progress the measures and meet the environmental and social targets set in the Strategy.
- ▶ Update the Sustainability and Resilience Strategy to align with BC Housing's [Strategy2030](#):
 - We will update the Sustainability and Resilience Strategy to align with Strategy 2030, with a focus on prioritizing material sustainability and resilience issues and strengthening integration into core business processes to manage risks and create value. This update will ensure that sustainability and resilience considerations are embedded across planning, investment, and operational decision-making.



The BC Housing Strategy2030, five strategic pillars and three key commitments.

Education and Capacity Building

EMPLOYEE ENGAGEMENT

Our employee-driven green team, the *livegreen* Council, plays a key role in encouraging sustainable employee behavior both in the workplace and at home. The council has been active for 17 years, planning activities and educational engagements to raise awareness of sustainability issues and opportunities. Council members work according to a strategic plan informed by the findings of our annual sustainability survey.

Our *livegreen* Council offers sustainability initiatives through news articles, virtual lunch and learns, and in-person campaigns.



Vancouver Island region employees during a shoreline cleanup at Clover Point, Victoria.

Below are some examples of our *livegreen* events in 2025:

► Shoreline Cleanup in Four Regions

In summer 2025, employees from four regions—Northern, Lower Mainland, Vancouver Island, and Interior—participated in shoreline cleanups in their local areas. A total of 38 employees (and two of their children) took part in the cleanup activities. In Burnaby's Byrne Creek Ravine, participants collected 14 kg of garbage, and an additional 10 kg of waste was collected at Clover Point in Victoria.

► Volunteer day at Richmond Sharing Farm

BC Housing employees volunteered at the Richmond Sharing Farm, spending the afternoon harvesting an impressive 400 pounds of beets to support food-insecure families in the community.

► 21x21 nature challenge

The Council launched a nature challenge campaign to encourage employees to reconnect with nature. Over the three-week campaign, 78 participants committed to spending at least 21 minutes in nature each day for 21 days. Each week featured thoughtfully curated themes that invited participants to explore Indigenous knowledge systems, learn about the rich biodiversity of B.C.'s ecosystems, and deepen their understanding of land stewardship, local plants, and wildlife.

Due in part to our employee engagement practices, Canada's Top 100 Employers project has named BC Housing one of Canada's Greenest Employers for 12 consecutive years.



PLANS TO CONTINUE THIS WORK IN 2026

The Employee *livegreen* Council will continue to follow our strategic plan, developed annually by council members and informed by the results of our Sustainability and Resilience Engagement Survey.

The Council will focus on priority activities across three major sustainability areas, taken the impact of the campaign and resources required into account. Campaigns will be applied through a social sustainability lens (including EDIB, Truth and Reconciliation, and Accessibility) to all initiatives as possible.

- Climate Change Mitigation and Adaptation
- Pollution Prevention (Waste, Plastics, and Chemicals)
- Protection of Biodiversity and Appreciation of Nature



Our employees harvesting vegetables at the Richmond Sharing Farm.

CORPORATE SUSTAINABILITY AND RESILIENCE EDUCATION

Sustainability and Resilience 101 Training

The training is an e-learning opportunity offered through our learning platform. This 45-minute course covers climate change, resilience, and sustainability, and their linkages to our work at BC Housing. By December 2025, about 180 employees had completed the training.

Social and Sustainable Procurement

BC Housing recognizes that every purchase has social, economic, cultural, and environmental impacts. A significant portion of our public tenders currently include evaluation criteria focused on sustainable product specifications, waste reduction and diversion, efficiency, and positive contributions to local communities.

In 2025, BC Housing approved a new Social and Sustainable Procurement Policy, aimed at engaging small and local businesses, supporting equity-seeking groups, partnering with social enterprises, and advancing our environmental commitments. We also hosted two social procurement webinars to explain BC Housing's social and sustainable procurement practices to employees.

Further Resources

For information about BC Housing's work on Sustainability and Resilience please visit:

[Sustainability & Resilience | BC Housing](#)

[Research Centre | BC Housing](#)

Acronyms Used In This Report

AHREP Affordable Housing Renewal Energy Program

BC British Columbia

BCIT British Columbia Institute of Technology

BCNHPA BC Non-Profit Housing Association

BCA Building Condition Assessment

BPIBS Best Practices in Building Systems

CBT Columbia Basin Trust

CMHC Canada Mortgage and Housing Corporation

CO₂e Carbon dioxide equivalent

CRM Climate risk management

DASH Digitally Accelerated Standardized Housing

EDIB Equity, diversity, inclusion, and belonging

EERP Energy Efficiency Retrofit Program

ERM Enterprise Risk Management

EV Electric vehicle

GHG Greenhouse gas emissions

GHGI Greenhouse gas intensity

GST Goods and Services Tax

HFC Hydrofluorocarbon

IAM Indigenous Asset Management

MBAR Mobilizing Building Adaptation and Resilience

MOU Memorandum of Understanding

MUA Make-Up Air

ODS Ozone-depleting substances

PPH People, Plants and Homes

PSO Public Sector Organization

SRO Single-room occupancy

TCO Total cost of ownership

tCO₂e Tonnes of carbon dioxide equivalent



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