

MEMORANDUM

To: CHBA BC Local Executive Officers and all Members
From: Carmina Tupe, Director of Policy & Government Relations
Date: April 3, 2023

RE: Release of B.C. Government's Refreshed Housing Plan - Homes for People

As hinted at in Budget 2023, today the Hon. Ravi Kahlon, Minister of Housing, released the details of the province's updated housing plan entitled, *Home for People*. Building off the 30-point housing plan from 2019, this new plan reorients the province's housing strategy to address new barriers as well as underlying, persistent challenges that are preventing and slowing the delivery of housing.

There are 4 pillars to the B.C. government's action plan, each presenting specific action items within:



Most relevant to the home building members of CHBA BC are the actions found under pillar one, Unlocking more homes faster, which identifies a series of steps that will be taken to address restrictive municipal zoning bylaws and slow, arduous permitting processes. Much of this work was previously announced and well underway in consultation with CHBA BC, but with added detail on the timing of work and enabling legislation.

Below is a glance at the items related to speeding approvals and increasing housing supply:

- Legislation, to be introduced in the Fall, that will apply to many areas of the province will allow up to 4 units on a traditional single-family detached lot (or 3 depending on the size/type of lot) with additional density permitted in areas well-served by transit.
- Over the coming months, the province will work with municipalities and partners on the zoning changes, taking into consideration the different types of lots, building setbacks, and height requirements. The province has also signalled it will work with local governments toward creating effective inclusionary zoning processes.
- Legislation, to be introduced later this year, to make secondary suites allowed in every community across the province. This comes with a pilot, three-year financial incentive program beginning in early 2024. Homeowners will be able to access a forgivable loan of 50% of the cost of renovations, up to a maximum of \$40,000 over five years if the homeowner meets all conditions laid out in the program, including renting their unit out at below-market rates for a minimum of five years.

- By mid-2023, implement Bill 43 – Housing Supply Act and establish the housing targets for eight to ten fast-growing and larger municipalities and build on existing requirements for local governments to create Housing Needs Reports.
- Speeding up provincial permitting and approvals to get homes built faster, through the *Permitting Strategy for Housing* that will introduce a dedicated single window application process to eliminate the need for multiple applications across ministries. The new model will focus on prioritizing housing projects that will need to be built urgently, such as indigenous-led projects, BC Housing applications and multiple-unit developments.
- Become a North American leader in digital permitting and work with partners rapidly implement the digitization of construction codes and digital design and permit process.
- Deliver more homes and services near transit by accessing land that is suitable to be acquired near transit hubs.
- Launch B.C. Builds – a new program dedicated to delivering homes for middle-income people by identifying opportunities, establishing partnerships, and facilitating action to build more homes, more quickly for middle-income households.
- Through the forthcoming *Future Ready Plan*, to be released later this Spring, expand B.C.'s construction workforce and spur innovation by connecting more people to the relevant skills and training to find and advance careers in the construction sector.

Creating more supply, faster and of all forms, is a core, reoccurring message in this refreshed plan – a key advocacy effort of CHBA BC. Home builders have rung the alarm on the need to address slow, unnecessarily difficult municipal and provincial approvals and how this has stunted the creation of housing supply and resulted in a market imbalance.

Our [Municipal Housing Supply and Benchmarking Study](#) presented evidence of these issues and the need to deliver the hundreds of thousands of homes the province needs. We are pleased to see the B.C. government move forward with bold actions that our industry has recommended and if implemented effectively, we could see more efficiencies, predictability, and accountability in our housing system.

As the provincial government prepares to pass the enabling legislation, know that consultation with CHBA BC is significant in the coming months. Senior government officials are seeking industry's specific practical, technical recommendations to ensure the successful implementation of these actions. To inform our advocacy and discussion, please share your detailed thoughts and ideas with carmina@chbabc.org.

As always, please refer the additional material for more information. CHBA BC will continue to keep local executive officers and members apprised as new updates come forward.

Thank you,

Carmina Tupe, MCIP RPP

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