



THE CORPORATION OF THE CITY OF VERNON

MEMORANDUM

TO: Patti Bridal, Chief Administrative Officer **FILE:** 6460-10
PC: Kevin Poole, Acting Director, Community Infrastructure and Development **DATE:** June 5, 2023
FROM: Barbara Everdene, Long Range Planner
Roy Nuriel, Acting General Manager, Planning
SUBJECT: RESPONSE TO BC HOMES FOR PEOPLE ACTION PLAN

On April 3, 2023, the Province of BC announced the Homes for People Action Plan (Attachment 1). With the goal of creating more housing units, the Plan commits to four priorities:

1	Speeding up delivery	<ul style="list-style-type: none">• Introduce single window application process for housing permits overseen by the Province• Encourage transition to digital permitting• Launch BC Builds to identify lands for housing
2	Increasing the supply of attainable small scale, multi-unit housing	<ul style="list-style-type: none">• Establish housing targets for selected communities• Allow secondary suites in every community• Legislate zoning changes that would allow up to three to four units on a traditional single family detached lot• Allow additional density in areas served by transit• Offer homeowner loans to build secondary suites• End discriminatory strata age and rental restrictions• Create a \$500M Rental Protection Fund for the purchase of residential buildings and co-ops for rental• Expand Indigenous Housing Fund• Expand Community Housing Fund to create 6,000 new subsidized rental units• Revitalize co-op housing
3	Helping those who need it most	<ul style="list-style-type: none">• Establish a renter's tax credit of up to \$400/YR• Provide more Rent Bank support for tenants• Create 3,900 new supportive housing units & 240 complex care units for people experiencing or at risk of homelessness• Create 4,000 new rooms on post-secondary campuses• Close encampments of those experiencing homelessness
4	Fighting speculation and profiteering	<ul style="list-style-type: none">• Expand the Speculation and Vacancy Tax to new areas• Introduce a flipping tax• Create pre-sale register to prevent condo pre-sale flipping• Launch a new land-owner transparency registry• Regulate short term rentals• Improve Residential Tenancy Branch eviction adjudication

These new changes are expected to significantly impact the creation of a new housing supply, and transform the character and density of residential neighbourhoods in Vernon and BC-wide.

Council, at its meeting of April 24, 2023, adopted the following resolution:

THAT Council refer the Housing Conference presentation from the Acting General Manager, Planning and Councillor Fehr, together with Council's comments at the April 24, 2023 Committee of the Whole meeting, to the Affordable Housing Advisory Committee for content recommendations for Council's consideration of the Mayor's letter to the Minister of Housing. CARRIED

On May 11, 2023, the Affordable Housing Advisory Committee reviewed and discussed the Homes for People Action Plan and approved the following recommendation:

"THAT the Affordable Housing Advisory Committee recommends Council provide a letter to the Province of British Columbia thanking them for their work on their initiatives and commitment in tackling the housing crisis through their Housing Plan and the City of Vernon is looking forward to the opportunity to engage in consultation as we move forward in implementing these changes."

The City of Vernon is recognized as a leader among small rural communities in BC in affordable housing. Building on a decade of research, policy development and action, Council approved Vernon's first [Housing Action Plan](#) (HAP) on September 26, 2022. Since 2008, when the City's first Affordable Housing Strategy was launched, Vernon has added 437 units of non-profit affordable housing for individuals and families to the housing inventory. In addition, another 192 units of affordable housing projects have been approved by BC Housing and are under various stages of construction. Administration welcomes the enhanced provincial commitments to affordable housing, which will strengthen and accelerate the implementation of the HAP. However, there will be a clear need for more human and financial resources to ensure adequate infrastructure servicing is in place for new density levels and to adjust land use policies, plans and regulations accordingly.

RECOMMENDATION:

THAT Council receive for information the memorandum titled "Response to BC Homes for People Action Plan" dated June 5, 2023 and respectfully submitted by the Long Range Planner and Acting General Manager, Planning;

AND FURTHER, as recommended by the Affordable Housing Action Committee, that Council write a letter from the Mayor to the Minister of Housing in relation to the BC Homes for People Action Plan.

Respectfully submitted:



Barbara Everdene
Long Range Planner



Roy Nuriel
Acting General Manager, Planning

Attachment 1 – Homes for People Action Plan

Approved for the Agenda by the CAO



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Stronger **BC** for everyone

HOMES FOR PEOPLE *An action plan to meet the challenges of today and deliver more homes for people, faster*





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Premier and Minister's Message

Delivering for people and meeting challenges head-on, so everyone in B.C. can have a good life, drives every action our government takes, every day.

One of the biggest challenges for people in B.C. is finding an affordable home to live in. Soaring house prices and rents are pricing people out of the communities they love, the places they want to call home. For others, it has led to homelessness.

Housing is a foundational problem, underpinning nearly every other challenge we face. We have made real progress over the past years to deliver housing for people in B.C., but the pandemic, inflation, and soaring housing prices around the world brought new complexities.

We're taking strong action to meet this moment, tackle these challenges head-on, and deliver more homes for people, faster. So more people have a home they can afford that meets their needs. So seniors can live in dignity, young people can build a good life, students can afford to get a good education, and the people who work here, drive our economy, and deliver the services we all rely on, can afford to live here too.

Focused on four priorities – speeding up delivery, increasing the supply of attainable small scale, multi-unit housing, helping those who need it the most and fighting speculation and profiteering – the actions in *Homes for People* include:

- More than \$4 billion over three years (Budget 2023) with a commitment to invest \$12 billion over the next 10 years to build thousands of new homes.
- Delivering more middle-income small scale, multi-unit housing that people can afford, including town homes, duplexes, and triplexes through zoning changes and proactive partnerships.





- Creating an annual income tested renter's tax credit of up to \$400 per year for renters.
- Offering forgivable loans for homeowners to build and rent secondary suites to increase affordable rental supply faster.
- Introducing a flipping tax to discourage short-term speculation.
- Speeding up permitting to reduce costs and speed up approvals to get homes built faster.
- Providing more homes and supports for people experiencing or at risk of homelessness.

Our Government's \$7 billion housing investment announced in 2018 and effective tools such as the Speculation and Vacancy Tax have already delivered more than 42,000 homes. *Homes for People* will do even more to make sure everyone in B.C. has a home they can afford that meets their needs, so people can build good lives and thrive.

We've navigated a lot of challenges over the past few years, and we've made it through together. The actions in *Homes for People* will deliver more homes for people faster, and build a brighter future for everyone, in every community in B.C.



David Eby
Premier



Ravi Kahlon
Minister of Housing

Introduction

British Columbia is one of the most sought-after places to live anywhere in the world. A strong economy, good public services, and a beautiful natural environment make this province a truly special place.

But finding a home you can afford can be a challenge.

The housing crisis is impacting people in every part of our province, impacting the quality of life in our communities, and limiting the potential of our economy.

A fast-growing population combined with the effects of the pandemic on the housing market means we have to do more – a lot more – to ensure every person and family in B.C. has a home that they can afford and meets their needs.

That's what *Homes for People* is all about.

Building on major new investments to build affordable housing in the last five years and measures to reduce speculation and protect people in an overheated housing market, *Homes for People* takes urgent action to speed up delivery of new homes, increase the supply of attainable middle-income housing, fight speculation, and help those who need it the most. Returning to a place where homes are a foundation for people, not for profit.

And it tackles persistent permitting and zoning challenges, so we can deliver more of the housing people want and need, and build vibrant, healthy, livable communities.

With specific actions, *Homes for People*:

- Unlocks more homes, faster by creating the conditions to encourage faster housing construction and reduce development costs, including changes in regulations and zoning, less red tape, more incentives and a focus on targeted types of housing.
- Delivers more housing people can afford to rent or buy, including more homes within reach for first-time homebuyers, and protects renters.



- Supports those who need it the most with more housing for those experiencing homelessness and helping more people to find an affordable place to call home.
- Creates a housing market that puts people ahead of profit with measures to crack down on speculators and profiteers and get the proceeds of crime out of the real estate market.

Taken together, *Homes for People* helps people build good lives in their communities, secures a foundation for our economy, and delivers more homes for people, faster – to build a brighter future and a stronger B.C. for everyone who lives here.



Homes for People – At a Glance

An action plan to meet the challenges of today and deliver more homes for people, faster

4 pillars of our housing action plan



Unlocking more homes, faster

- More small scale, multi-unit housing (townhomes, duplexes and triplexes)
- Make it easier and more affordable for people to rent out secondary/basement suites
- Work with municipalities to make sure more homes are built in communities, faster
- Speed up permitting and approvals to get homes built faster
- Become a North American leader in digital permitting
- Deliver more homes and services near transit
- Launch BC Builds – A new program dedicated to delivering homes for middle-income people
- Expand B.C.'s construction workforce and spur innovation
- Explore new ways to get more rentals built
- Build more homes with mass timber



Delivering better, more affordable homes

- Thousands more social housing units
- Deliver 4,000 additional on-campus rooms for post-secondary students
- End discriminatory age and rental restrictions in stratas
- Protect affordable rental units through \$500 million fund
- Create more housing through partnerships with Indigenous communities
- Revitalize co-op housing

Homes for People – At a Glance

An action plan to meet the challenges of today and deliver more homes for people, faster

4 pillars of our housing action plan



Supporting those with the greatest housing need

- New income tested renter's tax credit
- More homes to support people experiencing homelessness
- New actions to close encampments
- Partner to redevelop and replace single room occupancy units in DTES
- Revitalize and expand aging BC Housing properties
- More Rent Bank support to help tenants in crisis keep their homes



Creating a housing market for people, not speculators

- Implement a "Flipping Tax"
- Stricter enforcement on short-term rentals
- Solve renter/landlord disputes faster and get tougher on bad-faith evictions
- Turn more empty units into homes by expanding the Speculation and Vacancy Tax to additional areas
- Crack down on criminal activity in real estate
- Offer more protections for renters displaced by redevelopment

Where We Started

The housing crisis is a foundational problem, underpinning nearly every other challenge faced by people in B.C. The reasons for high housing costs and low supply are complex.

For decades, there was very little intervention or action from provincial or federal governments. Housing prices in many parts of the province soared sky high and entrenched in the market.

Governments allowed rampant speculation and vacant homes, and largely encouraged the building of only single-family homes or luxury condo developments. Too many people were left struggling to find the housing they need at a price they could afford. Or in some cases a home at all.

In 2018, our government took strong action, by making the largest investment in housing affordability in B.C.'s history – \$7 billion dollars – and introduced effective tools to tackle speculation and increase the number of rentals.

Through this 2018 plan, the Province committed to delivering 114,000 new homes in partnership over 10 years, working with the private sector, federal and local governments, non-profits and faith-based organizations.

A portion of those homes were planned to be directly funded or financed by the Province, with the rest delivered through policy changes and partnerships that leverage the private sector, non-profits, federal investments, and local governments that now have new tools to support them and other partners.

Now we're making further provincial investments through Budget 2023, starting with more than \$4 billion over three years and a commitment to invest \$12 billion over the next 10 years to build even more homes for people.





Building From a Solid Foundation

Just five years into our plan, we have already made significant progress towards our goal with over 74,000 new homes open, completed or underway.

- The Speculation and Vacancy Tax has helped turn more than 20,000 condos into rental homes for people in Metro Vancouver alone – with more across the province.
- Over 40,000 provincially funded or financed homes are complete or underway – of which more than 18,000 are open to people today.
- A further 11,000 rental homes are underway through federal government financing in response to strong advocacy from the Province.

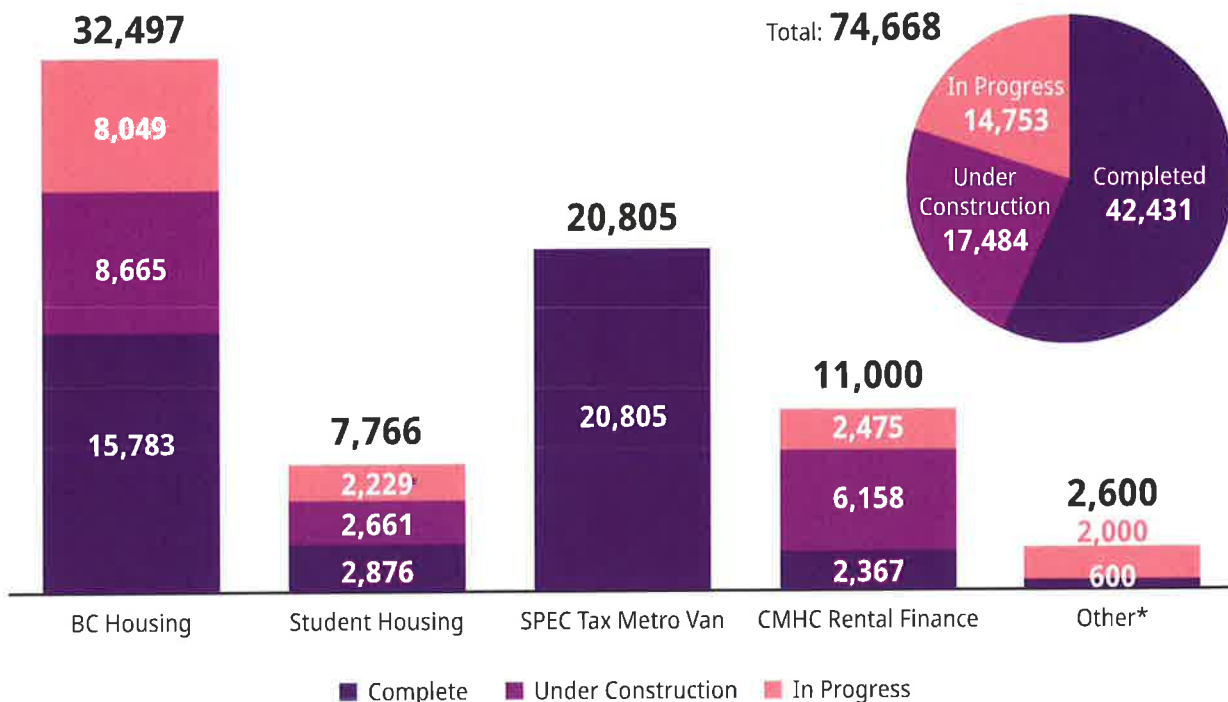
We are already on track to deliver a projected 108,000 homes completed or under active construction by 2027/28 – with tens of thousands of more homes to come through other avenues.

The above numbers do not include new homes that will be delivered through initiatives such as small scale, multi-unit zoning changes, BC Builds, new federal investments, speeding up provincial and local permitting, and overall increases in private sector housing starts – currently at record levels.

All told, these investments and policy changes will help us reach the goal of 114,000 – and go beyond it, because we know the need for housing doesn't stop in 2027/28.

Where We Are Today

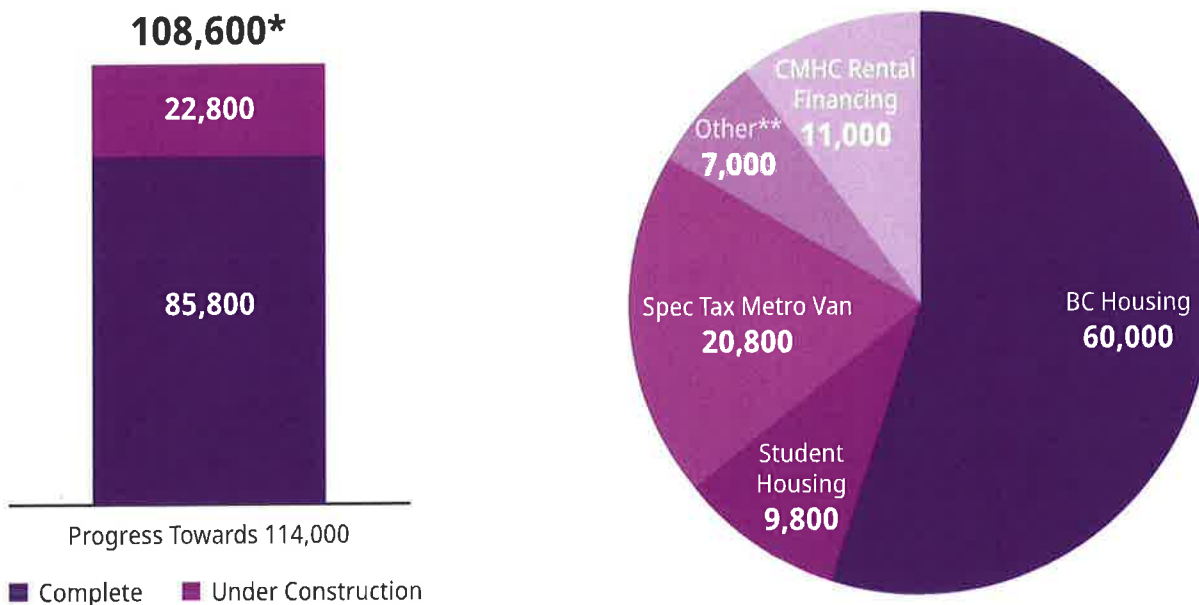
HOMES OPEN, UNDER CONSTRUCTION OR IN-PROGRESS AS OF DEC. 31, 2022



*Other: Includes units from Building Code changes to allow secondary suites in more types of homes and the ban on strata rental restrictions.

Where We Are Going

PROJECTED HOMES OPEN OR UNDER CONSTRUCTION BY 2027/28



*Projected units may exceed this number but figures have been rounded down.

**Other: Includes units from Transit Oriented Development, Building Code changes to allow secondary suites in more types of homes and the ban on strata rental restrictions.



New Challenges and the Pandemic

Like so many other jurisdictions around the world, the pandemic profoundly impacted B.C.'s housing market. Between March 2020 and the end of 2021, house prices across Canada jumped 34 per cent. Supply chains slowed significantly, the price of lumber skyrocketed, and skilled labour shortages worsened. Record low interest rates drove up demand and speculation and investor activity, while record high numbers of people moved here. More than one hundred thousand people moved to B.C. in 2021, and another 150 thousand people in 2022, the most in 60 years.

This has all led to more and more urgent demand for housing, putting significant upward pressure on purchase and rental prices, and pushing some of the most vulnerable people with the greatest housing insecurity out of the bottom of the housing market.

Real Estate Investment Trusts have also emerged as a growing concern. This has led to large international corporations buying up rental properties, leading to evictions and rent increases, on top of bad actors and speculators profiteering from and worsening the housing crisis.

Over the past few years, the challenges facing us have evolved, and our response is expanding and evolving accordingly to effectively deliver more homes in a rapidly changing environment. Now rising interest rates are pressuring affordability. Critical investments need to be made and underlying challenges need to be addressed – and that's exactly what we're doing.

Creating a Real Estate Market That Works for People

A central part of government's work since 2017 has been to build a housing market that creates homes for people, not homes used to make a quick buck. That's why our government introduced several steps to crack down on fraud and close loopholes to protect people in B.C.'s housing market.

- Taking action to end hidden ownership, including launching a new land-owner transparency registry so real estate purchases can be tracked and more clearly explained, helping to combat money laundering in B.C.'s real estate market
- Helping to stop tax evasion by strengthening audit and enforcement powers under the *Property Transfer Tax Act*
- Introducing the Homebuyer Protection Period. Through this three-day "cooling-off" period after agreeing to purchase a home, we are giving buyers the ability to take important steps to make sure their purchase is the right one
- Introducing the Speculation and Vacancy Tax and now expanding it to new communities to deliver more homes for people
- Launched Canada's first pre-sale register to crack down on condo pre-sale flipping by speculators



Underlying Challenges We Need to Fix, Now

We are engaging everyone who has a role in tackling the housing crisis, including local governments, home builders, and the non-profit and private sectors, to address persistent underlying challenges that are preventing and slowing the delivery of the housing people need.

Restrictive zoning, dating from municipal bylaws created decades or even a century ago, largely facilitated the creation of neighborhoods dominated by two types of structures: single family homes and large scale apartment buildings.

This type of zoning restricts secondary suites and multi-family residences and creates rules about housing setbacks. Development in our cities has produced primarily towering apartment buildings and expensive single family homes as a result, but

failed to supply enough of the small scale, multi-unit homes that add much needed supply and are more within reach for middle income families.

Sometimes referred to as the missing middle, these homes and projects are generally built under quicker timelines, blend more seamlessly into neighborhoods, and work for people with growing families, pets, or who don't want to live in an apartment complex.

Another significant supply challenge we need to address is slow and arduous permitting and approval processes for new homes and projects that are slowing down delivery, reducing the scale of projects, and driving up costs of the housing our communities desperately need.



Impacts Are Felt In Every Community

The housing crisis is impacting people in every community and hurting our economy.

Young people are having a hard time finding a place to live so they can start building a good life. Middle-income working families can't find the housing they need at a price they can afford, so their families can thrive.

Too many of our communities are changing into places for the wealthy and no one else.

The housing crisis is also hurting the most vulnerable, leading to more encampments, and compounding the impacts and dangers of the drug toxicity crisis.

This crisis deepens inequality. Communities facing discrimination experience greater housing challenges: older people, Indigenous peoples, people of colour, 2SLGBTQ+ people, people with disabilities, and people for whom English isn't their first language are seeing some of the most severe impacts.

Labour shortages are taking a toll around the globe and here in B.C., impacting every sector of our vibrant and growing economy. It is challenging to find and keep the people B.C. needs to deliver the services we all rely on and grow our economy.



Why Creating More Supply and Fighting Speculation is Key

The strong steps laid out in the *Homes for People Action Plan* aim to aggressively close the gap between housing supply and housing demand in B.C.

After years of federal and provincial underinvestment in housing, and the decision to leave the issue of housing supply to the market to solve, housing construction has lagged behind the need for homes.

With a growing population it's clear we need to do more to unlock more homes, faster, across the whole range of housing: secondary suites, rental apartments, duplexes, townhomes, and create more homes near transit.

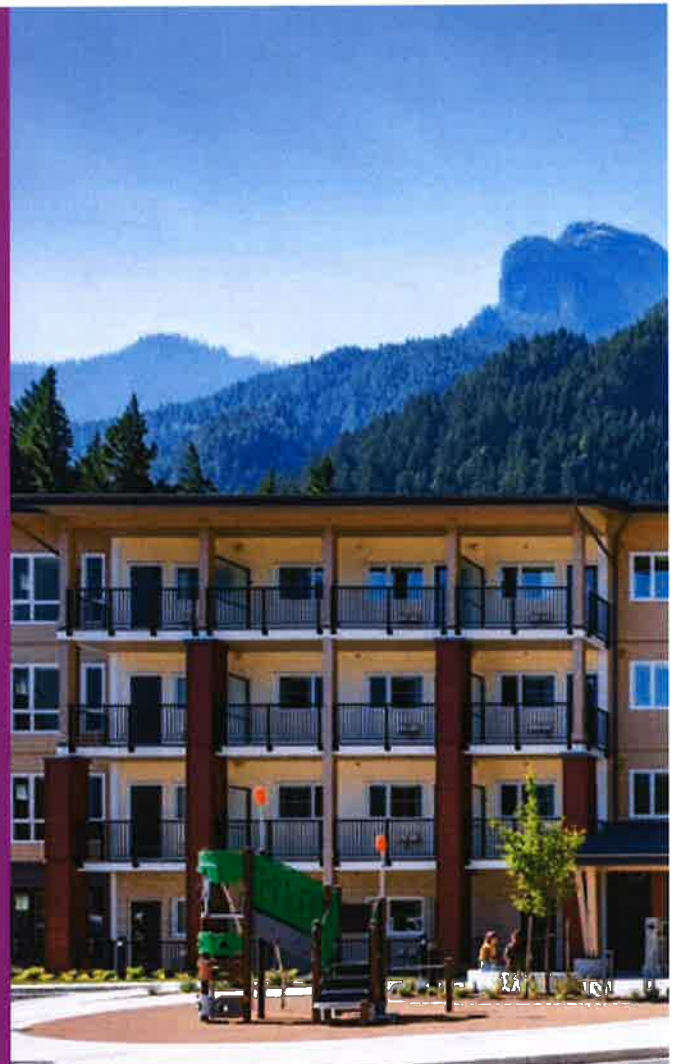
Building and creating more attainable housing supply won't make housing prices more affordable overnight, but it will help close the gap between surging demand and the shortage of homes. By closing this gap and creating more housing choices for people in growing communities, we are working to build a province where every person, and every family, can find a home they can afford that meets their needs.

Budget 2023 Building More Housing

Budget 2023 supports the *Homes for People Action Plan*, starting with more than \$4 billion over 3 years (Budget 2023) and a commitment to invest \$12 billion over the next 10 years to build even more homes for people, faster.

This adds to the Provincial Government's \$7 billion housing strategy laid out in Budget 2018, focussing on getting more people into homes they can afford, and establishing a foundation to build on for years to come.

Big problems require strong solutions. That's why actions within this plan leverage this commitment, with funds going towards running and building projects, including thousands of new homes for renters, people with middle incomes, Indigenous people, and students, as well as funding for new homes near transit and more complex care and supportive housing for those who need it most.



The Plan



Unlocking more homes, faster

MORE SMALL-SCALE, MULTI-UNIT TOWNHOMES, DUPLEXES AND TRIPLEXES

Single-family detached homes are out of reach for many people, and 1- or 2-bedroom condos often don't meet the needs of people and growing families.

But many communities have been zoned over time to build primarily expensive single-detached homes and high-rise condo towers.

Small scale multi-unit housing like townhouses, duplexes, triplexes and row-homes, that used to be more common in urban areas, are now in short supply, making the housing crisis worse.

People want to build these homes, people want to live in these homes, and communities want to grow while retaining the character people love, but these outdated policies make that difficult, and in some places impossible.

That's why we are acting to change this restrictive zoning approach and make it easier for people to build small scale, multi-unit homes.

This fall, we will introduce legislation that will apply to many areas of the province and 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, we will work with municipalities and partners on this zoning change, taking into consideration the different types of lots, building setbacks, and height requirements. We'll also work with local governments towards creating effective inclusionary zoning processes.

Taking this step to move away from exclusively single-detached zoned neighbourhoods in many areas of the province enables the development of more homes in existing neighbourhoods.

It also reduces costs and delays associated with the time-intensive re-zoning processes, and makes more efficient use of existing infrastructure, amenities, roads and services. It creates options for more people, including seniors, to downsize while staying in their neighbourhoods and offers more homes with outdoor spaces for pets, children and gardens. And it creates communities where more people can live and work closer together, helping to tackle the labour shortage in areas where people simply can't find housing. This means more people to work in local coffee shops, restaurants, schools, hospitals, stores, daycares and care homes.

Small Scale, Multi-Unit Housing successes in other jurisdictions

In New Zealand, five territories have integrated Medium Density Residential Standards into their district plans by setting a minimum density of 3 units per detached single-family residential lot. Rental price increases in Auckland have slowed compared to the rest of New Zealand since introducing this kind of zoning.

The State of Oregon encourages missing middle development by requiring certain jurisdictions to allow for duplexes, triplexes, and townhouses and other small scale housing types in areas that previously allowed only detached single-family dwellings. All cities with a population over 10,000 must allow two dwelling units on detached single-family lots.

The State of California also allows homeowners to create up to four homes on an existing parcel.

MAKE IT EASIER AND MORE AFFORDABLE FOR PEOPLE TO RENT OUT SECONDARY/ BASEMENT SUITES

There are still places in B.C. that do not allow a person to rent out a secondary suite in their home. In a housing crisis, this needs to change quickly.

Starting later this year, legislation will be introduced to make secondary suites allowed in every community across the province.

We also know that some people want to do their part and help with the housing crisis but need financial support to turn a portion of their home or property into a suite for the long-term rental market. To support this, the Province is introducing 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. Over time, the loan can be forgiven 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.

The pilot program is expected to be open to at least 3,000 homeowners for the first three years and will quickly help create new rental housing units within the existing housing supply, for much less than the cost to build a large-scale, multi-unit housing development.

WORK WITH MUNICIPALITIES TO MAKE SURE MORE HOMES ARE BUILT IN COMMUNITIES, FASTER

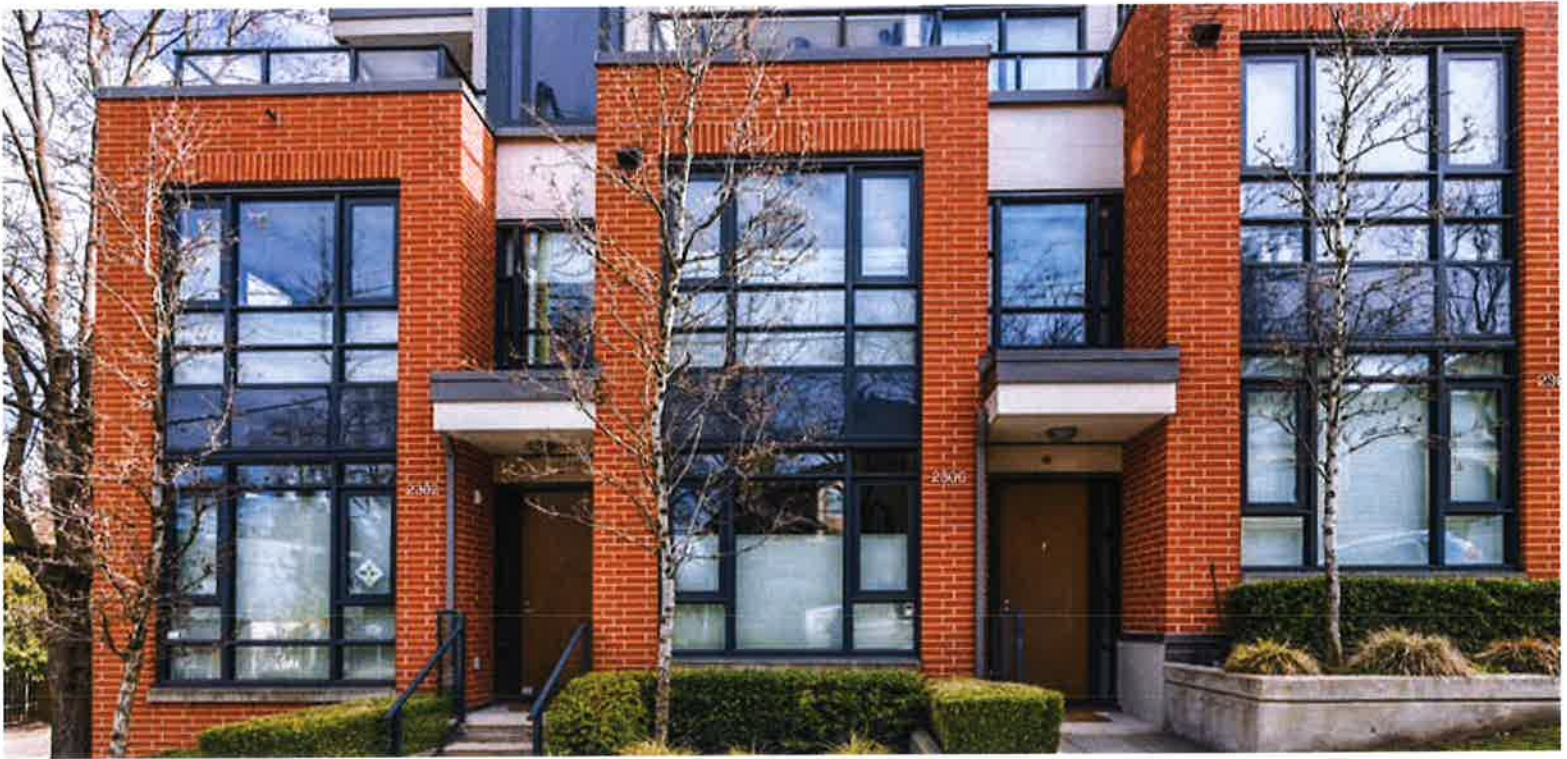
In order to take effective action on housing solutions, we need everyone working together and doing their part to provide homes for people.

Through the *Housing Supply Act*, we are working with our municipal partners to speed up housing developments and increase supply in the fastest growing communities and places with the greatest need. This makes sure the right type of housing is built in the right communities.

This legislation, brought in the Fall of 2022, will enable us to set targets and support engagement with fast-growing and larger municipalities to hit and exceed those targets. By mid-2023, housing targets will be established in approximately eight to ten municipalities with the greatest need and highest projected growth and will build on existing requirements for local governments to create Housing Needs Reports that identify housing demands and supply factors.

Through this legislation, we will deliver more homes for people, and make sure our largest and fast-growing communities are places where people can work and live.





SPEED UP PERMITTING AND APPROVALS TO GET HOMES BUILT FASTER

We are asking our municipal partners to build faster and approve housing developments more quickly, but the Province also has a big role to play in this. We need to do everything we can to remove obstacles, reduce costs, red-tape and backlogs, and speed up approvals so more homes can be built. Through this plan, government is taking action to speed-up provincial permitting, creating a one-stop shop for home builders. In 2023, a newly dedicated single window application process will be launched for all housing related permits overseen by the province. This will speed up the process and eliminate the need for multiple applications across ministries. The new, one-stop permitting model will focus on prioritizing housing projects that we need built urgently, such as Indigenous-led projects, BC Housing applications and multiple-unit developments.

These improvements in provincial permitting will complement reduced timelines for local government's housing approvals identified by the *Development Approvals Process Review*. Working with local governments, we'll accelerate implementation of these initiatives and bring in the changes needed to reduce delays in approving housing projects.

BECOME NORTH AMERICAN LEADER IN DIGITAL PERMITTING AND CONSTRUCTION

We use computers and technology for almost everything now because it's more efficient. So why do most jurisdictions still rely on stacks and stacks of permitting paper to approve a housing project?

Countries like Singapore and Finland have streamlined their permitting processes through digital technology, allowing for more rapid collaboration. The end result is housing projects can be approved more efficiently. This has helped these jurisdictions get construction off the ground faster and improved collaboration across the construction sector. Using tools like automatic code compliance checks which through automation will create more efficiency and certainty in the permitting process, helping to reduce time and costs for everyone.

The Province will work with partners at all levels of government and leaders in the housing sector to spur innovation through the rapid implementation of digitized construction codes and digital design and permit processes. This will support our construction industry and make B.C. a leader in the the digital permitting process.

DELIVER MORE HOMES AND SERVICES NEAR TRANSIT

Making it easier for people to find a home they can afford near transit makes sense. When we focus on active transportation near homes, we are making it more convenient for residents to get to work, school or errands, while helping families reduce their vehicle dependency and costs and supporting our province's CleanBC goals.

Through Budget 2023, we are providing \$394 million as an initial investment to help deliver up to 10,000 units at or near transit over the next 10-15 years. This initiative will focus on accessing land that is suitable to be acquired near transit hubs and transforming this land into thriving communities.

LAUNCH BC BUILDS – A NEW PROGRAM DEDICATED TO DELIVERING MORE MIDDLE-INCOME HOMES

Working in partnership, BC Builds will bring together public lands, low-cost financing, faster provincial and local government approvals, and innovative tools to help more households with middle incomes find a home that fits their needs.

Our work on housing has engaged many partners over the past five years, including Indigenous partners, local governments, non-profit housing providers, home builders, and more. BC Builds will continue these efforts and help identify opportunities, establish partnerships and facilitate action to build more homes, more quickly for middle-income households across the province.

EXPAND B.C.'S CONSTRUCTION WORKFORCE AND SPUR INNOVATION

Many of B.C.'s skilled tradespeople are near or at retirement age, and while investments in post-secondary and skills training have brought thousands of new skilled labourers into the workforce, we know the looming labour shortage must be addressed to meet our housing targets and build the homes people need.

Through government's Future Ready Plan, to be released later this spring, we will connect more people to the relevant skills and training they need to quickly find and advance their careers in the construction sector.

Fostering innovation within the construction sector is also a key component to our plan to build more, with less. This means embracing new technologies, such as digital permitting, mass timber to reduce carbon emissions, and prefabrication to cut down construction time and on-site labour needs.



EXPLORE NEW WAYS TO GET MORE RENTALS BUILT

Purpose-built rental construction is at record highs – up 6 times from just a decade ago – but we need to build even more to meet the needs of our growing population and make up for years when this kind of housing wasn't getting built.

In order to create more rental homes, we will explore new opportunities and ways to build new rental buildings, as well as expanding and maintaining existing purpose built rental buildings.

It's all part of focusing on purpose-built rentals and how we can encourage more developers and landlords to build more homes dedicated to renters and protect existing rental units.

BUILD MORE HOMES WITH MASS TIMBER

B.C. is a North American leader in mass timber construction, with more than 350 mass timber structures throughout the province. That's nearly as many mass timber buildings in the province as the entire United States.

Mass timber can match or exceed the structural performance of concrete and steel, while reducing carbon emissions by as much as 45%. It can also make for a great place to call home. Through *Homes for People*, we are working with experts across the country to make changes to building codes to make it easier to build more homes with mass timber. We will work with partners to make it easier to use mass timber in taller buildings and improve flexibility to expose mass timber, as a design element.





Creating better, more affordable homes

THOUSANDS MORE SOCIAL HOUSING UNITS

Families and individuals with low and modest incomes, seniors, and people with physical or mental health challenges have all found the affordable housing shortage especially hard. The B.C. government has increased the pace of provincial housing construction by more than ten times compared to 2017 but we still need to do more.

We will create subsidized rental homes for 6,000 more families and seniors through an expansion of the Community Housing Fund. In addition, we will double the number of homes we're delivering through the Indigenous Housing Fund and Women's Transition Housing Fund for an additional 1,750 more on- and off-reserve homes, and 1,500 additional homes to support women and children who are escaping violence. Further, an MoU with the Metro Vancouver Housing corporation will add almost 2,000 units of affordable housing over the next 10 years.

These homes will be delivered over the next ten years and are in addition to the homes already funded through Building BC starting in 2018.

DELIVER 4,000 ADDITIONAL ON-CAMPUS ROOMS FOR POST-SECONDARY STUDENTS

After 16 years in which a total of only 130 new student beds were built by the provincial government, the B.C. government has put a renewed focus on building on-campus housing. Since 2017, nearly 8,000 new beds on post-secondary campuses in every region in B.C. have opened or are underway. This has created desperately needed homes for students at schools with the highest housing demand, while also creating much needed space in tight rental markets for other renters in the broader community.

We are committing to build 4,000 additional beds. Announced in Budget 2023, this initial \$575 million commitment will help build more homes for students in regions including in high-demand areas in the Lower Mainland, southern Vancouver Island and Thompson Okanagan. Many of them are being built using mass timber, a more sustainable product.

As a result, the Province is on track to have almost 10,000 new post-secondary beds built or under construction by the end of 2028.





END DISCRIMINATORY AGE AND RENTAL RESTRICTIONS IN STRATAS

It's not right to make people move because they want to start a family, especially during a housing crisis. Through amendments to the Strata Property Act Legislation, we are making it illegal in B.C. to deny people housing, or evict someone from strata titled housing because they have, or will be having, a child.

To make sure seniors can still find suitable places to live, 55+ bylaws are still permitted, with reasonable exemptions for live-in caregivers and changes in family status, but buildings converting to 55+ will not be able to displace younger residents.

In addition, through further amendments to the *Strata Property Act*, it is now illegal to ban renters from all stratas, helping to turn thousands of vacant condos and townhouses into homes for people.

PROTECT AFFORDABLE RENTAL HOMES THROUGH \$500 MILLION FUND

Speculators and large corporations, including Real Estate Investment Trusts, are buying up rental buildings throughout North America, including in B.C. – and often, they redevelop the properties, evict tenants and either dramatically increase rents or flip the units.

Either way, tenants are out on the street or their rent significantly increases, and our province loses precious affordable rental housing.

The Rental Protection Fund, announced in January, helps to counter that. This \$500 million fund will provide grants to non-profit housing organizations to buy residential rental buildings and co-ops, protecting the tenants who live there and keeping rents affordable.

The fund will be administered by a third-party agency, the Rental Protection Fund Society, made up of the BC Non-Profit Housing Association, Co-operative Housing Federation B.C. and the Aboriginal Housing Management Association. It will protect thousands of rental units – and the tenants who live in them – across the province.

CREATE MORE HOUSING THROUGH PARTNERSHIPS WITH INDIGENOUS COMMUNITIES

Reconciliation informs everything this government does. That's why in 2018 we became the first Province to step into traditionally federal jurisdiction to make on-reserve proposals eligible for our housing program funding.

With nearly 1,500 homes built or underway through the Indigenous Housing Fund (IHF), and 1,200 Indigenous-affiliated homes delivered or underway through the Community Housing Fund, the homes for B.C. 2018 plan made a good start. It's clear much more is needed.

That's why we are doubling the number of units under the IHF to support Indigenous Peoples with more secure, affordable housing.

We'll expand partnerships with Indigenous Peoples, leaders and organizations on housing initiatives and other supportive measures – including skills training to ensure Indigenous people and communities share fully in the economic and social benefits of housing construction.

REVITALIZE CO-OP HOUSING

For years, housing co-ops have provided secure housing for people with mixed incomes and needs, without the pressures of a large down-payment. They offer quality housing and real community for people from a mix of backgrounds and means – and often, a secure alternative to renting from a landlord.

The Province will work with co-op stakeholders and other partners to re-invigorate the co-op housing sector, including leveraging federal and provincial funding streams, addressing the issue of upcoming lease expirations, and examining new ways to grow the sector.





Supporting those with the greatest housing need

NEW INCOME-TESTED RENTERS' TAX CREDIT

A new income-tested renter's tax credit will put as much as \$400 annually back into the pockets of B.C. renters with moderate and low incomes. The credit, starting in 2024, is expected to reach more than 80 percent of renter households.

For a renter household that makes less than \$60,000 per year, this credit will provide \$400 a year. Renter households that earn between \$60,000 and \$80,000 annually will receive an income tested amount.

MORE HOMES TO SUPPORT PEOPLE EXPERIENCING HOMELESSNESS

Prior to the pandemic, progress was being made on addressing homelessness through investments in thousands of homes with supports, after years of increases in homelessness in communities across the province. The pandemic brought new pressures and impacted the most vulnerable people, including people experiencing homelessness despite historic action and investments. Now a new homelessness framework will escalate that effort to meet the full range of needs of people experiencing or at risk of homelessness and to end encampments.

This framework includes:

- 3,900 additional supportive housing units for people who are experiencing homelessness or are at risk of homelessness.
- 240 additional purpose-built Complex Care Housing units at approximately 12 locations across the province to support people with more complex mental health and addictions challenges. These units provide supports to those experiencing overlapping mental health challenges, developmental disabilities,

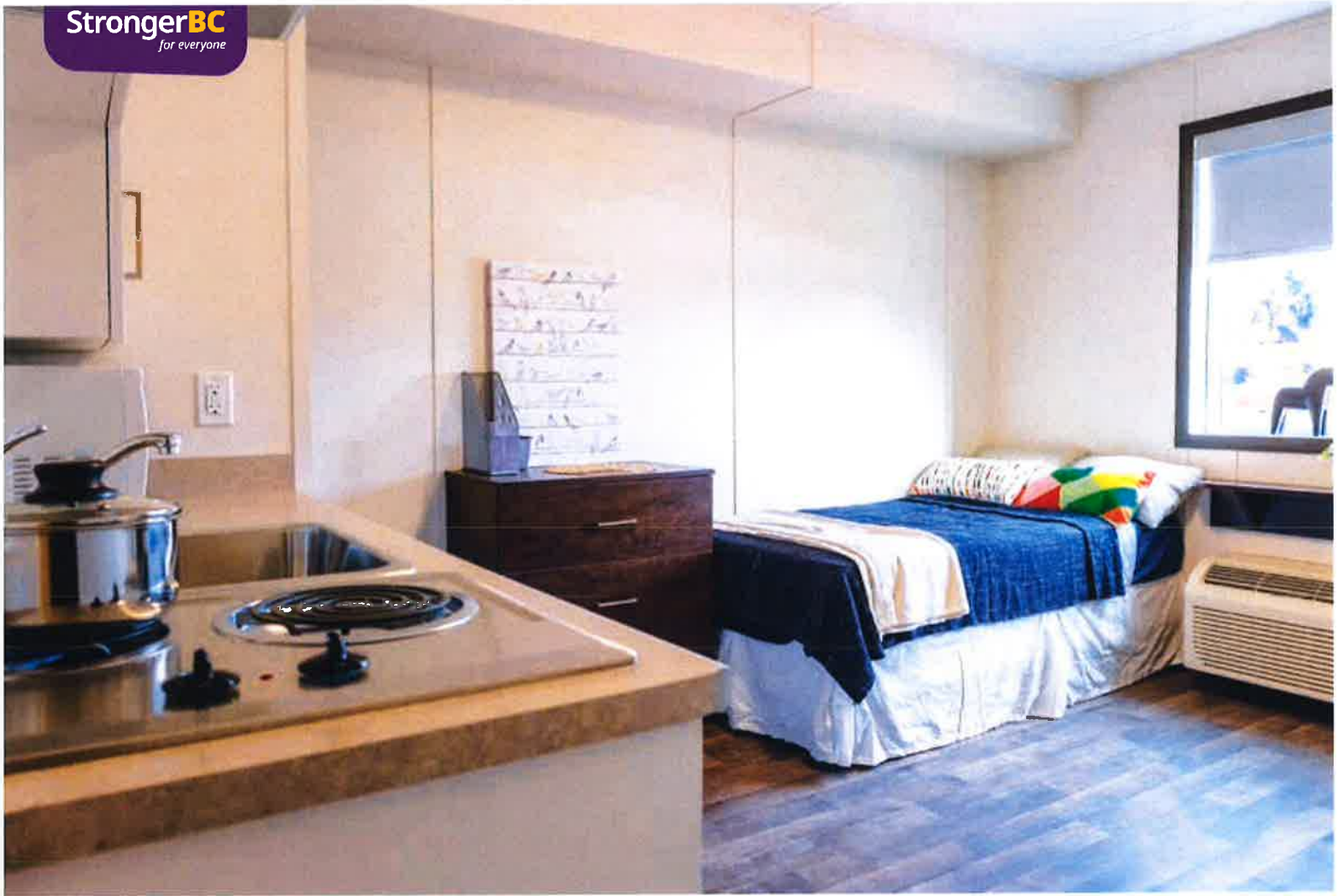
substance abuse issues, trauma, and/or acquired brain injuries. These are in addition to the new complex care services for 500 clients introduced in Budget 2022.

To read more on B.C.'s Homelessness Plan Belonging in B.C. – click [here](#).

NEW ACTIONS TO CLOSE ENCAMPMENTS

To close encampments and better support people currently sheltering in encampments to access housing, the Province will introduce:

- *Homeless Encampment Action Response Teams (HEART)*: Regional multidisciplinary teams for rapid response to encampments to avoid them becoming entrenched, based on the model used in Greater Victoria and a Seattle project featured in the New York Times.
- *Homeless Encampment Action Response for Temporary Housing (HEARTH)*: To be effective, HEARTH teams need to be complemented by housing, shelter options and immediate coordinated supports. HEARTH will increase decampment support funding and seek to enhance fire prevention, safety, and other supports and to acquire rapid deployment housing and shelter spaces.
- *Encampment Strategy Coordination*: To address and prevent homelessness encampments, the Province will improve coordination across agencies, including First Nations and Indigenous communities as well as community partners. Encampment responses include complex land management, social and legal coordination issues, as well as emergency response planning. Additional investments will ensure improved and more timely responses.



PARTNER TO REDEVELOP AND REPLACE SINGLE-ROOM OCCUPANCY HOUSING IN DTES

Much of the Single-Room Occupancy (SRO) housing in Vancouver is deteriorating, with many in poor condition. This housing is not providing dignified homes for the people living in them.

We are actively renovating and upgrading many of these units, as well as developing an investment strategy in partnership with the City of Vancouver, CMHC and BC Housing to redevelop or replace deteriorating SRO buildings, so the people who live there have safe and secure housing.

REVITALIZE AND EXPAND AGING BC HOUSING PROPERTIES

BC Housing's below-market social housing stock is aging and needs revitalization and in some

cases redevelopment. We'll invest in revitalizing or building these homes and adding new homes to under-utilized sites – improving the lives of more than 1,000 low-income households while adding approximately 6,100 new homes at 10 sites over the next decade, while also making sure housing remains stable for existing tenants.

MORE RENT BANK SUPPORT TO HELP TENANTS IN CRISIS KEEP THEIR HOMES

We're increasing funding for the BC Rent Bank that prevents homelessness by providing interest-free loans (or, in some cases, grants) to renters in B.C. with low to moderate incomes who are facing a temporary financial crisis and are at risk of eviction or essential-utility disconnection. Since it was established in 2019, it has assisted more than 5,600 people maintain their housing.



Building a housing market that works for people, not speculators

IMPLEMENT A “FLIPPING TAX”

One of the key factors in high B.C. real estate prices is house flipping: when a person buys a property intending to sell it soon after at a profit, driving up prices in that neighbourhood and out-bidding families looking to buy a home to live in. We'll commit to introducing a tax on the proceeds of those sales based on how soon they happen after the initial purchase.

STRICTER ENFORCEMENT ON SHORT-TERM RENTALS

Online platforms have diverted thousands of rental homes onto the short-term rental market. While many municipalities have passed by-laws regulating short-term rentals, enforcement is difficult, and the challenge is complex, as some resort-based communities depend on short term rentals to support local tourism.

Improved compliance with local by-laws by both the hosts and the platforms is needed, and the Province will introduce measures to make that happen. For example, mandating more data-sharing by the platforms would help municipalities to better enforce their bylaws.

We have already done significant work with municipalities on this issue, and we'll continue to work collaboratively with local governments to ensure short-term rental platforms play by the rules – and help stem the flow of much-needed long-term rental homes into that market.

SOLVE RENTER/LANDLORD DISPUTES FASTER AND GET TOUGHER ON BAD-FAITH EVICTIONS

The growing number of renters in B.C. means a growing caseload for the Residential Tenancy Branch (RTB), which adjudicates disputes between landlords and tenants. We are taking action to bring down wait times at the Branch by investing over \$15 million over three years to hire and train more RTB staff, so tenants and landlords can have their cases resolved quickly.

Changes since 2021 have reduced the number of “renovictions”, by requiring landlords to apply to the RTB first, for approval of the proposed eviction. We know that other types of evictions under false pretences continue which is why we'll be examining other ways to cut down on unlawful evictions and strengthen the security of tenants.

We also know that it's important to people considering adding a secondary suite to know that they will be able to swiftly resolve concerns with problem tenants. By reviewing eviction applications as a priority, we will reduce the need for lengthy complaints and appeals and combined with the investment of new resources in the RTB, this will speed up our ability to respond to emergency situations or unpaid rent, giving people considering becoming landlords more confidence to create more secondary suites.

TURN MORE EMPTY UNITS INTO HOMES BY EXPANDING THE SPECULATION AND VACANCY TAX TO ADDITIONAL AREAS

The success of the Speculation and Vacancy Tax led to its expansion to six more municipalities in 2022 to deliver even more homes for people. We'll consider expanding it to more areas with low vacancy rates, and step up our auditing efforts to improve compliance and make sure homes are being used to house people, not being used solely as investments.

CRACK DOWN ON CRIMINAL ACTIVITY IN REAL ESTATE

Homes are for people to live in, not a place to launder or park proceeds of crime.

The Cullen Commission highlighted that “the B.C. real estate sector is highly vulnerable to money laundering.”

While some would turn a blind eye to these challenges, our government has been taking action – including with the Land Owner Transparency Registry to fight money laundering in real estate.

We'll keep combatting criminal activity in our real estate market with a number of measures, including through unexplained wealth orders and new partnerships with the Federal Government.

OFFER MORE PROTECTIONS FOR RENTERS DISPLACED BY REDEVELOPMENT

As government works to advance measures to increase attainable middle-income housing supply, there is additional need to ensure that renters are better protected from displacement due to redevelopments of rental buildings. As such, the Province will examine ways to better protect tenants whose homes may be threatened by redevelopment.



Housing Actions Supporting People

RENTERS



Creating thousands more homes for renters, faster



Supporting tenants with up to \$400 annually through income tested renters' tax credit



Making it illegal for renters to be restricted from strata buildings



Resolving disputes between renters and landlords faster

NEW HOMEOWNERS



Delivering more small scale, multi-unit housing that people can afford



Creating more protections and security when purchasing a home



Offering a forgivable loan to build and rent a secondary suite



Creating more transit oriented communities with closer amenities like schools, parks and restaurants

PEOPLE EXPERIENCING HOMELESSNESS



Building more supportive housing for people experiencing homelessness



Closing encampments while supporting people to find more stable housing



Partner to redevelop and replace deteriorating SRO's



Protecting vulnerable renters through rent bank support



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HOMES FOR PEOPLE

An action plan to meet the challenges of today and deliver more homes for people, faster





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Premier and Minister's Message

Delivering for people and meeting challenges head-on, so everyone in B.C. can have a good life, drives every action our government takes, every day.

One of the biggest challenges for people in B.C. is finding an affordable home to live in. Soaring house prices and rents are pricing people out of the communities they love, the places they want to call home. For others, it has led to homelessness.

Housing is a foundational problem, underpinning nearly every other challenge we face. We have made real progress over the past years to deliver housing for people in B.C., but the pandemic, inflation, and soaring housing prices around the world brought new complexities.

We're taking strong action to meet this moment, tackle these challenges head-on, and deliver more homes for people, faster. So more people have a home they can afford that meets their needs. So seniors can live in dignity, young people can build a good life, students can afford to get a good education, and the people who work here, drive our economy, and deliver the services we all rely on, can afford to live here too.

Focused on four priorities – speeding up delivery, increasing the supply of attainable small scale, multi-unit housing, helping those who need it the most and fighting speculation and profiteering – the actions in *Homes for People* include:

- More than \$4 billion over three years (Budget 2023) with a commitment to invest \$12 billion over the next 10 years to build thousands of new homes.
- Delivering more middle-income small scale, multi-unit housing that people can afford, including town homes, duplexes, and triplexes through zoning changes and proactive partnerships.





- Creating an annual income tested renter's tax credit of up to \$400 per year for renters.
- Offering forgivable loans for homeowners to build and rent secondary suites to increase affordable rental supply faster.
- Introducing a flipping tax to discourage short-term speculation.
- Speeding up permitting to reduce costs and speed up approvals to get homes built faster.
- Providing more homes and supports for people experiencing or at risk of homelessness.

Our Government's \$7 billion housing investment announced in 2018 and effective tools such as the Speculation and Vacancy Tax have already delivered more than 42,000 homes. *Homes for People* will do even more to make sure everyone in B.C. has a home they can afford that meets their needs, so people can build good lives and thrive.

We've navigated a lot of challenges over the past few years, and we've made it through together. The actions in *Homes for People* will deliver more homes for people faster, and build a brighter future for everyone, in every community in B.C.



David Eby
Premier



Ravi Kahlon
Minister of Housing

Introduction

British Columbia is one of the most sought-after places to live anywhere in the world. A strong economy, good public services, and a beautiful natural environment make this province a truly special place.

But finding a home you can afford can be a challenge.

The housing crisis is impacting people in every part of our province, impacting the quality of life in our communities, and limiting the potential of our economy.

A fast-growing population combined with the effects of the pandemic on the housing market means we have to do more – a lot more – to ensure every person and family in B.C. has a home that they can afford and meets their needs.

That's what *Homes for People* is all about.

Building on major new investments to build affordable housing in the last five years and measures to reduce speculation and protect people in an overheated housing market, *Homes for People* takes urgent action to speed up delivery of new homes, increase the supply of attainable middle-income housing, fight speculation, and help those who need it the most. Returning to a place where homes are a foundation for people, not for profit.

And it tackles persistent permitting and zoning challenges, so we can deliver more of the housing people want and need, and build vibrant, healthy, livable communities.

With specific actions, *Homes for People*:

- Unlocks more homes, faster by creating the conditions to encourage faster housing construction and reduce development costs, including changes in regulations and zoning, less red tape, more incentives and a focus on targeted types of housing.
- Delivers more housing people can afford to rent or buy, including more homes within reach for first-time homebuyers, and protects renters.



- Supports those who need it the most with more housing for those experiencing homelessness and helping more people to find an affordable place to call home.
- Creates a housing market that puts people ahead of profit with measures to crack down on speculators and profiteers and get the proceeds of crime out of the real estate market.

Taken together, *Homes for People* helps people build good lives in their communities, secures a foundation for our economy, and delivers more homes for people, faster – to build a brighter future and a stronger B.C. for everyone who lives here.



Homes for People – At a Glance

An action plan to meet the challenges of today and deliver more homes for people, faster

4 pillars of our housing action plan



Unlocking more homes, faster

- More small scale, multi-unit housing (townhomes, duplexes and triplexes)
- Make it easier and more affordable for people to rent out secondary/basement suites
- Work with municipalities to make sure more homes are built in communities, faster
- Speed up permitting and approvals to get homes built faster
- Become a North American leader in digital permitting
- Deliver more homes and services near transit
- Launch BC Builds – A new program dedicated to delivering homes for middle-income people
- Expand B.C.'s construction workforce and spur innovation
- Explore new ways to get more rentals built
- Build more homes with mass timber



Delivering better, more affordable homes

- Thousands more social housing units
- Deliver 4,000 additional on-campus rooms for post-secondary students
- End discriminatory age and rental restrictions in stratas
- Protect affordable rental units through \$500 million fund
- Create more housing through partnerships with Indigenous communities
- Revitalize co-op housing

Homes for People – At a Glance

An action plan to meet the challenges of today and deliver more homes for people, faster

4 pillars of our housing action plan



Supporting those with the greatest housing need

- New income tested renter's tax credit
- More homes to support people experiencing homelessness
- New actions to close encampments
- Partner to redevelop and replace single room occupancy units in DTES
- Revitalize and expand aging BC Housing properties
- More Rent Bank support to help tenants in crisis keep their homes



Creating a housing market for people, not speculators

- Implement a "Flipping Tax"
- Stricter enforcement on short-term rentals
- Solve renter/landlord disputes faster and get tougher on bad-faith evictions
- Turn more empty units into homes by expanding the Speculation and Vacancy Tax to additional areas
- Crack down on criminal activity in real estate
- Offer more protections for renters displaced by redevelopment

Where We Started

The housing crisis is a foundational problem, underpinning nearly every other challenge faced by people in B.C. The reasons for high housing costs and low supply are complex.

For decades, there was very little intervention or action from provincial or federal governments. Housing prices in many parts of the province soared sky high and entrenched in the market.

Governments allowed rampant speculation and vacant homes, and largely encouraged the building of only single-family homes or luxury condo developments. Too many people were left struggling to find the housing they need at a price they could afford. Or in some cases a home at all.

In 2018, our government took strong action, by making the largest investment in housing affordability in B.C.'s history – \$7 billion dollars – and introduced effective tools to tackle speculation and increase the number of rentals.

Through this 2018 plan, the Province committed to delivering 114,000 new homes in partnership over 10 years, working with the private sector, federal and local governments, non-profits and faith-based organizations.

A portion of those homes were planned to be directly funded or financed by the Province, with the rest delivered through policy changes and partnerships that leverage the private sector, non-profits, federal investments, and local governments that now have new tools to support them and other partners.

Now we're making further provincial investments through Budget 2023, starting with more than \$4 billion over three years and a commitment to invest \$12 billion over the next 10 years to build even more homes for people.





Building From a Solid Foundation

Just five years into our plan, we have already made significant progress towards our goal with over 74,000 new homes open, completed or underway.

- The Speculation and Vacancy Tax has helped turn more than 20,000 condos into rental homes for people in Metro Vancouver alone – with more across the province.
- Over 40,000 provincially funded or financed homes are complete or underway – of which more than 18,000 are open to people today.
- A further 11,000 rental homes are underway through federal government financing in response to strong advocacy from the Province.

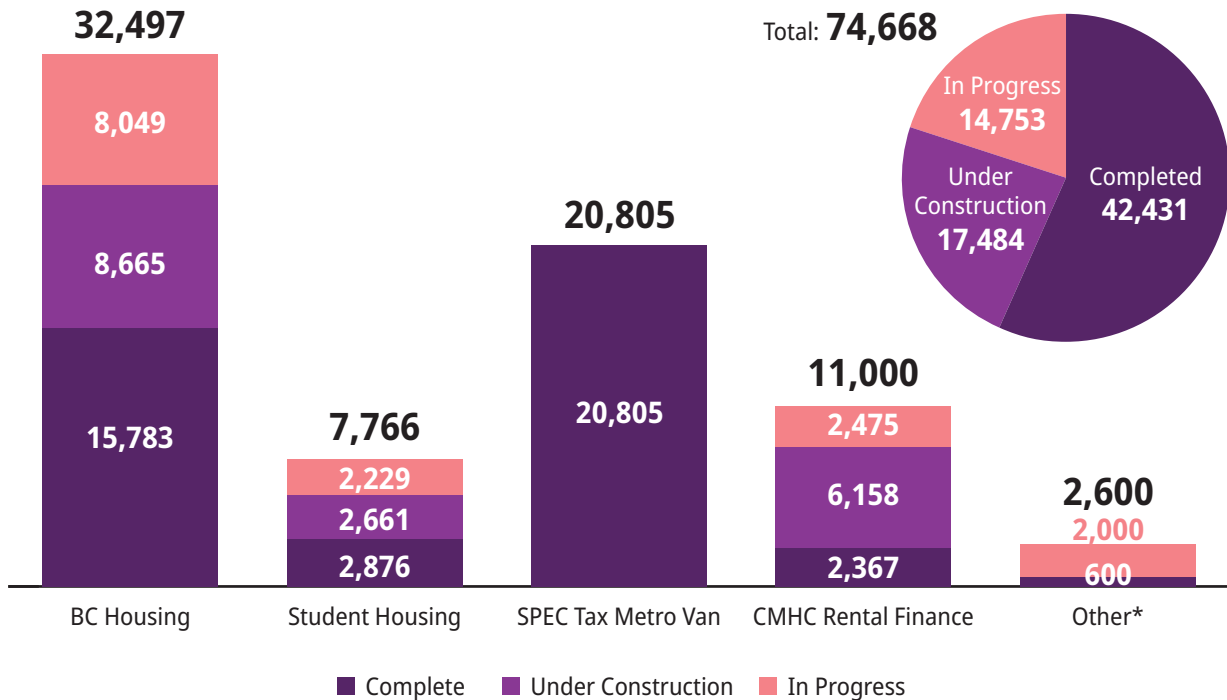
We are already on track to deliver a projected 108,000 homes completed or under active construction by 2027/28 – with tens of thousands of more homes to come through other avenues.

The above numbers do not include new homes that will be delivered through initiatives such as small scale, multi-unit zoning changes, BC Builds, new federal investments, speeding up provincial and local permitting, and overall increases in private sector housing starts – currently at record levels.

All told, these investments and policy changes will help us reach the goal of 114,000 – and go beyond it, because we know the need for housing doesn't stop in 2027/28.

Where We Are Today

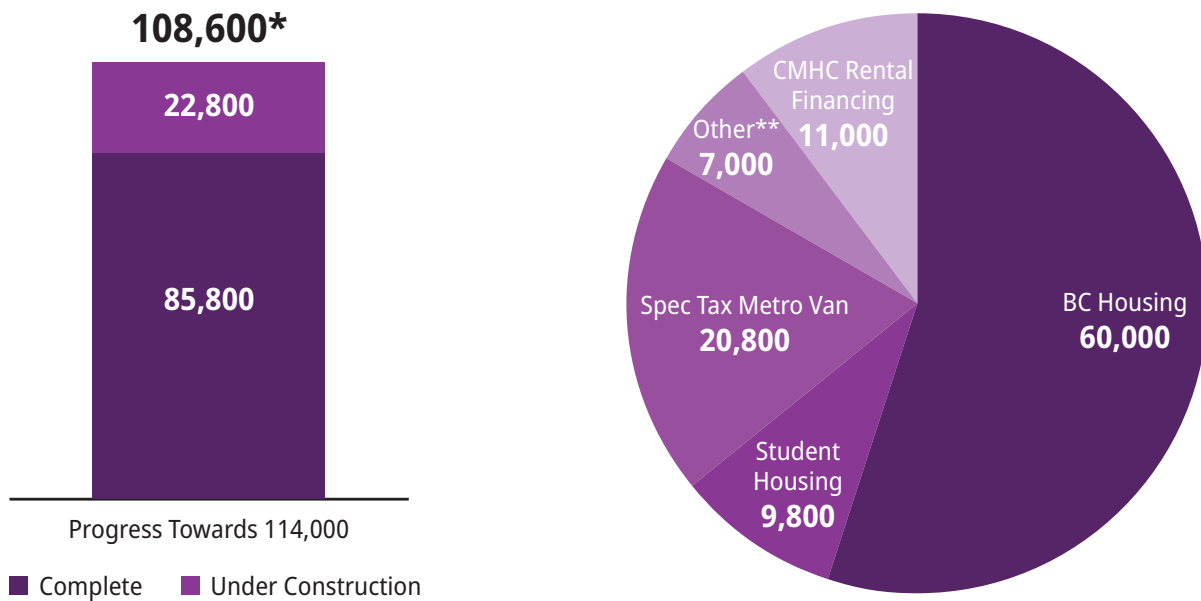
HOMES OPEN, UNDER CONSTRUCTION OR IN-PROGRESS AS OF DEC. 31, 2022



*Other: Includes units from Building Code changes to allow secondary suites in more types of homes and the ban on strata rental restrictions.

Where We Are Going

PROJECTED HOMES OPEN OR UNDER CONSTRUCTION BY 2027/28



*Projected units may exceed this number but figures have been rounded down.

**Other: Includes units from Transit Oriented Development, Building Code changes to allow secondary suites in more types of homes and the ban on strata rental restrictions.



New Challenges and the Pandemic

Like so many other jurisdictions around the world, the pandemic profoundly impacted B.C.'s housing market. Between March 2020 and the end of 2021, house prices across Canada jumped 34 per cent. Supply chains slowed significantly, the price of lumber skyrocketed, and skilled labour shortages worsened. Record low interest rates drove up demand and speculation and investor activity, while record high numbers of people moved here. More than one hundred thousand people moved to B.C. in 2021, and another 150 thousand people in 2022, the most in 60 years.

This has all led to more and more urgent demand for housing, putting significant upward pressure on purchase and rental prices, and pushing some of the most vulnerable people with the greatest housing insecurity out of the bottom of the housing market.

Real Estate Investment Trusts have also emerged as a growing concern. This has led to large international corporations buying up rental properties, leading to evictions and rent increases, on top of bad actors and speculators profiteering from and worsening the housing crisis.

Over the past few years, the challenges facing us have evolved, and our response is expanding and evolving accordingly to effectively deliver more homes in a rapidly changing environment. Now rising interest rates are pressuring affordability. Critical investments need to be made and underlying challenges need to be addressed – and that's exactly what we're doing.

Creating a Real Estate Market That Works for People

A central part of government's work since 2017 has been to build a housing market that creates homes for people, not homes used to make a quick buck. That's why our government introduced several steps to crack down on fraud and close loopholes to protect people in B.C.'s housing market.

- Taking action to end hidden ownership, including launching a new land-owner transparency registry so real estate purchases can be tracked and more clearly explained, helping to combat money laundering in B.C.'s real estate market
- Helping to stop tax evasion by strengthening audit and enforcement powers under the *Property Transfer Tax Act*
- Introducing the Homebuyer Protection Period. Through this three-day "cooling-off" period after agreeing to purchase a home, we are giving buyers the ability to take important steps to make sure their purchase is the right one
- Introducing the Speculation and Vacancy Tax and now expanding it to new communities to deliver more homes for people
- Launched Canada's first pre-sale register to crack down on condo pre-sale flipping by speculators



Underlying Challenges We Need to Fix, Now

We are engaging everyone who has a role in tackling the housing crisis, including local governments, home builders, and the non-profit and private sectors, to address persistent underlying challenges that are preventing and slowing the delivery of the housing people need.

Restrictive zoning, dating from municipal bylaws created decades or even a century ago, largely facilitated the creation of neighborhoods dominated by two types of structures: single family homes and large scale apartment buildings.

This type of zoning restricts secondary suites and multi-family residences and creates rules about housing setbacks. Development in our cities has produced primarily towering apartment buildings and expensive single family homes as a result, but

failed to supply enough of the small scale, multi-unit homes that add much needed supply and are more within reach for middle income families.

Sometimes referred to as the missing middle, these homes and projects are generally built under quicker timelines, blend more seamlessly into neighborhoods, and work for people with growing families, pets, or who don't want to live in an apartment complex.

Another significant supply challenge we need to address is slow and arduous permitting and approval processes for new homes and projects that are slowing down delivery, reducing the scale of projects, and driving up costs of the housing our communities desperately need.



Impacts Are Felt In Every Community

The housing crisis is impacting people in every community and hurting our economy.

Young people are having a hard time finding a place to live so they can start building a good life. Middle-income working families can't find the housing they need at a price they can afford, so their families can thrive.

Too many of our communities are changing into places for the wealthy and no one else.

The housing crisis is also hurting the most vulnerable, leading to more encampments, and compounding the impacts and dangers of the drug toxicity crisis.

This crisis deepens inequality. Communities facing discrimination experience greater housing challenges: older people, Indigenous peoples, people of colour, 2SLGBTQ+ people, people with disabilities, and people for whom English isn't their first language are seeing some of the most severe impacts.

Labour shortages are taking a toll around the globe and here in B.C., impacting every sector of our vibrant and growing economy. It is challenging to find and keep the people B.C. needs to deliver the services we all rely on and grow our economy.



Why Creating More Supply and Fighting Speculation is Key

The strong steps laid out in the *Homes for People Action Plan* aim to aggressively close the gap between housing supply and housing demand in B.C.

After years of federal and provincial underinvestment in housing, and the decision to leave the issue of housing supply to the market to solve, housing construction has lagged behind the need for homes.

With a growing population it's clear we need to do more to unlock more homes, faster, across the whole range of housing: secondary suites, rental apartments, duplexes, townhomes, and create more homes near transit.

Building and creating more attainable housing supply won't make housing prices more affordable overnight, but it will help close the gap between surging demand and the shortage of homes. By closing this gap and creating more housing choices for people in growing communities, we are working to build a province where every person, and every family, can find a home they can afford that meets their needs.

Budget 2023 Building More Housing

Budget 2023 supports the *Homes for People Action Plan*, starting with more than \$4 billion over 3 years (Budget 2023) and a commitment to invest \$12 billion over the next 10 years to build even more homes for people, faster.

This adds to the Provincial Government's \$7 billion housing strategy laid out in Budget 2018, focussing on getting more people into homes they can afford, and establishing a foundation to build on for years to come.

Big problems require strong solutions. That's why actions within this plan leverage this commitment, with funds going towards running and building projects, including thousands of new homes for renters, people with middle incomes, Indigenous people, and students, as well as funding for new homes near transit and more complex care and supportive housing for those who need it most.



The Plan



Unlocking more homes, faster

MORE SMALL-SCALE, MULTI-UNIT TOWNHOMES, DUPLEXES AND TRIPLEXES

Single-family detached homes are out of reach for many people, and 1- or 2-bedroom condos often don't meet the needs of people and growing families.

But many communities have been zoned over time to build primarily expensive single-detached homes and high-rise condo towers.

Small scale multi-unit housing like townhouses, duplexes, triplexes and row-homes, that used to be more common in urban areas, are now in short supply, making the housing crisis worse.

People want to build these homes, people want to live in these homes, and communities want to grow while retaining the character people love, but these outdated policies make that difficult, and in some places impossible.

That's why we are acting to change this restrictive zoning approach and make it easier for people to build small scale, multi-unit homes.

This fall, we will introduce legislation that will apply to many areas of the province and 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, we will work with municipalities and partners on this zoning change, taking into consideration the different types of lots, building setbacks, and height requirements. We'll also work with local governments towards creating effective inclusionary zoning processes.

Taking this step to move away from exclusively single-detached zoned neighbourhoods in many areas of the province enables the development of more homes in existing neighbourhoods.

It also reduces costs and delays associated with the time-intensive re-zoning processes, and makes more efficient use of existing infrastructure, amenities, roads and services. It creates options for more people, including seniors, to downsize while staying in their neighbourhoods and offers more homes with outdoor spaces for pets, children and gardens. And it creates communities where more people can live and work closer together, helping to tackle the labour shortage in areas where people simply can't find housing. This means more people to work in local coffee shops, restaurants, schools, hospitals, stores, daycares and care homes.

Small Scale, Multi-Unit Housing successes in other jurisdictions

In New Zealand, five territories have integrated Medium Density Residential Standards into their district plans by setting a minimum density of 3 units per detached single-family residential lot. Rental price increases in Auckland have slowed compared to the rest of New Zealand since introducing this kind of zoning.

The State of Oregon encourages missing middle development by requiring certain jurisdictions to allow for duplexes, triplexes, and townhouses and other small scale housing types in areas that previously allowed only detached single-family dwellings. All cities with a population over 10,000 must allow two dwelling units on detached single-family lots.

The State of California also allows homeowners to create up to four homes on an existing parcel.

MAKE IT EASIER AND MORE AFFORDABLE FOR PEOPLE TO RENT OUT SECONDARY/ BASEMENT SUITES

There are still places in B.C. that do not allow a person to rent out a secondary suite in their home. In a housing crisis, this needs to change quickly.

Starting later this year, legislation will be introduced to make secondary suites allowed in every community across the province.

We also know that some people want to do their part and help with the housing crisis but need financial support to turn a portion of their home or property into a suite for the long-term rental market. To support this, the Province is introducing 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. Over time, the loan can be forgiven 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.

The pilot program is expected to be open to at least 3,000 homeowners for the first three years and will quickly help create new rental housing units within the existing housing supply, for much less than the cost to build a large-scale, multi-unit housing development.

WORK WITH MUNICIPALITIES TO MAKE SURE MORE HOMES ARE BUILT IN COMMUNITIES, FASTER

In order to take effective action on housing solutions, we need everyone working together and doing their part to provide homes for people.

Through the *Housing Supply Act*, we are working with our municipal partners to speed up housing developments and increase supply in the fastest growing communities and places with the greatest need. This makes sure the right type of housing is built in the right communities.

This legislation, brought in the Fall of 2022, will enable us to set targets and support engagement with fast-growing and larger municipalities to hit and exceed those targets. By mid-2023, housing targets will be established in approximately eight to ten municipalities with the greatest need and highest projected growth and will build on existing requirements for local governments to create Housing Needs Reports that identify housing demands and supply factors.

Through this legislation, we will deliver more homes for people, and make sure our largest and fast-growing communities are places where people can work and live.





SPEED UP PERMITTING AND APPROVALS TO GET HOMES BUILT FASTER

We are asking our municipal partners to build faster and approve housing developments more quickly, but the Province also has a big role to play in this. We need to do everything we can to remove obstacles, reduce costs, red-tape and backlogs, and speed up approvals so more homes can be built. Through this plan, government is taking action to speed-up provincial permitting, creating a one-stop shop for home builders. In 2023, a newly dedicated single window application process will be launched for all housing related permits overseen by the province. This will speed up the process and eliminate the need for multiple applications across ministries. The new, one-stop permitting model will focus on prioritizing housing projects that we need built urgently, such as Indigenous-led projects, BC Housing applications and multiple-unit developments.

These improvements in provincial permitting will complement reduced timelines for local government's housing approvals identified by the *Development Approvals Process Review*. Working with local governments, we'll accelerate implementation of these initiatives and bring in the changes needed to reduce delays in approving housing projects.

BECOME NORTH AMERICAN LEADER IN DIGITAL PERMITTING AND CONSTRUCTION

We use computers and technology for almost everything now because it's more efficient. So why do most jurisdictions still rely on stacks and stacks of permitting paper to approve a housing project?

Countries like Singapore and Finland have streamlined their permitting processes through digital technology, allowing for more rapid collaboration. The end result is housing projects can be approved more efficiently. This has helped these jurisdictions get construction off the ground faster and improved collaboration across the construction sector. Using tools like automatic code compliance checks which through automation will create more efficiency and certainty in the permitting process, helping to reduce time and costs for everyone.

The Province will work with partners at all levels of government and leaders in the housing sector to spur innovation through the rapid implementation of digitized construction codes and digital design and permit processes. This will support our construction industry and make B.C. a leader in the the digital permitting process.

DELIVER MORE HOMES AND SERVICES NEAR TRANSIT

Making it easier for people to find a home they can afford near transit makes sense. When we focus on active transportation near homes, we are making it more convenient for residents to get to work, school or errands, while helping families reduce their vehicle dependency and costs and supporting our province's CleanBC goals.

Through Budget 2023, we are providing \$394 million as an initial investment to help deliver up to 10,000 units at or near transit over the next 10-15 years. This initiative will focus on accessing land that is suitable to be acquired near transit hubs and transforming this land into thriving communities.



LAUNCH BC BUILDS – A NEW PROGRAM DEDICATED TO DELIVERING MORE MIDDLE-INCOME HOMES

Working in partnership, BC Builds will bring together public lands, low-cost financing, faster provincial and local government approvals, and innovative tools to help more households with middle incomes find a home that fits their needs.

Our work on housing has engaged many partners over the past five years, including Indigenous partners, local governments, non-profit housing providers, home builders, and more. BC Builds will continue these efforts and help identify opportunities, establish partnerships and facilitate action to build more homes, more quickly for middle-income households across the province.

EXPAND B.C.'S CONSTRUCTION WORKFORCE AND SPUR INNOVATION

Many of B.C.'s skilled tradespeople are near or at retirement age, and while investments in post-secondary and skills training have brought thousands of new skilled labourers into the workforce, we know the looming labour shortage must be addressed to meet our housing targets and build the homes people need.

Through government's Future Ready Plan, to be released later this spring, we will connect more people to the relevant skills and training they need to quickly find and advance their careers in the construction sector.

Fostering innovation within the construction sector is also a key component to our plan to build more, with less. This means embracing new technologies, such as digital permitting, mass timber to reduce carbon emissions, and prefabrication to cut down construction time and on-site labour needs.

EXPLORE NEW WAYS TO GET MORE RENTALS BUILT

Purpose-built rental construction is at record highs – up 6 times from just a decade ago – but we need to build even more to meet the needs of our growing population and make up for years when this kind of housing wasn't getting built.

In order to create more rental homes, we will explore new opportunities and ways to build new rental buildings, as well as expanding and maintaining existing purpose built rental buildings.

It's all part of focusing on purpose-built rentals and how we can encourage more developers and landlords to build more homes dedicated to renters and protect existing rental units.

BUILD MORE HOMES WITH MASS TIMBER

B.C. is a North American leader in mass timber construction, with more than 350 mass timber structures throughout the province. That's nearly as many mass timber buildings in the province as the entire United States.

Mass timber can match or exceed the structural performance of concrete and steel, while reducing carbon emissions by as much as 45%. It can also make for a great place to call home. Through *Homes for People*, we are working with experts across the country to make changes to building codes to make it easier to build more homes with mass timber. We will work with partners to make it easier to use mass timber in taller buildings and improve flexibility to expose mass timber, as a design element.





Creating better, more affordable homes

THOUSANDS MORE SOCIAL HOUSING UNITS

Families and individuals with low and modest incomes, seniors, and people with physical or mental health challenges have all found the affordable housing shortage especially hard. The B.C. government has increased the pace of provincial housing construction by more than ten times compared to 2017 but we still need to do more.

We will create subsidized rental homes for 6,000 more families and seniors through an expansion of the Community Housing Fund. In addition, we will double the number of homes we're delivering through the Indigenous Housing Fund and Women's Transition Housing Fund for an additional 1,750 more on- and off-reserve homes, and 1,500 additional homes to support women and children who are escaping violence. Further, an MoU with the Metro Vancouver Housing corporation will add almost 2,000 units of affordable housing over the next 10 years.

These homes will be delivered over the next ten years and are in addition to the homes already funded through Building BC starting in 2018.

DELIVER 4,000 ADDITIONAL ON-CAMPUS ROOMS FOR POST-SECONDARY STUDENTS

After 16 years in which a total of only 130 new student beds were built by the provincial government, the B.C. government has put a renewed focus on building on-campus housing. Since 2017, nearly 8,000 new beds on post-secondary campuses in every region in B.C. have opened or are underway. This has created desperately needed homes for students at schools with the highest housing demand, while also creating much needed space in tight rental markets for other renters in the broader community.

We are committing to build 4,000 additional beds. Announced in Budget 2023, this initial \$575 million commitment will help build more homes for students in regions including in high-demand areas in the Lower Mainland, southern Vancouver Island and Thompson Okanagan. Many of them are being built using mass timber, a more sustainable product.

As a result, the Province is on track to have almost 10,000 new post-secondary beds built or under construction by the end of 2028.





END DISCRIMINATORY AGE AND RENTAL RESTRICTIONS IN STRATAS

It's not right to make people move because they want to start a family, especially during a housing crisis. Through amendments to the Strata Property Act Legislation, we are making it illegal in B.C. to deny people housing, or evict someone from strata titled housing because they have, or will be having, a child.

To make sure seniors can still find suitable places to live, 55+ bylaws are still permitted, with reasonable exemptions for live-in caregivers and changes in family status, but buildings converting to 55+ will not be able to displace younger residents.

In addition, through further amendments to the *Strata Property Act*, it is now illegal to ban renters from all stratas, helping to turn thousands of vacant condos and townhouses into homes for people.

PROTECT AFFORDABLE RENTAL HOMES THROUGH \$500 MILLION FUND

Speculators and large corporations, including Real Estate Investment Trusts, are buying up rental buildings throughout North America, including in B.C. – and often, they redevelop the properties, evict tenants and either dramatically increase rents or flip the units.

Either way, tenants are out on the street or their rent significantly increases, and our province loses precious affordable rental housing.

The Rental Protection Fund, announced in January, helps to counter that. This \$500 million fund will provide grants to non-profit housing organizations to buy residential rental buildings and co-ops, protecting the tenants who live there and keeping rents affordable.

The fund will be administered by a third-party agency, the Rental Protection Fund Society, made up of the BC Non-Profit Housing Association, Co-operative Housing Federation B.C. and the Aboriginal Housing Management Association. It will protect thousands of rental units – and the tenants who live in them – across the province.

CREATE MORE HOUSING THROUGH PARTNERSHIPS WITH INDIGENOUS COMMUNITIES

Reconciliation informs everything this government does. That's why in 2018 we became the first Province to step into traditionally federal jurisdiction to make on-reserve proposals eligible for our housing program funding.

With nearly 1,500 homes built or underway through the Indigenous Housing Fund (IHF), and 1,200 Indigenous-affiliated homes delivered or underway through the Community Housing Fund, the homes for B.C. 2018 plan made a good start. It's clear much more is needed.

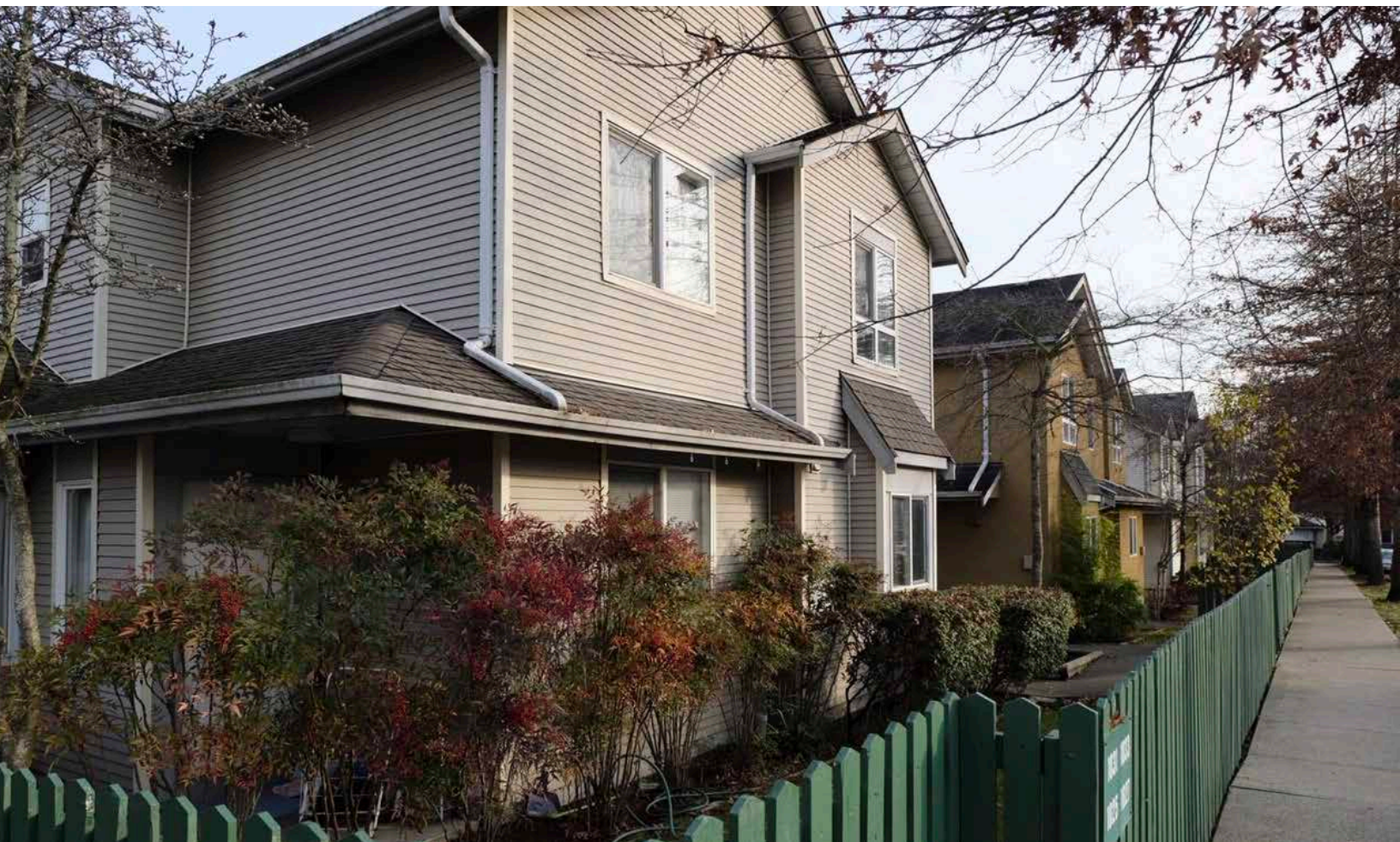
That's why we are doubling the number of units under the IHF to support Indigenous Peoples with more secure, affordable housing.

We'll expand partnerships with Indigenous Peoples, leaders and organizations on housing initiatives and other supportive measures – including skills training to ensure Indigenous people and communities share fully in the economic and social benefits of housing construction.

REVITALIZE CO-OP HOUSING

For years, housing co-ops have provided secure housing for people with mixed incomes and needs, without the pressures of a large down-payment. They offer quality housing and real community for people from a mix of backgrounds and means – and often, a secure alternative to renting from a landlord.

The Province will work with co-op stakeholders and other partners to re-invigorate the co-op housing sector, including leveraging federal and provincial funding streams, addressing the issue of upcoming lease expirations, and examining new ways to grow the sector.





Supporting those with the greatest housing need

NEW INCOME-TESTED RENTERS' TAX CREDIT

A new income-tested renter's tax credit will put as much as \$400 annually back into the pockets of B.C. renters with moderate and low incomes. The credit, starting in 2024, is expected to reach more than 80 percent of renter households.

For a renter household that makes less than \$60,000 per year, this credit will provide \$400 a year. Renter households that earn between \$60,000 and \$80,000 annually will receive an income tested amount.

MORE HOMES TO SUPPORT PEOPLE EXPERIENCING HOMELESSNESS

Prior to the pandemic, progress was being made on addressing homelessness through investments in thousands of homes with supports, after years of increases in homelessness in communities across the province. The pandemic brought new pressures and impacted the most vulnerable people, including people experiencing homelessness despite historic action and investments. Now a new homelessness framework will escalate that effort to meet the full range of needs of people experiencing or at risk of homelessness and to end encampments.

This framework includes:

- 3,900 additional supportive housing units for people who are experiencing homelessness or are at risk of homelessness.
- 240 additional purpose-built Complex Care Housing units at approximately 12 locations across the province to support people with more complex mental health and addictions challenges. These units provide supports to those experiencing overlapping mental health challenges, developmental disabilities,

substance abuse issues, trauma, and/or acquired brain injuries. These are in addition to the new complex care services for 500 clients introduced in Budget 2022.

To read more on B.C.'s Homelessness Plan Belonging in B.C. – click [here](#).

NEW ACTIONS TO CLOSE ENCAMPMENTS

To close encampments and better support people currently sheltering in encampments to access housing, the Province will introduce:

- *Homeless Encampment Action Response Teams (HEART)*: Regional multidisciplinary teams for rapid response to encampments to avoid them becoming entrenched, based on the model used in Greater Victoria and a Seattle project featured in the New York Times.
- *Homeless Encampment Action Response for Temporary Housing (HEARTH)*: To be effective, HEARTH teams need to be complemented by housing, shelter options and immediate coordinated supports. HEARTH will increase decampment support funding and seek to enhance fire prevention, safety, and other supports and to acquire rapid deployment housing and shelter spaces.
- *Encampment Strategy Coordination*: To address and prevent homelessness encampments, the Province will improve coordination across agencies, including First Nations and Indigenous communities as well as community partners. Encampment responses include complex land management, social and legal coordination issues, as well as emergency response planning. Additional investments will ensure improved and more timely responses.



PARTNER TO REDEVELOP AND REPLACE SINGLE-ROOM OCCUPANCY HOUSING IN DTES

Much of the Single-Room Occupancy (SRO) housing in Vancouver is deteriorating, with many in poor condition. This housing is not providing dignified homes for the people living in them.

We are actively renovating and upgrading many of these units, as well as developing an investment strategy in partnership with the City of Vancouver, CMHC and BC Housing to redevelop or replace deteriorating SRO buildings, so the people who live there have safe and secure housing.

REVITALIZE AND EXPAND AGING BC HOUSING PROPERTIES

BC Housing's below-market social housing stock is aging and needs revitalization and in some

cases redevelopment. We'll invest in revitalizing or building these homes and adding new homes to under-utilized sites – improving the lives of more than 1,000 low-income households while adding approximately 6,100 new homes at 10 sites over the next decade, while also making sure housing remains stable for existing tenants.

MORE RENT BANK SUPPORT TO HELP TENANTS IN CRISIS KEEP THEIR HOMES

We're increasing funding for the BC Rent Bank that prevents homelessness by providing interest-free loans (or, in some cases, grants) to renters in B.C. with low to moderate incomes who are facing a temporary financial crisis and are at risk of eviction or essential-utility disconnection. Since it was established in 2019, it has assisted more than 5,600 people maintain their housing.



Building a housing market that works for people, not speculators

IMPLEMENT A “FLIPPING TAX”

One of the key factors in high B.C. real estate prices is house flipping: when a person buys a property intending to sell it soon after at a profit, driving up prices in that neighbourhood and out-bidding families looking to buy a home to live in. We'll commit to introducing a tax on the proceeds of those sales based on how soon they happen after the initial purchase.

STRICTER ENFORCEMENT ON SHORT-TERM RENTALS

Online platforms have diverted thousands of rental homes onto the short-term rental market. While many municipalities have passed by-laws regulating short-term rentals, enforcement is difficult, and the challenge is complex, as some resort-based communities depend on short term rentals to support local tourism.

Improved compliance with local by-laws by both the hosts and the platforms is needed, and the Province will introduce measures to make that happen. For example, mandating more data-sharing by the platforms would help municipalities to better enforce their bylaws.

We have already done significant work with municipalities on this issue, and we'll continue to work collaboratively with local governments to ensure short-term rental platforms play by the rules – and help stem the flow of much-needed long-term rental homes into that market.

SOLVE RENTER/LANDLORD DISPUTES FASTER AND GET TOUGHER ON BAD-FAITH EVICTIONS

The growing number of renters in B.C. means a growing caseload for the Residential Tenancy Branch (RTB), which adjudicates disputes between landlords and tenants. We are taking action to bring down wait times at the Branch by investing over \$15 million over three years to hire and train more RTB staff, so tenants and landlords can have their cases resolved quickly.

Changes since 2021 have reduced the number of “renovictions”, by requiring landlords to apply to the RTB first, for approval of the proposed eviction. We know that other types of evictions under false pretences continue which is why we'll be examining other ways to cut down on unlawful evictions and strengthen the security of tenants.

We also know that it's important to people considering adding a secondary suite to know that they will be able to swiftly resolve concerns with problem tenants. By reviewing eviction applications as a priority, we will reduce the need for lengthy complaints and appeals and combined with the investment of new resources in the RTB, this will speed up our ability to respond to emergency situations or unpaid rent, giving people considering becoming landlords more confidence to create more secondary suites.

TURN MORE EMPTY UNITS INTO HOMES BY EXPANDING THE SPECULATION AND VACANCY TAX TO ADDITIONAL AREAS

The success of the Speculation and Vacancy Tax led to its expansion to six more municipalities in 2022 to deliver even more homes for people. We'll consider expanding it to more areas with low vacancy rates, and step up our auditing efforts to improve compliance and make sure homes are being used to house people, not being used solely as investments.

CRACK DOWN ON CRIMINAL ACTIVITY IN REAL ESTATE

Homes are for people to live in, not a place to launder or park proceeds of crime.

The Cullen Commission highlighted that “the B.C. real estate sector is highly vulnerable to money laundering.”

While some would turn a blind eye to these challenges, our government has been taking action – including with the Land Owner Transparency Registry to fight money laundering in real estate.

We'll keep combatting criminal activity in our real estate market with a number of measures, including through unexplained wealth orders and new partnerships with the Federal Government.

OFFER MORE PROTECTIONS FOR RENTERS DISPLACED BY REDEVELOPMENT

As government works to advance measures to increase attainable middle-income housing supply, there is additional need to ensure that renters are better protected from displacement due to redevelopments of rental buildings. As such, the Province will examine ways to better protect tenants whose homes may be threatened by redevelopment.



Housing Actions Supporting People

RENTERS



Creating thousands more homes for renters, faster



Supporting tenants with up to \$400 annually through income tested renters' tax credit



Making it illegal for renters to be restricted from strata buildings



Resolving disputes between renters and landlords faster

NEW HOMEOWNERS



Delivering more small scale, multi-unit housing that people can afford



Creating more protections and security when purchasing a home



Offering a forgivable loan to build and rent a secondary suite



Creating more transit oriented communities with closer amenities like schools, parks and restaurants

PEOPLE EXPERIENCING HOMELESSNESS



Building more supportive housing for people experiencing homelessness



Closing encampments while supporting people to find more stable housing



Partner to redevelop and replace deteriorating SRO's



Protecting vulnerable renters through rent bank support



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