

PERMANENT PROVINCIAL HOUSING ROUNDTABLE**POLICY PROBLEM**

The provincial government's increased appetite to address the housing crisis is evident in the various policy mechanisms it has recently implemented to accelerate housing supply. Given the escalation of the housing attainability crisis, it is critical that such efforts result in maximum impact. This requires ensuring policies are executed in coordination with federal programs, have buy-in at the local and regional government level, and are pragmatic at the operational level for market and non-market organizations tasked with building housing supply.

Recent examples illustrate the lack of collaborative effort between levels of government and housing sector experts in addressing the housing crisis. Notably, upon learning of a significant increase and expansion of Metro Vancouver's Development Cost Charges in November 2023, the federal Minister of

Housing postponed a news conference to announce two grants under the Housing Accelerator Fund for the cities of Burnaby and Surrey, which highlighted the lack of coordination between levels of government.

Meanwhile, the provincial government has introduced a plethora of new legislation and associated regulations (e.g., [Bills 44](#) and [47](#)) intended to accelerate the construction of new housing units. Local government mayors and councillors have criticized and questioned the bills' practicable implementation. Housing development experts also suggest some new provincial housing policies are unlikely to produce the intended housing supply desperately needed due to their lack of pragmatic viability.

RECOMMENDATION

CREATE A PERMANENT PROVINCIAL HOUSING ROUNDTABLE

The BC government should convene a permanent provincial housing roundtable bringing together federal, provincial, municipal / regional, and Indigenous government authorities, along with market and non-market developers / builders, real estate professionals, and civil society organizations to guide the implementation and monitor the efficacy of various new housing policies introduced by the provincial government.

Disagreements between various levels of government could be avoided and viable policy solutions created if governments and housing stakeholders regularly met around a permanent provincial housing roundtable. Such regular sectoral consultation could ensure that legislative efforts and new programs are coordinated, thereby avoiding conflict, redundancy, and unintended negative consequences. Market and non-market housing stakeholders are on the frontlines of the housing challenge and are the primary source of data on housing attainability in their communities. Advice from non-government organizations involved in housing from developers, builders, financiers, insurers, to industry associations would provide assurances that new policies will accomplish their intended goals.

BCREA previously proposed this recommendation and heard concerns that the roundtable would be too large and unwieldy to provide timely advice. BCREA does not intend for the roundtable to include all possible sector stakeholders. Rather, it could be made up of a reasonable number of individuals representing the diverse array of smaller, sub-sector groups. These groups could be tasked with providing advice on different issues, such as non-market housing, non-metropolitan / small centres, or the rental sector, for example. The full roundtable could meet quarterly to evaluate the overall impact of new policies and advise the government on the viability of incoming policies and regulations.

The roundtable model is already successfully employed by the provincial government in various housing policy areas, notably the Energy Step Code Council and the Development Finance Review Committee. Both groups advise the government on challenging policy decisions and involve a wide range of key stakeholders. These models can inform the creation of a permanent provincial housing roundtable.

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