

HAF Agreement and Action Plan Summary Richmond, British Columbia

Summary of Agreement Targets and Funding

Status as of February 28, 2025

Overall Permitted Unit Targets (3 years)	5,994
Units expected without HAF (baseline)	4,972
Units incented by HAF (HAF-incented)	1,022
Municipality's 10-year unit projection	3,125

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	5,994	1,125	1,210
<ul style="list-style-type: none"> • Multi-Unit housing units in close proximity to rapid transit 	3,570	<i>Note: there are no annual forecasts for different unit types.</i>	912
<ul style="list-style-type: none"> • Missing middle housing units 	1,223		201
<ul style="list-style-type: none"> • Other multi-unit housing units 	931		80
Affordable Housing Units	468		298

HAF Funding Schedule and Explanatory Notes:

The total funding envelope for HAF recipients is based on the number of HAF-incented units, as described in Section 10 of the Pre-Application Reference Material. Advances are disbursed annually, subject to compliance with the terms and conditions of the HAF agreement.

Total funding eligibility	\$35,932,000
Annual advance amount	\$8,983,000

CMHC has reviewed the City of Richmond's first annual report and has noted delays in achieving two initiatives while also exceeding permitted unit forecasts in Year 1. Through discussions with the City of Richmond, we are satisfied that the delays in implementing the HAF action plan are being addressed through revising the scope, approach and timelines of the initiatives and that Richmond can continue to achieve permitted unit forecasts through Years 2 and 3. As such, we are satisfied that the City of Richmond is meeting its commitments under the HAF agreement, and the second advance will be made in full.

Summary of Initiatives and Milestones

Initiative 1: Enhanced Fast Track Program – Rental and Affordable Housing

Expediting planning reviews for rental and affordable housing.

- An Enhanced Fast Track program with dedicated staff to accelerate rezoning and development permit application reviews for developments that include 100% rental or below-market housing.

Initiative	Due Date	Status
Enhanced Fast Track Program – Rental and Affordable Housing	2024-08-31	Completed
Milestones	Due Date	Status
Program Planning	2024-04-02	Completed
Program Launch	2024-08-31	Completed

Initiative 2: Housing Priorities Grant Program

Implementing a grant program to encourage development of high-demand housing types: non-market, below market, co-operative, co-housing, and affordable ownership.

- Explore various funding streams including covering the costs associated with development application fees for below market rental housing, affordable housing capital contributions, and home improvement grants for non-profits.

Initiative	Due Date	Status
Housing Priorities Grant Program	2025-06-28	On track
Milestones	Due Date	Status
Program Planning	2024-09-29	Completed
Council approval for program design	2024-11-30	Completed
Program Launch	2025-06-28	On Track

Initiative 3: Affordable Housing Non-Profit Partnership Program

Formalizing existing and new practices for affordable housing partnerships into an established program with dedicated staff.

- Establish and nurture partnerships with non-profit housing providers, make connections to development consultants and other organizations with expertise in affordable housing, and expedite development approvals.
- Consider land and/or capital contributions and liaise with other orders of government on potential project funding.

Initiative	Due Date	Status
Affordable Housing Non-Profit Partnership Program	2025-03-31	On track
Milestones	Due Date	Status
Program Planning	2024-09-01	Completed
Program Launch	2025-03-31	On Track

Initiative 4: Rental Tenure & Density Increases - Spires Road Area Pilot

Leveraging lessons learned from a pilot project to facilitate rental housing supply.

- In 2022, a bylaw was introduced to promote rental housing and increase density in a specific portion of the City Centre (in and around Spires Road).
- Identify options to expand changes to other parts of the City Centre and/or incorporate key findings into Richmond’s community plan.

Initiative	Due Date	Status
Rental Tenure & Density Increases - Spires Road Area Pilot	2024-07-31	Completed
Milestones	Due Date	Status
Policy endorsed by Council	2022-07-18	Completed
1-year review	2023-09-30	Completed
Conduct policy review	2024-07-31	Completed

Initiative 5: Parking Requirement Reductions

Transforming parking policies to reduce development costs and support sustainable transportation options.

- In 2022, Richmond reduced parking requirements for rental and affordable housing projects.
- A comprehensive review to consider additional policy changes such as parking maximums, deeper reductions for rental and/or affordable housing, reduced parking requirements in high-density areas, near transit, and for missing middle housing, and re-purposing parking structures for affordable housing.

Initiative	Due Date	Status
Parking Requirement Reductions	2025-12-31	On track
Milestones	Due Date	Status
Endorsed by Council	2022-06-20	Completed
Conduct review	2024-12-03	Completed
Report to Council with policy recommendations	2024-12-03	Completed
1-year review	2025-12-04	On Track

Initiative 6: Explore Pre-Zoning Options

As-of-right zoning changes to facilitate smaller-scale affordable housing projects and address the demand for missing middle housing.

- Develop and implement a policy to pre-zone for gentle density and for affordable housing projects of a certain scale.

Initiative	Due Date	Status
Targeted OCP Review: Explore Pre-Zoning Options	2025-07-31	On track
Milestones	Due Date	Status
Preparation of policy recommendations	2023-12-31	Completed
Report to Council with options	2024-06-29	Completed
Implementation of pre-zoning policy	2024-07-31	Completed
1-year review	2025-07-31	On Track

Initiative 7: Permitting Optimization Project

Reducing approval times by optimizing and digitizing the permitting process.

- New technology to improve the customer experience and support end-to-end modernization including digital submission, review/approval, and issuance.
- Expand the online portal in a phased approach: rezoning and single-detached homes, followed by multi-unit housing and commercial and subdivision applications.

Initiative	Due Date	Status
Permitting Optimization Project	2025-07-31	Delayed*
Milestones	Due Date	Status
Implement online submission and payment portal	2023-12-31	Completed
Expand online portal to Rezoning and Single Family Dwelling	2024-06-29	Completed
Expand online portal to Multi-unit housing and Development Permit	2024-07-31	Delayed*
Expand online portal to Commercial and Subdivision	2025-07-31	Delayed*

*Richmond has made significant progress implementing a number of online permitting options but has been delayed in expanding to different types of permits, due to changes to provincial legislation affecting zoning and permitting, and the City's ability to advance certain tech solutions. An extension request has been submitted to reflect the delays, which are not expected to impact Richmond achieving HAF housing unit forecasts.

Initiative 8: Automated Plan Review Project

Leveraging AI and intelligent software to accelerate approvals.

- Software that integrates Artificial Intelligence (AI) and Building Information Modelling (BIM) systems will be deployed to enable automated plan review.

Initiative	Due Date	Status
Automated Plan Review Project	2025-03-31	Delayed*
Milestones	Due Date	Status
Secure on-going funding for license	2024-03-31	Completed
Procurement	2024-09-30	Delayed*
Introduce cloud-based ePlan	2024-12-31	Delayed*
Technology roll-out	2025-03-31	Delayed*

*Richmond’s initial procurement process was subject to a legal challenge which led to a change in the scope and approach to the project. An initiative amendment and extension request has been submitted to reflect the proposed project changes, which are not expected to impact Richmond achieving HAF housing unit forecasts.