
SUBJECT

NATIONAL HOUSING STRATEGY

ISSUE

What is the status of initiatives under the National Housing Strategy?

KEY FACTS

\$55B+ investment over 10 years:

- **\$13.2B** for new and improved supply under the federally-managed **National Housing Co-Investment Fund**. (**\$4.52 billion** in grants and **\$8.65 billion** in low-interest loans.)
 - As of December 31, 2019, there has been close to 120 approved applications issued for over \$1.164 billion in low cost loans and almost \$804 million in requested contributions for a total commitment of over 66,000 new and repaired units.
- **\$13.75B** for the **Rental Construction Financing initiative (RCFi)**
 - The initiative provides loans that will run from 2017 to 2027 for the construction of 42,500 rental units in communities across Canada.
 - Borrowers benefit from loans with terms of 10 years combined with up-front CMHC mortgage loan insurance.
 - As of December 31, 2019, CMHC committed \$4.9 billion under the RCFi to support the creation of 15,921 units, of which 10,764 will be affordable.
- **\$200 million** over 5 years for the **Affordable Housing Innovation Fund:**
 - As of December 31, 2019, CMHC committed over \$115.3 million to support the creation of 12,661 units, of which 12,119* will be affordable.
 - Over 2,300 units currently under construction.
- **\$1.25B** over the next 3 years for CMHC to implement the **First-Time Home Buyers Incentive**.
 - As of December 31, 2019, CMHC had committed \$55.5 million to the FTHBI.
- **\$100M** over the next 5 years to fund existing providers of **shared equity mortgages**.
- **\$300M** for the new **Housing Supply Challenge** through the Impact Canada Initiative to invite communities and other groups to propose initiatives that break down barriers limiting new housing.
- **\$4M** for the **Expert Panel** on the Future of Housing Supply and Affordability over two years to support the Panel's work, and **\$5M** over two years for state-of-the-art housing supply modelling and related data collection.
- **\$4.3B** for the PT-delivered **Canada Community Housing Initiative**, (totalling **\$8.6B** with expected PT cost-matching).
- **\$9.5B** in baseline funding for **existing social housing** under PT and federal administration.
- **\$500M** for CMHC-delivered **Federal Community Housing Initiative**.
 - As of December 31, 2019, \$26.6 million in subsidies were provided to 23,330 housing units representing the extension of 768 projects reaching their end of operating agreement dates.
 - Details on FCHI Phase II were announced on June 26, 2019. \$462 million in funding over eight years for Phase 2.
 - In light of the COVID19 context, the launch FCHI phase 2 is postponed to September 1, 2020.
- **\$2B** for a **Canada Housing Benefit** (totalling **\$4B** with expected PT cost-matching). The Canada Housing Benefit will deliver up to \$2,500 per year to each recipient household and support at least 300,000 households across the country.
- **\$1.1B** for PT to address **distinct housing priorities** (totalling **\$2.2B** with expected PT cost-matching).
- **\$300M** for **Northern Housing**.
- **\$2.2B** for the **Homelessness Partnering Strategy** (delivered by ESDC).
- **\$200M** for the **Federal Lands Initiative**
 - As of December 31, 2019, 2 conditional agreements were approved representing a commitment of 283 units and \$5.3 million in contributions. Seven other properties, representing 169 potential units, are currently under the competition process.
- **\$241M** for research, data and demonstrations, including a **Technical Resource Centre** and **Community Based Tenant Fund**.

RESPONSE

- **Mr. Speaker, more than ever in the context of the COVID 19 pandemic, we have seen the importance of having a safe and affordable place to call home.**
- **In the light of the COVID 19, the launch date for the phase 2 of the Federal Community Housing initiative has been delayed from April 1, 2020 to September 1, 2020. We are making sure that**

current levels of financial assistance are maintained until the end of August 2020.

- The Canada's National Housing Strategy has become a 10-year, **\$55+** billion plan that will give more Canadians a place to call home.
- The Strategy will deliver concrete results, helping to create over 125,000 new housing units and repair another 300,000. It will remove as many as 530,000 households from housing need, and reduce chronic and episodic homelessness by 50 per cent.
- The Strategy will help those most in need, including women and children fleeing situations of domestic violence; seniors; Indigenous peoples; persons with disabilities; those dealing with mental health and addiction issues; veterans; and young adults.

If pressed on the Human Rights-Based Approach to Housing:

- The passing of the National Housing Strategy Act represents a historic milestone for housing in Canada that binds future governments to having a strategy in place. The Act recognizes the right to adequate housing as a fundamental human right.

The National Housing Strategy Act creates a Federal Housing Advocate and also establishes a National Housing Council. Together, they will help identify systemic barriers to accessing affordable housing and advise the Government on housing policy in Canada.

- As a matter of fact, the applications for the National Housing Council were launched over the summer and applications closed last October.
- Canada Mortgage and Housing Corporation (CMHC) received over 260 applications for the Council from a diverse range of applicants representing all vulnerable groups targeted by the Strategy. They are now evaluating applications and will be making recommendations shortly.

If pressed on the Canada Housing Benefit:

- The Canada Housing Benefit is a key pillar of the National Housing Strategy that will help families across Canada.
- Launching this year, our government's new Canada Housing Benefit will provide immediate support to low-income Canadians to improve their housing affordability.

- About 300,000 households are expected to receive the benefit by 2027-28.
- Eligible families are expected to receive up to \$2,500 per year, helping more Canadians afford their housing needs.
- We are proud to have announced in December that our government will provide direct affordability support to Ontarians who are in housing need. The joint investment with the province of Ontario of \$1.4 billion is the first under the Canada Housing Benefit.

If pressed on the National Housing Co-Investment Fund:

- The \$13.2 billion National Housing Co-Investment Fund will help build, repair and renew of a range of housing that meets the needs of Canadians.
- The Fund will create up to 60,000 new high-performing and affordable homes near public transit, jobs, daycares, schools and healthcare services.
- Working with a range of partners, the Fund will also support:
 - more shelter spaces for survivors of violence;
 - transitional and supportive housing;
 - explore ways to make homeownership more affordable;
 - improve accessibility for people with disabilities by promoting universal design and visitability; and,
 - will support Canada's climate goals.

If pressed on the Federal/Provincial/Municipal Multilateral Partnership:

- To date, the Government has signed new bilateral agreements with 12 provincial and territorial partners, representing over \$8.2 billion.
- Those 10 years agreements in joint funding will protect, renew and expand community housing, and support provincial priorities related to housing repair, construction and affordability.
 - Ontario: joint investment of \$4.2 billion
 - British Columbia: joint investment of \$991.1 million
 - New Brunswick: joint investment of \$299.2 million
 - Northwest Territories: joint investment of \$139.4 million
 - Prince Edward Island: joint investment of \$14.93 million
 - Yukon: joint investment of \$59.92 million
 - Alberta: joint investment of \$678.1 million
 - Newfoundland and Labrador: joint investment of \$270.6 million

- **Saskatchewan: joint investment of \$449.9 million**
 - **Manitoba: joint investment of almost \$450.8 million**
 - **Nunavut: joint investment of \$339.2 million**
 - **Nova Scotia: joint investment of \$394.2 million**
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- **The new agreements marks the beginning of partnerships that will be supported by long-term and predictable funding that started April 1, 2019.**
 - **Federal, provincial and territorial governments are primary partners in housing and have a shared responsibility and complementary roles for housing.**
 - **This is why we will work together under the Partnership to help make affordable housing more available, accessible and appropriate to help Canadians meet their needs.**

If pressed on Quebec:

- **Our government will continue to work in collaboration with the Société d’Habitation du Québec and CMHC to reach an agreement with the new government that will allow all Québécois to benefit fully from the support of their governments on housing.**

BACKGROUND

National Housing Strategy

Canada's National Housing Strategy sets ambitious targets to ensure that unprecedented investments and new programming deliver results. This will include up to a 50% reduction in chronic and episodic homelessness, and as many as 530,000 households being taken out of housing need. The National Housing Strategy will result in up to 125,000 new housing units and 300,000 repaired or renewed housing units.

Through new initiatives like the National Housing Co-Investment Fund, the community housing initiatives, and funding to the provinces and territories, the National Housing Strategy will create a new generation of housing in Canada. Our plan will promote diverse communities. It will build housing that is sustainable, accessible, mixed-income, and mixed-use. We will build housing that is fully integrated into the community— close to transit, close to work, and close to public services.

Expanded and reformed federal homelessness programming, a new Canada Housing Benefit, and a human rights-based approach to housing will ensure that the National Housing Strategy prioritizes the most vulnerable Canadians including women and children fleeing family violence, Indigenous peoples, seniors, people with disabilities, those dealing with mental health and addiction issues, veterans, young adults, and those experiencing homelessness. All programs in the National Housing Strategy will be based on best evidence and ongoing input from people with lived experience of housing need.

The National Housing Strategy is truly a national project, built by and for Canadians. The success of our plan requires collaboration from many partners. The National Housing Strategy invests in the provinces and territories, so all regions can achieve better and more affordable housing. It invests in municipalities, to empower communities to lead the fight against homelessness. It also creates new opportunities for the federal government to innovate through partnerships with the community housing sector, co-operative movement, private sector, and research community.

The National Housing Strategy respects the Government of Canada's commitment to working on a nation-to-nation, Inuit-to-Crown, government-to-government basis with Indigenous peoples, which is why the Department of Indigenous Services, with support from CMHC, is currently engaging with First Nations, Métis Nation, and Inuit partners to develop distinctions-based housing strategies.

FPT Housing Ministers' Meeting

The FPT Housing Partnership Framework, signed on April 9, 2018, is a multilateral agreement that sets the foundation for federal, provincial and territorial governments to work towards achieving this long-term vision. The Framework is grounded in the National Housing Strategy and is complemented by provincial and territorial housing strategies. It marks a renewed relationship between Canada and the provinces and territories and commits FPT governments to work together to achieve better housing solutions across the spectrum, from homelessness to market housing.

Ministers Responsible for Housing agree that better housing outcomes will be achieved as FPT governments: co-ordinate their efforts; cooperate in the development of housing policies and strategies; build upon existing housing investments and effective housing programs; and share data and information that will make program development and delivery more effective. Ministers further commit to collaborate with many diverse stakeholders and align housing policies and planning with other sectors to create effective housing solutions and vibrant communities.

This Framework forms the basis for the development of bilateral arrangements that will include terms and conditions for: i) preservation and repair/regeneration of social housing, including Urban Native social housing units for those PTs that have taken on responsibility of this stock under existing social housing agreements, and expansion of the social housing stock; ii) support for PT priorities related to social and affordable housing repair, construction, and affordability

support; iii) design and implementation of a Canada Housing Benefit; iv) and targeted northern funding for the territories.

Rental Construction Financing Initiative

The Government launched the Rental Construction Financing Initiative in April 2017 to encourage the construction of more rental housing. Additional funding was provided in Budget 2018, for a total of \$3.75 billion over 4 years in low-cost loans to support 14,000 units.

Budget 2019 makes available an additional \$10 billion in financing over nine years, extending the program until 2027–28. This will help build 42,500 new housing units across Canada, with a particular focus in areas of low rental supply, through an expanded Rental Construction Financing Initiative.

Housing Supply Challenge through Impact Canada Initiative

Invite communities and other groups to propose initiatives that break down barriers limiting new housing. This new Housing Supply Challenge will run through the Impact Canada Initiative, with funding of \$300 million.

Expert Panel on the Future of Housing Supply and Affordability

Get the best advice to increase housing supply that meets Canadians' needs by supporting the recently announced Expert Panel on the Future of Housing Supply and Affordability, jointly established by the Government and the Province of British Columbia. CMHC will invest \$4 million over two years to support the Panel's work, and \$5 million over two years for state-of-the-art housing supply modelling and related data collection.

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